



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

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## [MPC Comment] Calvary Chapel Use on Review access to Topside Road

1 message

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**JOHN waxmonski** <johnwax@comcast.net>

Tue, Jun 6, 2017 at 3:10 PM

Reply-To: johnwax@comcast.net

To: commission@knoxmpc.org

Calvary Chapel proposal for a thru road to Topside Road is on the July agenda.

I urge the commission to take the time to drive down Topside Road between Alcoa Highway and Maryville Pike and see if increase in traffic down Topside Road is in any way reasonable. Topside is a narrow road and adding traffic is unsafe

The access to Topside is in a location where a safe intersection is not possible.

Having more cars making turns onto Alcoa Hwy and Maryville Pike while leaving Topside Road is a challenge and will make accidents inevitable. Visit Topside and make a left turn onto Alcoa Hwy and see how much fun that is.

This is a residential area and more noise from traffic as well as from the property that is to be cleared is not something that fits this neighborhood.

Calvary Chapel has refused to meet with residents to explain the plan and the need for the new road.

Calvary Chapel has enough access onto Governor John Sevier Hwy making an added access to Topside Rd totally unnecessary.

Please do not approval this road.

John Waxmonsky

6908 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] Fwd: topside road concerns of Calvary Church's proposal for a secondary entrance

1 message

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**Steven Epperson** <steveneperson@mac.com>  
Reply-To: steveneperson@mac.com  
To: commission@knoxmpc.org

Tue, Jun 6, 2017 at 7:28 PM

Sent from my iPad

Begin forwarded message:

**From:** Steven Epperson <steveneperson@mac.com>  
**Date:** June 6, 2017 at 7:25:05 PM EDT  
**To:** corear@londonamburn.com  
**Cc:** "rshelor101@comcast.net" <rshelor101@comcast.net>, "anothertsc@yahoo.com" <anothertsc@yahoo.com>, "schwnknr@yahoo.com" <schwnknr@yahoo.com>, "engstrom832@comcast.net" <engstrom832@comcast.net>, "christinaems@gmail.com" <christinaems@gmail.com>, "ebwalker66@comcast.net" <ebwalker66@comcast.net>, "kebeansr@gmail.com" <kebeansr@gmail.com>, "awshelor@woodrealtors.com" <awshelor@woodrealtors.com>, "volking@bellsouth.net" <volking@bellsouth.net>, "reavestn@comcast.net" <reavestn@comcast.net>, "chumphreys08@comcast.net" <chumphreys08@comcast.net>, "janecroberson@gmail.com" <janecroberson@gmail.com>, "tnrowe@gmx.com" <tnrowe@gmx.com>, "ginger.garrett60@gmail.com" <ginger.garrett60@gmail.com>, "robb.unger@gmail.com" <robb.unger@gmail.com>, "ron@boatmatetrailers.com" <ron@boatmatetrailers.com>, "robinpartonpate@yahoo.com" <robinpartonpate@yahoo.com>, "jpb21182@gmail.com" <jpb21182@gmail.com>, "christaseoul@yahoo.com" <christaseoul@yahoo.com>, "amandap1122@bellsouth.net" <amandap1122@bellsouth.net>, "fkhill2000@yahoo.com" <fkhill2000@yahoo.com>, "andtaylor@aol.com" <andtaylor@aol.com>, Shane Snyder <americanertshane@aol.com>, "mgone3@yahoo.com" <mgone3@yahoo.com>, "lindalbrammer@yahoo.com" <lindalbrammer@yahoo.com>, "conjac1214@gmail.com" <conjac1214@gmail.com>, "trowe45@msn.com" <trowe45@msn.com>, "chambersrusselld@bellsouth.net" <chambersrusselld@bellsouth.net>, "stevengray85@gmail.com" <stevengray85@gmail.com>, "cbrowe@yahoo.com" <cbrowe@yahoo.com>, "besthart@aol.com" <besthart@aol.com>, "margaretdenney@bellsouth.net" <margaretdenney@bellsouth.net>, "mkhalstead@comcast.net" <mkhalstead@comcast.net>, "tom.phillips@llsa.com" <tom.phillips@llsa.com>, "georgiaandwillsmom@gmail.com" <georgiaandwillsmom@gmail.com>, "tnrxsls@yahoo.com" <tnrxsls@yahoo.com>, "tn.grandma@yahoo.com" <tn.grandma@yahoo.com>, "steveneperson@mac.com" <steveneperson@mac.com>, "grosser@mindspring.com" <grosser@mindspring.com>  
**Subject:** topside road concerns of Calvary Church's proposal for a secondary entrance

Hi,

We live on Topside just up the hill from the proposed entrance. Our family has lived in this home (and two others on Topside) since 1958. So we are well versed with the issues of traffic (and are as concerned as all of you are). I have regularly called the sheriff to ask them to do speed checks during rush hours.

I would like to perhaps clear up some discrepancies in the information you are providing. I have read the proposal as posted on the mpc website. I have also spoken with 2 members of Calvary about their plans (based on the first notice I got several weeks ago) (I have not spoken to anyone on the mpc as of yet).

Our family knows quit a few of the families that go to Calvary either through school or sports related activities over the years and are quite familiar with their goals.

I believe their situation is nothing like the proposed condos behind the old Eldamar Home some years ago, which would have increased daily traffic by the hundreds. Fortunately that was defeated. The increase

in traffic with this proposal might be a couple of dozen cars two (maybe three) times a week. Big difference.

With that said I will use bullet points to address the concerns given.

1. The road they propose is NOT a thru road (as stated on the handout). The mpc document also notes it is not to be a thru road. Nor will it divert substantial traffic to Topside as stated in your update. My conversations with Calvary members, made it clear they have no intention of wanting a thru road for the same reasons we wouldn't want one. This all started when they had a large tree fall over their entry road. If all of them had been there, they would have been stuck for some time. So their first motive was to have a secondary access in the event that the main entry is blocked or John Sevier is blocked. They have also stated the new road would be gated and only used during their meeting times, primarily to address the issue of not getting stuck on the property in the event the main entrance becomes blocked again (locked the rest of the week).
2. The clearing of a little more land and some additional parking is minimal for a church their size. They are not planning on regular field activities to draw large crowds for events, (its not their style).
3. Increased traffic might mean 20-25 vehicles tops on Sunday am and pm, that's it. I would not call that a significant increase. They (Calvary) also understand this would not help any of them get to church faster and most would still use the main entry point on John Sevier. This traffic will only be around when normal traffic flow is at low points of the week anyway.
4. The clearing of land is not sufficient enough to cause any real increase in noise issues for anyone who does not already live close to John Sevier. (I'm been in construction for decades, so I know the issues here).
5. Its very unlikely there will be any significant environmental damage to the springs. Both because the church loves it, and construction rules these days medigate such damage.
6. As to this church growing by leaps and bounds; I don't think so. This church and the movement they are a part of general don't get too large east of California. If they grew that much, they would find a larger property.
7. What I do not know is whether the engineering can work out for a proper entry on Topside with the property they have.

I am not trying to take issue with anyone else on our street, but I think the review as written creates an inaccurate assessment of the affair.

As to this present proposal I and my family neither oppose or support it.

NOW, here is our families solution to the traffic problem on Topside. 1. Either have the county install several speed bumps, or 2. Close off one end of the road and make it a dead end. The real issues are all the commuters who use Topside as a short cut (15 seconds - really). They rountinely drive at speeds I clocked up to 65-70 mph. THIS is where we need to address our efforts. This is what our family would want the mpc to consider.

Regards,  
Steven Epperson  
3541 Topside Rd.

Sent from my iPad

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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] A New Road from John Sevier Why to Intersect Topside Rd

1 message

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**besthart via Commission** <commission@knoxmpc.org>

Tue, Jun 6, 2017 at 5:42 PM

Reply-To: besthart@aol.com

To: commission@knoxmpc.org

Cc: Carrie O'Rear <csorear@gmail.com>, commission@knoxmpc.org

Dear Commissioners, I am concerned with file #5-E-17-UR. As a taxpayer and resident of South Knoxville, I am opposed to a zoning change to benefit Calvary Knoxville Church. Our Topside Road is too narrow to support increased traffic. Many residents and guests enjoy walking or biking on our Road. The increased traffic and noise would be distracting and conditions would be unsafe. We have no street lights available and no sidewalks or bike trails. There would be a likely environmental damage to DeArmond Spring Branch from clearing and grading which could possibly cause more sinkholes. I had one repaired this year in front of my house when part of the road was falling into my yard.

Please consider the safety of our residents when voting on this issue. It would also affect substantial danger to the parishioners of Calvary Church. John Sevier Highway is more suited to this kind of traffic increase.

The church has declined to meet with us to discuss their updated plans which include an activity area, parking, sidewalk and roadway.

Thank you for your consideration on this matter.

sincerely,

Peg (Margaret ) Hart

3346 Topside Road

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] Re: Use Review Request, Topside Road File# 5-E-17-UR**

1 message

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'Linda Wilson' via Commission <commission@knoxmpc.org>

Wed, Jun 7, 2017 at 10:27 AM

Reply-To: tn.grandma@yahoo.com

To: Commission@knoxmpc.org

Cc: anders01@comcast.net, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.moc@gmail.com, Carrie O'Rear <csorear@gmail.com>

Members of the MPC

We this issue has been postponed again, now to your July meeting.

In review of our letter on May 10, 2017 to the Commission, we wish to reiterate the following points:

1. Topside Road is a RESIDENTIAL throughway between Alcoa Highway & Old Maryville Pike.
2. The possible traffic flow generated by this use would only create a traffic nightmare, standstill at times.
3. Exiting Topside Road onto Alcoa Highway is very dangerous, merging traffic rarely has a chance.
4. Exiting Topside Road onto Old Maryville Pike is very dangerous. The exit from Topside is blind to oncoming traffic coming from Blount County & often parked vehicles block view to leave Topside.
5. With the sub-divisions in the area, several residents walk and/or run on Topside Road. This already possible dangerous situation would only worsen with increased traffic.
6. There are already drainage issues in this area that constantly need to be addressed.
7. Topside Road is already a very narrow road. Power poles & guardrails sit at the roads edge as do residents mailboxes.
8. The request by the church hardly seems necessary as they already have adequate access off & on their property using John Sevier Highway, with a much safer & expeditious traffic flow.
9. As residents of Topside Hills sub-division, we feel the impact to us & our neighbors would be directly & constantly impacted by such use, not only in excess traffic but possible devaluation of our residential properties.

In addition, the safety of the church members AND the residents should be the most important issue to be considered by the Commission. There is already an overflow of traffic on this narrow road, trucks disobey the signs & still use it as a cut through from Alcoa Highway to Maryville Pike as do dozens of other vehicles & it's just not the most feasible solution to the issue of the church's request.

Please take the time before you make a decision to drive this road, see how narrow it is & the impact ANY increased traffic would have to the residential area.

Thank you for your concerns & considerations to our objections of this request.

Sincerely,  
Scott & Linda Wilson  
6925 Riverwood Drive  
Knoxville, TN 37920  
(865)579-5502

Sent from my iPhone

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

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**[MPC Comment] Use On Review (5-E-17-UR)**

1 message

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**Sunny Treadway** <sunnytreadway@gmail.com>

Wed, Jun 7, 2017 at 1:53 PM

Reply-To: sunnytreadway@gmail.com

To: commission@knoxmpc.org

Commissioners,

As a resident of Topside Road my driveway is approximately 100 yards from the the road/intersection proposed in item 5-E-17-UR.

Having lived on Topside Rd for 15 years, and being fully aware of the dangers which already exist there, I respectfully request that, prior to any further action on this Use On Review, you request a Traffic Study of the related area. The safety concerns for both Topside and surrounding residents, along with the parishioners of Calvary Chapel, are of great concern. With the lay of the land, the design of the current road, and the amount of traffic Topside Rd already sees, I find it difficult to believe adding a road to intersect with Topside could be safe for anyone.

I want to be a neighbor who helps the church accommodate their growth but to do so in a way that keeps us all out of harm's way seems the right thing to do. I would gladly convey this to Calvary Chapel myself if they were willing to meet with our Neighborhood residents again, but up to now they refuse an opportunity to discuss further.

Please help us keep the Topside Road area as safe as we can make it.

Respectfully  
Ms. Sunny Treadway  
3426 Topside Rd

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