



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] Agenda item #47**

1 message

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**Margaret Denney** <margaretdenney@bellsouth.net>  
Reply-To: margaretdenney@bellsouth.net  
To: commission@knoxmpc.org

Sun, Jun 4, 2017 at 8:28 PM

Knoxville - Knox County MPC

Re: File # 5-E-17-UR

Commissioners:

I am again writing to you about the above mentioned file number and agenda item concerning the development of property for Calvary Church on John Sevier Highway and the proposed through way to Topside Road.

We appreciate having additional time to prepare and had hoped that this time would allow us an opportunity to meet with the church and work out some of the issues that we residents of the Topside Community have. This opportunity did not present itself so we are compelled to take a stand against elements of this proposal that will have a long term effect on our community.

Many of our residents have expressed the same concerns and hopefully you are aware of the dangers that a through road emptying onto Topside will present. The original "estate" zoning on Topside Road for many years kept residential development to a minimum. I have lived on Riverwood Drive for 48 years and have seen other subdivisions develop and the estate zoning disappear. All of this has contributed a great deal of traffic to Topside Road which it was never designed to hold. The possibility of adding additional traffic to this narrow, winding country road with a 30mph speed limit would be a dangerous decision.

I urge you to take the safety of the residents of this area into consideration when making your decision.

Thank you for your time.

Margaret Denney  
6933 Riverwood Drive  
Knoxville, TN 37920

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## [MPC Comment] Calvary Church, 5-E-17-UR

1 message

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**engstrom832@comcast.net** <engstrom832@comcast.net>  
Reply-To: engstrom832@comcast.net  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jun 6, 2017 at 10:01 AM

Dear MPC Commissioners:

Regarding: The Calvary Church of Knoxville, Governor John Sevier Highway, request for a road to Topside.

Topside between Alcoha Highway & Maryville Pike has been a quiet residential area where neighbors can walk their dogs & walk over to their neighbors' homes. The road is narrow & has no sidewalks. It already becomes dangerous when commercial trucks speed shortcut thru it. In the area where Pastor Kirk & Mark Graham want to put an entrance/exit to their new road it is especially dangerous. The drop off on one side is probably about 10 feet (Picture 2, 6.47MB) & the drop off on the opposite site has a steep ditch. If exiting from their proposed road to the right towards Alcoha Highway there is a curve on Topside (Picture 1, 6.74MB) making it difficult to see & if exiting to the left towards Maryville Pike there is a hill blocking the site of oncoming traffic (Picture 3, 5.26MB). Before anything is done by the MPC I think the Church should provide a traffic impact report on this area of Topside. What is going to happen on Sunday mornings when 200 cars from their over 600 members are lined up on Topside? Did you notice in the Hill picture that there are multiple short residential driveways in the same area? Homes where children play in the front yards.

The Church claims it is opening an existing abandoned County road (Picture 4, 8.39MB). I would like to see proof. There should be paperwork when the County abandoned this road & supposedly the road would have been split between the two adjoining land owners. But one land owner said he never was notified of the road being abandoned by the County & never received his 30 feet of road easement back from Knox County. The Church should provide clear proof that the County has relinquished this land to them.

On the opposite side of this argument is that the Church's most recent schematic does not even follow the old County road. It is an entirely new road that has never been approved. Their new schematic road will require a new bridge across the creek & destruction of much forested area. The picture shows how old & sturdy many of the trees are that the Church plans on destroying. Has an environmental impact study been done regarding the creek & this very important watershed area?

We are also concerned about their promise that their new road would only be used for a few hours on Sunday mornings & Wednesday nights. Will this be enforced? Will they decide to open the gates for a big wedding on Saturdays or a special event on Tuesday nights? We have little faith in their words since the Church has refused to meet with the residents of our community for over a month.

We are not opposed to their plans for more parking. We realize their Church is growing. But a secondary exit onto Gov. John Sevier Hwy. is a much better alternative than making Topside into a major thoroughfare. The Church could also hire a few police officers to help their membership rapidly exit as many other churches do.

We are not opposed to their parking request nor their playground request, as long as the playground request remains unlighted, totally without lights and/or electric sound.

Let me reiterate: No opposition to their parking request. No opposition to their playground if it is definitely unlighted. Opposition to their request for a road entrance to Topside because of many concerns regarding traffic, actual history of the Knox County road, environmental impact, & incredible danger to residents, their property & pets. More & better information needs to be obtained.

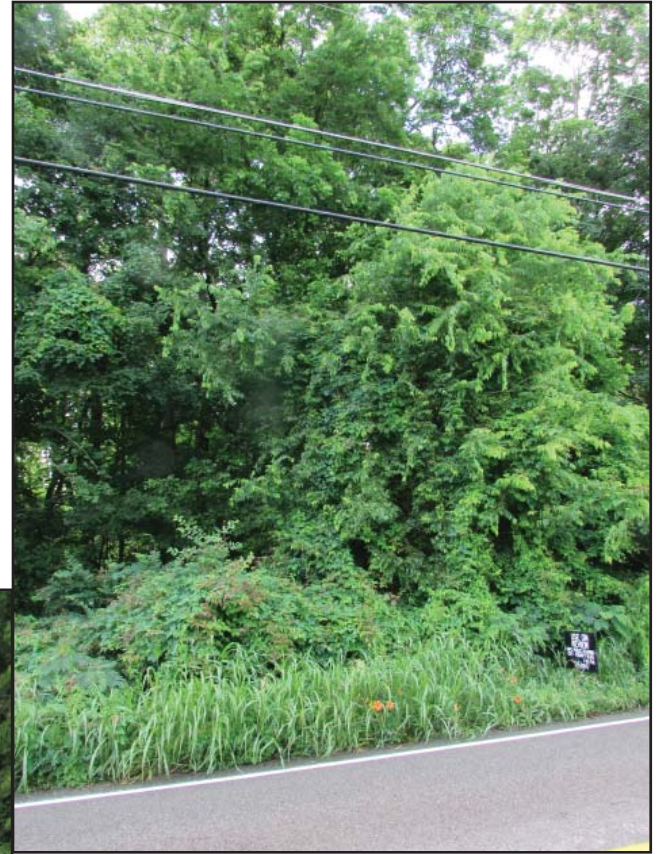
Thank you for your timely attention to this matter.

Sincerely Everis & Antonette Engstrom, Riverwood Road, telephone: (865) 4709145  
& (865) 3047100.,



**5-E-17-UR  
DROP OFF**

**5-E-17-UR  
CURVE**



**5-E-17-UR  
OLD ROAD**



5-E-17-UR  
Hill





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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**[MPC Comment] File 5-E-17-UR Topside Road inhabitants vs Calvary Church agenda  
June 8 2017**

1 message

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'T S' via Commission <commission@knoxmpc.org>  
Reply-To: anotherpsc@yahoo.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Jun 5, 2017 at 1:21 PM

Dear Commissioners,

Now my 3rd submission as a 12 year resident living on Topside Road, I am more aware than months ago of my home relative to placement of Calvary Church just south and east of the corner of John Sevier & Alcoa Highway. Calvary is in city limits while most who reside on Topside Road are just south of the city limit. It is a rural road that is abused by non-residents who speed or whose garbage I often pick up from my lawn. Potential accidents are a daily threat.

I write this follow-up in opposition of the zoning change (5-E-17-UR) for Calvary Knoxville's Topside access.

A great neighbor DOES NOT shy away from communicating with other neighbors when rights are in question. I do not view the Calvary Knoxville Church as neighborly in how this issue came to light a month ago. **No information was distributed by Calvary Church** to those who would be impacted and ***continued attempts by Topside Residents to communicate fairly with Calvary Church have been ignored.***

Topside Road inhabitants who have direct/immediate access from their property are already impacted by traffic not living on Topside Road. This is and will be hampered more as Alcoa Highway enters other phases for road construction.

Calvary Church property accesses John Sevier highway. At least 2 other access points remain unused both north and west whose remains are still evident without accessing Topside Road.

As a resident, I ask that traffic patterns to roadways that can handle the increase such as John Sevier Highway be promoted "instead of" a two lane rural road like Topside. The continued growth of the church and its congregation and future plans for concerts and other venue would be part of hidden agenda that would severely impact those who live on Topside Road.

Whether I walk, jog or drive a vehicle on Topside Road, I daily have to warn visitors to exit carefully from my driveway for all options offer life threatening concerns.

Topside Road is a narrow road with ZERO shoulders and ZERO sidewalks. It is a road that has been designed for local traffic to get residents to and from their homes and fear the impact increased traffic will cause by Calvary Church instead of rerouting to main roads as in Alcoa Highway or John Sevier.

Your support and careful consideration of this issue regarding Topside Road inhabitants is valued as it is levied on Thursday June 8th.

Sincerely,

Tim Starkweather, 3333 Topside Road Knoxville, TN 37920 865-577-2435