

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-E-17-UR **AGENDA ITEM #:** 47
 POSTPONEMENT(S): 5/11/2017 **AGENDA DATE:** 6/8/2017
 ▶ **APPLICANT:** MARK GRAHAM ENGINEERING CONSULTANTS, LLC
 OWNER(S): Calvary Chapel of Knoxville

TAX ID NUMBER: 147 030 [View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 3330 W Governor John Sevier Hwy

▶ **LOCATION:** Southeast side of W. Governor John Sevier Hwy., southeast side of Alcoa Hwy.

▶ **APPX. SIZE OF TRACT:** 43.12 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a 36' pavement width within a required right-of-way of 112'.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Tennessee River

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Church

▶ **PROPOSED USE:** Church site expansion

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: W. Governor John Sevier Hwy. and vacant land - OS-1 (Open Space Preservation) and RP-1 (Planned Residential)

South: Residences - E (Estates), A (Agricultural) and RAE (Exclusive Residential)

East: Residences and vacant land - A (Agricultural)

West: Alcoa Hwy. and vacant land - OS-1 (Open Space Preservation) and E (Estates)

NEIGHBORHOOD CONTEXT: The site is located in the southeast corner of the Alcoa Hwy. and W. Governor John Sevier Hwy. interchange in an area that is predominantly rural and low density residential development.

STAFF RECOMMENDATION:

▶ **POSTPONE** until the July 13, 2017 MPC meeting as requested by the applicant.

COMMENTS:

A use-on-review approval was granted for this church by the Planning Commission on January 8, 2004. The church which was built in 2013 is located on a 43.12 acre tract that has access off of W. Governor John Sevier Hwy. The church has a 600 seat sanctuary. There are currently 156 parking spaces for the church.

The applicant is requesting approval of a development plan to add 60 additional parking spaces on the southeast side of the church for a total of 216 parking spaces. The development plan also includes a plan for the addition of a two acre activity field that will be located on the eastern end of the property closer the entrance off of W. Governor John Sevier Hwy. A secondary gated access driveway is proposed out to Topside Rd.

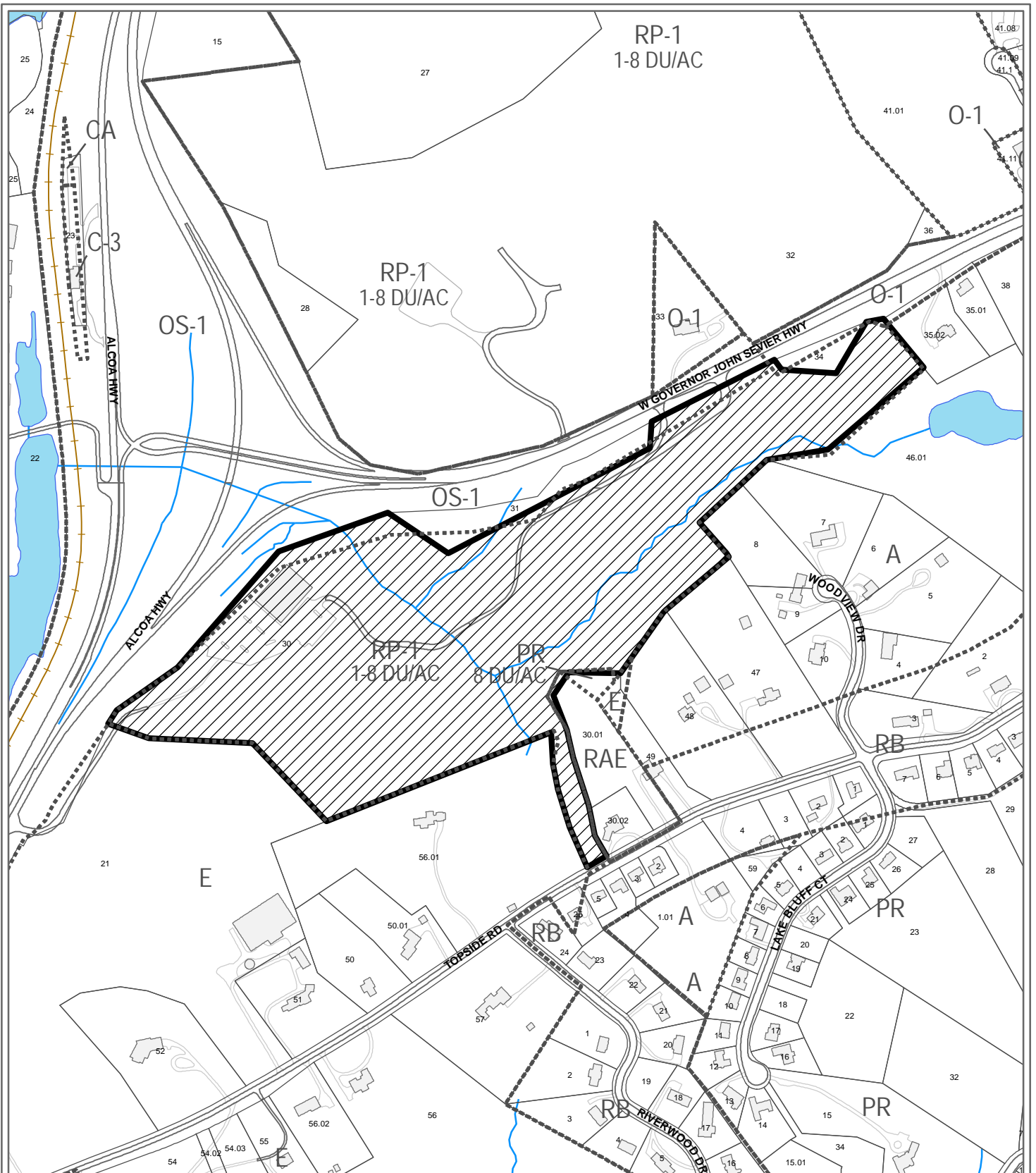
The applicant is requesting a postponement to allow time to re-evaluate their request and any possible changes.

ESTIMATED TRAFFIC IMPACT: 293 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-E-17-UR
USE ON REVIEW**

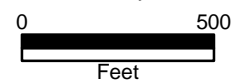


Church Expansion in RP-1 (Planned Residential)

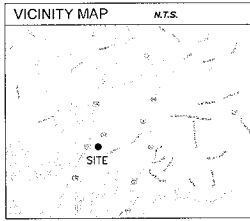
Petitioner: Mark Graham Engineering
Consultants, LLC

Map No: 147

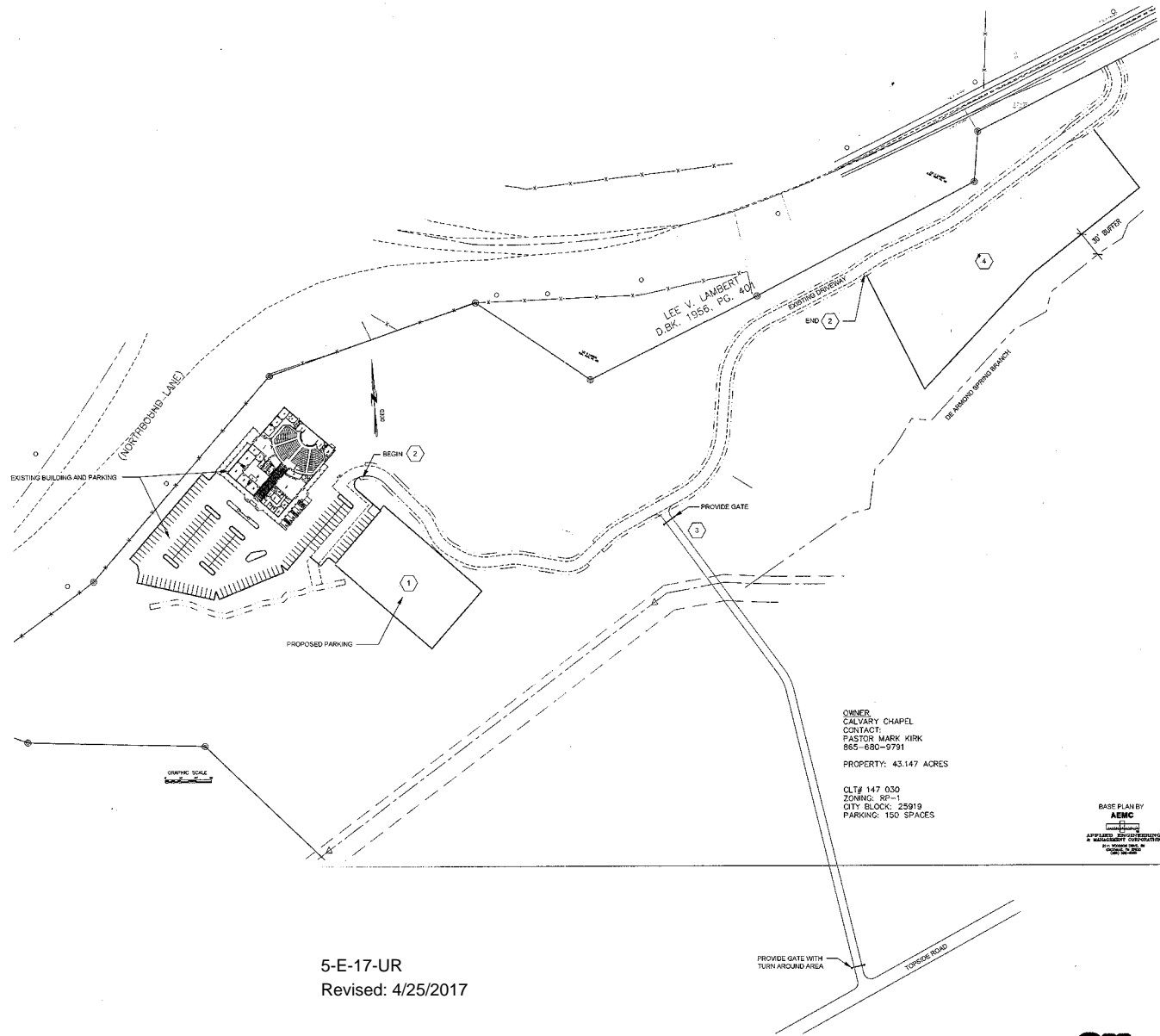
Jurisdiction: City



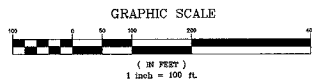
Original Print Date: 4/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



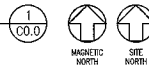
EXISTING	
BUILDING	
PRIMARY DRIVEWAY	
156 PARKING SPACES	
PROPOSED IMPROVEMENTS	
1	ADD APPROXIMATELY 80 PARKING SPACES SEE SHEET C0.0
2	750 LF - 5 FT WIDE CONCRETE SIDEWALK
IMPROVEMENTS BELOW APPROVED MPC 1/8/2004 FILE NUMBER 11-G-03 UR	
3	RECONSTRUCT EXISTING ASPHALT ROADWAY TO TOPSIDE ROAD, APPROXIMATELY 1,000 LF - 20 FT WIDE
4	GRADE APPROXIMATELY 2 ACRES ACTIVITY FIELD SEE C1.1 GRADING AND EROSION CONTROL



5-E-17-UR
Revised: 4/25/2017



MASTER PLAN
SCALE: 1" = 30'-0"



OWNER:
CALVARY CHAPEL
CONTACT:
PASTOR MARK KIRK
865-880-9791
PROPERTY: 43.147 ACRES

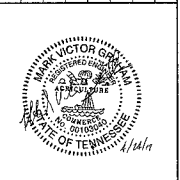
CLT# 147 030
ZONING: RP-1
CITY BLOCK: 25919
PARKING: 150 SPACES

BASE PLAN BY
AEMC
APPROVAL OF CITY ENGINEER
A PROFESSIONAL ENGINEER
REGISTERED IN THE STATE OF TENNESSEE
NO. 0000000000



MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC
PHONE: 865.712.6210
P.O. BOX 55131
KNOXVILLE, TN 37955

NO.	DESCRIPTION	DATE
2	RESPONSE TO MPC COMMENTS	4/18/17



CALVARY CHAPEL OF KNOXVILLE
3330 W. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TENNESSEE

MASTER PLAN

DATE: 03/27/17
C0.0
SHEET 1 OF 3
PROJ. NO. 17101

- X SITE KEYED NOTES**
- 1 ACCESSIBLE SYGN, MATCH EXISTING
 - 2 WHEEL STOP, SEE DETAIL 1VC3.0
 - 3 ACCESSIBLE SYMBOL, SEE DETAIL 2C3.0
 - 4 PROVIDE 2" AC AND 1" SURFACE ASPHALT OVER CURB, EXISTING UNDER. WILL NECESSARY AREAS FOR DRAINAGE AND FINISH SURFACE MIX FLUSH WITH EXISTING CONCRETE.
 - 5 LIGHT DUTY ASPHALT PAVING, SEE DETAIL 3C3.0. PROOF ROLL SUBGRADE WITH LOADED TANDEM CURB TRUCK BEFORE STONE IS PLACED.
 - 6 4" WIDE PAINT STRIPES - COLOR TO BE WHITE
 - 7 LIGHT POLE AND BASE POLE MUST BE PLACED PER PLAN. DO NOT OBSTRUCT PARKING. FINISH CONCRETE FOLE BASE FLUSH WITH ASPHALT PAVING.
 - 8 LAWN, PROVIDE MINIMUM 6" TOPSOIL.
 - 9 EXISTING TREES: RELOCATE OR REMOVE PER OWNER'S DIRECTION.
 - 10 EXISTING CURB/STREET PAD: REMOVE SCREEN PER OWNER'S DIRECTION IF NECESSARY. REMOVE BOLLARDS, BY SAW CUTTING FLUSH WITH EXISTING CONCRETE, FILL WITH CONCRETE.
 - 11 PROVIDE APPROXIMATELY 13 FT X 20 FT CONCRETE PAD FOR 4000 PSI CONCRETE OVER 5" STONE FOR MOTORCYCLE PARKING.
 - 12 PERENNIAL SHADE TREE, MINIMUM MATURE HEIGHT 20' TO 30' CITY OF KNOXVILLE LANDSCAPE PROJECTS. DETAIL CURB, SEE DETAIL 2C3.0. CURB AT TERMINAL ISLANDS. TERMINAL ISLANDS WILL BE PLANTED WITH NATURAL PLANT MATERIALS. FINISH SURFACE GROUND COVER, OR GRASS, MIN 6" FACE TO FACE.
 - 13 PROVIDE PARKING SPACE WILL MEET ADA REQUIREMENTS

GENERAL NOTES

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL ACCESS SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.

VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF CONSTRUCTION.

VERIFY UTILITY LOCATIONS BEFORE START OF CONSTRUCTION.

COORDINATE SITE LIGHTING WITH LAYOUT PLAN.

ORDERING CONTRACTOR IS TO COORDINATE ALL SITE DRAINAGE AND DRAINAGE WITH OWNER AND ENGINEER TO ENSURE PROPER SITE DRAINAGE.

CITY OF KNOXVILLE LANDSCAPE NOTE

LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

PROVIDE 7 TREES TOTAL, 4 CAPABLE OF REACHING 30 FT, 3 CAPABLE OF REACHING 20 FT.

8 TREES PER ACRE, ONE-HALF SPECIES CAPABLE OF REACHING 30 FT OR TALLER. MINIMUM TRUNK DIAMETER: 2 INCHES AT 6 INCHES ABOVE GROUND.

APPROXIMATELY 0.65 ACRES DISTURBED. PROVIDE 7 TREES.

SUGGESTED NATIVE SPECIES 20'-41' RED MAPLE, SUGAR MAPLE, TULIP POPLAR.

1 TREES PER 5,000 SQ FT OF PARKING LOT AREA. SHADE TREE MINIMUM HEIGHT 30 FEET. MINIMUM TRUNK DIAMETER: 1-1 1/2 INCHES AT 4 FEET ABOVE GROUND AND NO LESS THAN 8 FEET HIGH AT TIME OF PLANTING APPROXIMATELY 20,000 SQUARE FEET PARKING. PROVIDE 4 TREES.

SUGGESTED NATIVE SPECIES 30'-50' FT. AMERICAN HOLLY, SWEETBAY MAGNOLIA, EASTERN RED CEDAR.

CITY BLOCK: 25819
CLT: 147

PARKING SUMMARY

100 SEAT SANCTUARY

APPROVED VARIANCE LETTER DATE APRIL 3, 2006

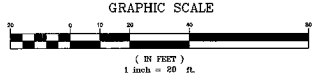
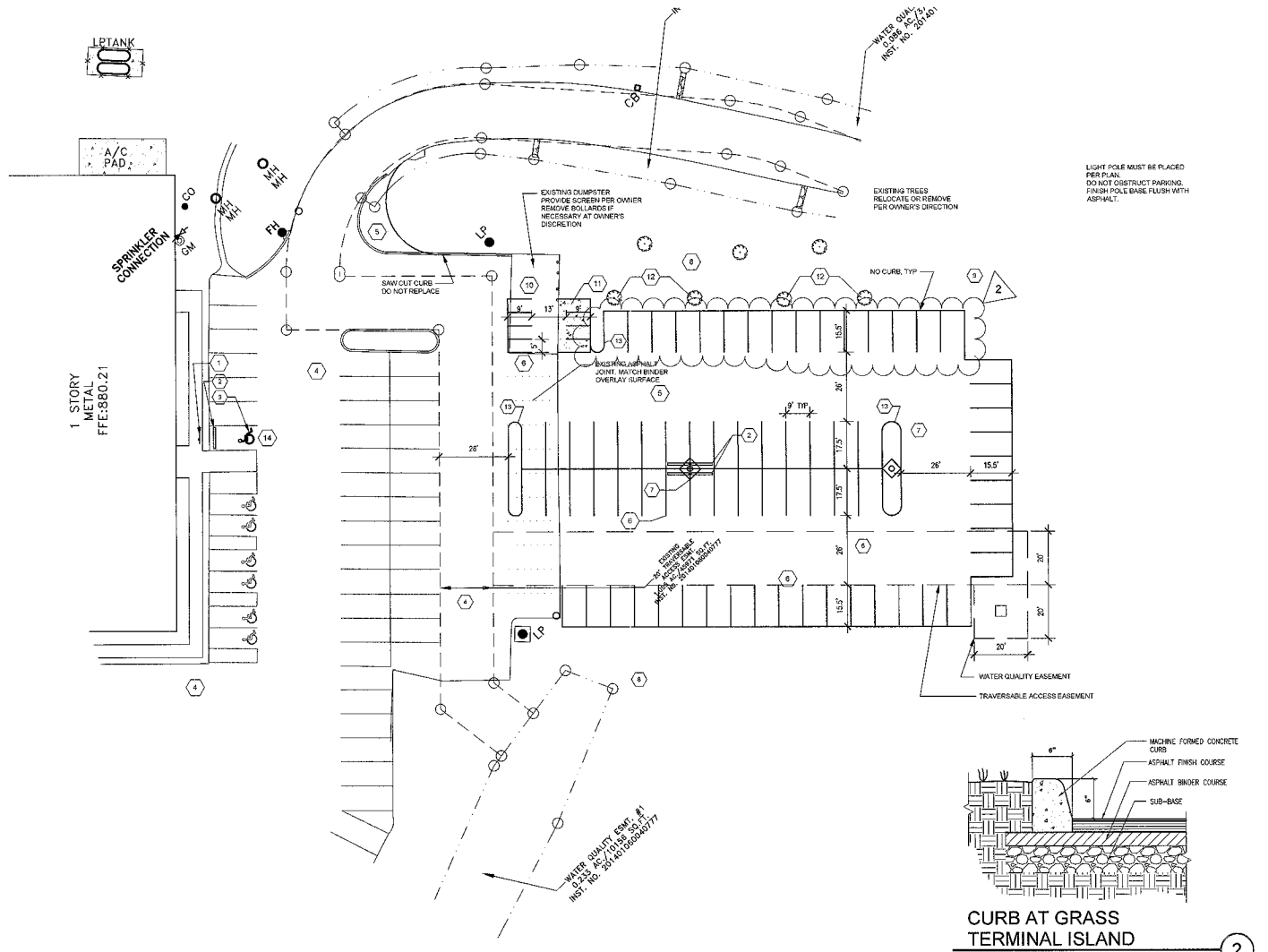
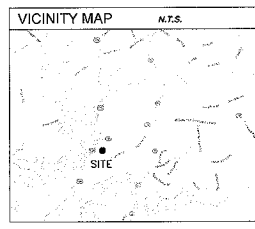
1 SPACER PER SEAT
150 SPACERS REQUIRED

STANDARDS

STANDING STALLS: 150
ACCESSIBLE: 6

PROPOSED REMOVE: 10
ADD: 70
PROPOSED TOTAL: 218
GREATER THAN 20', ADD ACCESSIBLE STALL

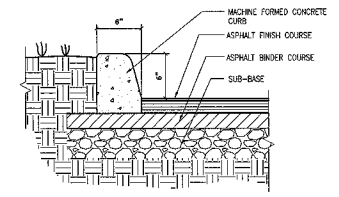
PROPOSED TOTAL PARKING STALLS:
ACCESSIBLE: CAR: 5, VAN: 2, STANDARDS: 229
TOTAL: 216



LAYOUT PLAN
SCALE: 1" = 20'-0"

1 C1.0

MAGNETIC NORTH
SITE NORTH



CURB AT GRASS TERMINAL ISLAND
SCALE: N.T.S.



5-E-17-UR
Revised: 4/25/2017

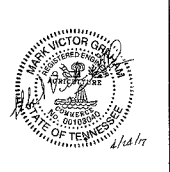
MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PHONE: 895.772.9210
mvg@markvgraham.com

PO BOX 6313
KNOXVILLE, TN 37956

REVISIONS

NO.	DESCRIPTION	DATE	ISSUED BY	REVIEWED BY
1	RESPOND TO CITY COMMENTS			
2	RESPOND TO MPC COMMENTS			



CALVARY CHAPEL OF KNOXVILLE
3330 W. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TENNESSEE

LAYOUT PLAN

DATE: 02/01/17

C1.0

SHEET 2 OF 3

PROJ. NO. 17101

GRADING & EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE A MINIMUM REQUIREMENT.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, MONITORING AND ADJUSTING EROSION CONTROL MEASURES DURING CONSTRUCTION TO KEEP THEM FROM BEING OBTAINED. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE FEDERAL AND COMPANY WITH ALL APPLICABLE STATE AND FEDERAL REGULATIONS RELATED TO SITE GRADING AND STORMWATER MANAGEMENT.
3. EROSION CONTROL SHALL BE MAINTAINED UNTIL LAWS HAVE BEEN ESTABLISHED.
4. AFTER LAWS HAVE BEEN ESTABLISHED, CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES, 1A, SILT FENCE.
5. CONTRACTOR TO COORDINATE ALL NEW SITE GRADING WITH OWNERS REP. ENGINEER PRIOR TO CONSTRUCTION IN ORDER TO ENSURE PROPER CONSIDERATION WITH OVERALL SITE DRAINAGE PLAN.
6. ADJUST SWALES AS NECESSARY TO MAINTAIN POSITIVE DRAINAGE AS DIRECTED BY THE GRADING PLAN.
7. SEED AND MULCH DISTURBED AREAS IMMEDIATELY AFTER CONSTRUCTION.
8. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 15 DAYS (1 DAY FOR SLOPES GREATER THAN 30%) AND FINAL GRADING OF SPECIFIC SURFACE IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
9. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, EXCEPT STOCKPILES OR EXCESSIVE EROSION.
10. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
11. UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN REPRESENT FINISHED GRADES.
12. DO NOT EXPORT. SITE GRADING IS INTENDED TO BE BALANCED, NO SOIL LEAVING OR ENTERING.
13. NO SLOPES SHALL BE STEEPER THAN 2H:1V OR LESS THAN 3%.
14. DISTURBED AREA 2.45 ACRES.

GENERAL NOTES

- APPROPRIATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION TO MINIMIZE EROSION AND SEDIMENTATION DAMAGE TO ADJACENT PROPERTY AND/OR THE PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE DRAINAGE AND EROSION CONTROL MEASURES FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
- THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL JOBSITE SAFETY, INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
- CONTRACTOR TO FIELD VERIFY CRITICAL GRADES PRIOR TO CONSTRUCTION.
- VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE START OF CONSTRUCTION.
- VERIFY UTILITY LOCATIONS BEFORE START OF CONSTRUCTION.
- GRADING CONTRACTOR IS TO COORDINATE ALL SITE GRADING AND DRAINAGE WITH OWNER AND ENGINEER TO ENSURE PROPER CONSIDERATION WITH OVERALL SITE DRAINAGE PLAN.
- VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

EROSION CONTROL SEQUENCE

- PHASE 1: INSTALL SILT FENCE ALONG CONTOUR PER DETAIL 10C2.0
- PHASE 2: INITIAL CONSTRUCTION EXIT. IF NECESSARY, PER DETAIL 10C2.0, IDEALLY, CONTRACTOR WILL LOAD AND UNLOAD EQUIPMENT OFF PAVEMENT. BEFORE GRADING EQUIPMENT TRACKS/TIRES ARE CLEANED BEFORE LOADING AND TRAILERS ARE WASHED BEFORE LEAVING SITE.
- PHASE 3: STAKE 5' BEAM BUFFER EVERY 50 FT. EXTEND DISTANCE. INSTALL OUTLET PROTECTION PER DETAIL 7C1.1
- PHASE 4: STRIP AND CONSERVE TOPSOIL FOR 6" MINIMUM REUSE. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES. SLOPES GREATER THAN 3H:1V INSTALL EROSION CONTROL. BLANKET PER DETAIL 10C2.0

CITY OF KNOXVILLE LANDSCAPE NOTE

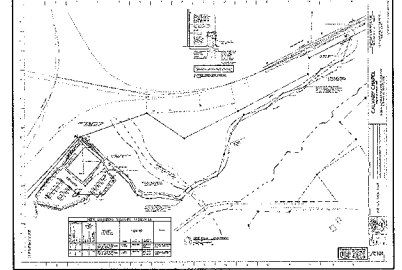
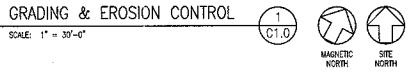
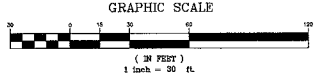
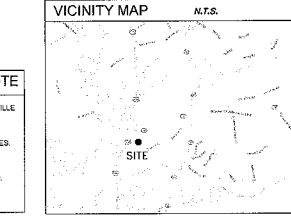
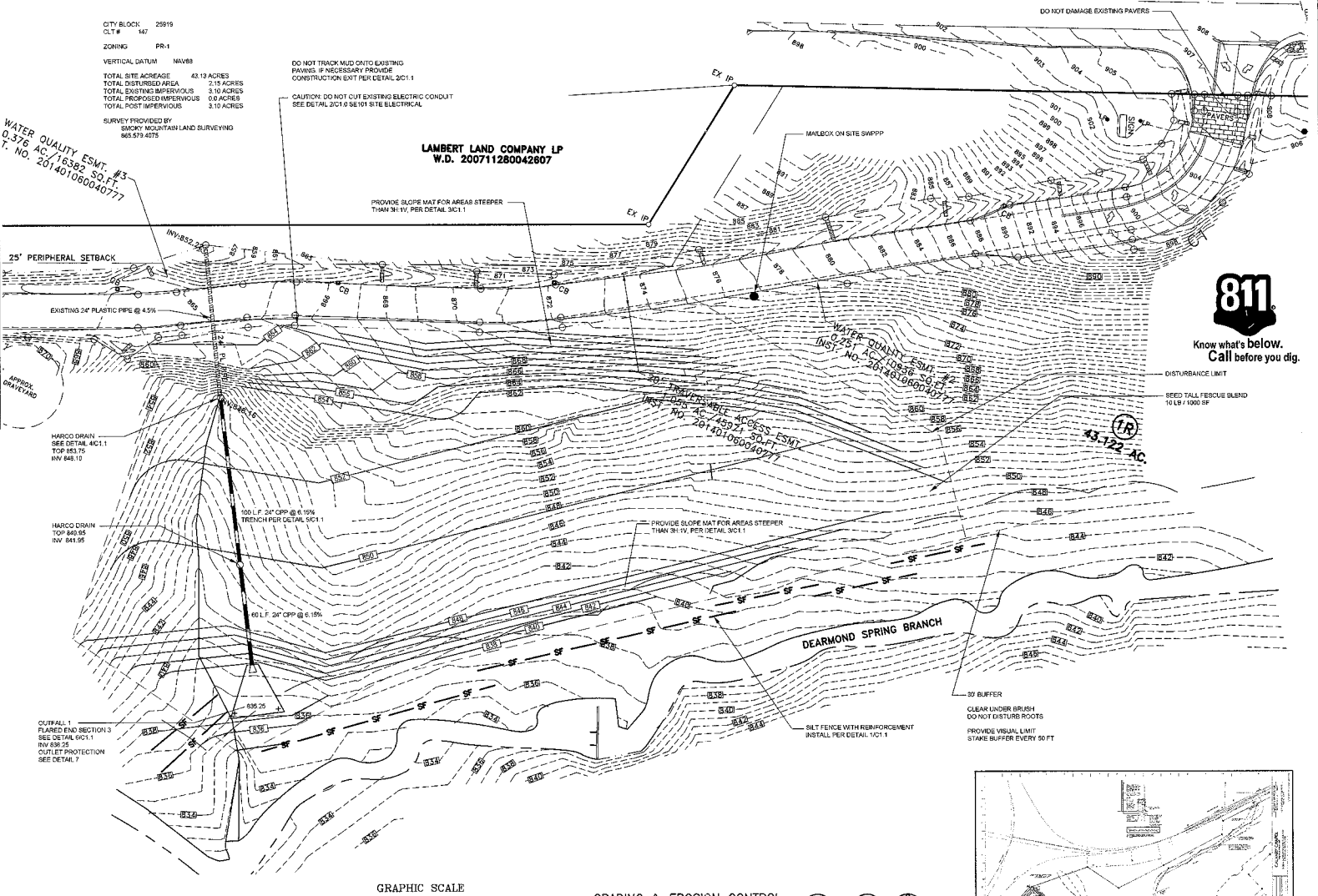
LANDSCAPING WILL COMPLY WITH ALL ASPECTS OF CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

8 TREES PER ACRE APPROXIMATELY 2 ACRES DISTURBED. PROVIDE 16 TREES.

ONE-HALF SPECIES CAPABLE OF REACHING 50 FT OR TALLER.

MINIMUM TRUNK DIAMETER 2 INCHES AT 6 INCHES ABOVE GROUND.

ORNAMENTAL VARIETY: 1-14 INCHES AT 6 INCHES ABOVE GROUND.



5-E-17-UR
Revised: 4/25/2017

MARK V GRAHAM
ENGINEERING CONSULTANTS, LLC

PHONE: 666.7129210
mark@markvgraham.com

PO BOX 53131
KNOXVILLE, TN 37953

NO.	DATE	DESCRIPTION



CALVARY CHAPEL - FIELD GRADING
3330 W. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TENNESSEE

GRADING & EROSION CONTROL PLAN

DATE: 04/20/17

C1.1
SHEET 3 OF 3

PROJ. NO. 17104



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

[MPC Comment] Agenda, May 11, 2017 Meeting-Item 54= Calvary Chapel of Knoxville

1 message

Robb U. <robb.unger@gmail.com>
Reply-To: robb.unger@gmail.com
To: Commission@knoxmpc.org
Cc: Kathy Unger <Unger.Kathy0@gmail.com>

Tue, May 9, 2017 at 8:29 AM

Commissioners

Knox County Metropolitan Planning Commission

Dear Commissioners:

This message is to request a one month extension for the hearing of item number 54, Calvary Baptist Church, now scheduled for May 11, 2017.

This Use on Review proposes new athletic fields on Gov. John Sevier Highway and a new ingress and egress onto Topside Road. This Use on Review, if approved, would create new institutional traffic and activity onto Topside Road, a residential area, and create unsafe conditions on Topside Road and other potential impacts to the Topside neighborhood and environment.

The normal announcement method (MPC black sign) was placed on Topside in such a way that it was obscured by roadside vegetation and was not visible to Topside area residents until this week. As a result the Topside area property owners and residents have not had adequate time to become aware of, understand and to evaluate the potential impacts to them of this proposal. We would like to discuss the proposed project with residents and Calvary Chapel of Knoxville and need the additional time to do so.

Thank you for your consideration and favorable determination of this request.

Robb and Kathy Unger

3427 Topside Road

Knoxville, TN 37920

865-389-8608 cell

robb.unger@gmail.com

Barbara Kromer

3429 Topside Road

Knoxville, TN 37920

865-573-7472



Virus-free. www.avg.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Community Meeting

1 message

Mark Kirk <markkirk@calvarychapel.com>

Tue, May 9, 2017 at 8:25 AM

Reply-To: markkirk@calvarychapel.com

To: csorear@hotmail.com, npavlis@comcast.net, carsondaily7@gmail.com, anders01@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

Dear concerned neighbor,

My name is Mark Kirk and I am the pastor of Calvary Chapel and we are the reason for your meeting this afternoon at Sweet P's concerning our property project. I was wondering if you would like to move your meeting to our facility so you could see first hand what we are doing, ask any and all questions that you or any others might have, and get a grasp of the scope of our project. I think you will see what we are doing is very non-intrusive and will have very little impact on our neighborhood. I also believe I can settle any issues there may be if we could meet. However if is it not agreeable to move the meeting to our facility, would you mind if I came this evening to Sweet P's and took the first 10 minutes to share more clearly what we are doing, answer any questions you or others may have, and then leave and allow you to speak freely together without me being there. I truly believe this would put any concerns to rest. Lastly I would like to briefly explain what we are doing below.

1. Increase the parking lot next to church - This will not even be noticed by the community but will help accommodate our congregation.
2. Clear the weeded area at our entrance for a grass play area for our kids - There are currently no trees or natural buffers in this location as it is only an empty field with weeds.
3. Add a private driveway up to topside that will be gated on both sides and only open during services. It will also add an emergency exit since we only have one access onto the property. (A tree fell once and blocked our only entrance and exit which would be very problematic if it happened during a service)

I hope this explains our intentions and removes any and all concerns. I look forward to hearing from you and meeting with any concerned neighbors.

In Him,

Mark Kirk
Pastor Calvary Chapel

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item 54 - Calvary Church - John Sevier Highway/Alcoa Highway/Topside Road - May 11, 2017

1 message

Carrie O'Rear <corear@londonamburn.com>

Mon, May 8, 2017 at 11:46 AM

Reply-To: corear@londonamburn.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Carson Dailey – <carsondailey7@gmail.com>, Nick Pavlis – <npavlis@comcast.net>

Dear Commissioner,

I am a resident of Knox County and live at the corner of Riverwood and Topside Rd, three lots down from a proposed through road from John Sevier Highway to Topside Road for the benefit of Calvary Church. This is Item 54 on the agenda for MPC's May 11, 2017 meeting.

Please see attached the letter that I have hand-delivered for the Commission to consider on behalf of the residents of my neighborhood as well as others who live on or near Topside Road who are concerned about the potential negative impact to the nearly 200 residents affected on the Topside side of the project. As you will see, we are requesting a 30 day extension before the MPC rules on this proposal.

Please feel free to contact me as noted in the correspondence, and thank you for your consideration of our request for a delay in hearing to allow communications with the requesting party and an adequate timeframe in which to evaluate the impact of this project and the appropriate response on behalf of these residents.

Carrie O'Rear

[865-654-3574](tel:865-654-3574)csorear@hotmail.com

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This message was directed to commission@knoxmpc.org201705081135.pdf
437K

Carrie O'Rear
6900 Riverwood Drive
Knoxville, Tennessee 37920

May 8, 2017

BY HAND DELIVERY

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

Please allow this letter to serve as a **request for postponement of Item 54** on the agenda for **May 11, 2017**. Item 54 is a "USE ON REVIEW" with regard to a "Church Expansion" in Council District 1. Although the agenda item notes W. Governor John Sever Hwy. and Alcoa Hwy. as the property at issue, this proposed use will have a severe and substantial impact on the residential property owners and residents of homes on and near Topside Road. The Church has proposed a road or driveway from its property to Topside Road, a narrow two lane road with no shoulders.

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Church and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which would include clearing 2 to 4 acres, which currently serve as a buffer to Alcoa Highway. As proposed we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties, the aesthetic of Topside Road and the safety of our residents. However, because of the MPC's compressed schedule, we have not had adequate time to adequately review this proposal and its potential impact.

The use on review sign was posted approximately two weeks ago, and the agenda did not/does not mention Topside Road. We would appreciate additional time to communicate with the parties noted above, and to determine what response the neighborhood should have to this proposal.

Please contact me with any questions that you may have.

We appreciate your consideration of this request,



Carrie O'Rear (csorear@hotmail.com)
Robb and Kathy Unger – 3427 Topside Road
Barbara Kromer - 3429 Topside Road
Margaret Denny – Riverwood Road

Copy to:

Nick Pavlis – npavlis@comcast.net
Carson Dailey – carsondailey7@gmail.com
carson.dailey@knoxcounty.org

Herb Anders – anders01@comcast.net
Gayle Bustin – commission@knoxmpc.org
Art Clancy, III – commission@knoxmpc.org
Laura Cole – commision@knoxmpc.org
Mike Crowder – commission@knoxmpc.org
Elizabeth Eason – eason.mpc@gmail.com
Conrad “Mac” Goodwin – mgoodwin.mpc@gmail.com
Rev. Charles F. Lomax, Jr. – commission@knoxmpc.org
Rebecca Longmire – Chair – commission@knoxmpc.org
Chris Ooten – commission@knoxmpc.org
Patrick Phillips – commission@knoxmpc.org
Jeffrey W. Roth – commission@knoxmpc.org
Scott Smith – commission@knoxmpc.org
Charles Thomas – commission@knoxmpc.org
Janice L. Tocher – Vice Chair – jtocher.mpc@gmail.com



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

[MPC Comment] Use on Review Calvary Chapel/Masterson Road May 11

1 message

Kathy's Gmail <unger.kathy0@gmail.com>

Wed, May 10, 2017 at 4:36 PM

Reply-To: unger.kathy0@gmail.com

To: commission@knoxmpc.org

It is my understanding that Calvary Chapel Church wishes to make access to proposed ball fields and parking via Topside Road and Masterson Road. I have lived at 3427 Topside Road for 43 years and have found that this kind of proposed initiative only hampers the safety of residents of Topside community. We essentially have a very narrow two lane road with a 30 MPH speed posted. As it is, we constantly have detour traffic from Alcoa Hwy and Maryville Pike when traffic is congested. This traffic travels the speed of 50-60 MPH and I have even been passed when traveling posted speed. Unless the county would like to provide a sidewalk the entire length of East Topside, I believe the use on revue could potentially cause even more increased speeding traffic which would pose a danger to walkers and joggers. There is no easy way to get off the road in many sections.

The church presently has a beautiful massive entrance to it's property from John Sevier Hwy and a gated access from Alcoa Highway. I really don't agree with the need to access this property from Topside Road.

I have watched development of parks and recreation for the benefit of Knoxville residents and appreciate the emphasis on activity and exercise. That is why I see this proposal as counter productive to this initiative as it would only have a negative impact on our community and our property values.

I appreciate your consideration of my comments in your decision.

Respectfully yours,

Kathy Unger
3427 Topside Road
Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: MPC May 11

1 message

Gerald Green <gerald.green@knoxmpc.org>
 Reply-To: gerald.green@knoxmpc.org
 To: Planning Commissioners <commission@knoxmpc.org>

Wed, May 10, 2017 at 11:45 AM

FYI

Gerald Green AICP
 Executive Director
 Knoxville-Knox County
 Metropolitan Planning Commission
 400 Main Street, Suite 403
 Knoxville, TN 37902
[865.215.3758](tel:865.215.3758)
gerald.green@knoxmpc.org

----- Forwarded message -----

From: <toniengstrom@gmail.com>
 Date: Wed, May 10, 2017 at 12:58 AM
 Subject: MPC May 11
 To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Greetings Gerald Green, AICP, MPC Executive Director:

Regarding: Proj.# 17101 – Calvary Chapel of Knoxville, 3330 W. Gov. John Sevier Highway.

Just this evening, Tuesday, May 09, 2017, I first heard that on Thursday, May 11 at 1:30 P.M. at the Knoxville City/County building downtown you, the MPC, will be reviewing a request from Pastor Kirk & Mark Graham regarding a new road that will come off of Topside road nearly directly across from our neighborhood, Riverwood – which is opposite the church's requested new entrance/exit. Their membership exceeds 600 already & is expected to grow. Topside was not built to handle such traffic. This is a single family household community with many people having lived here over 40 years. Most of us are elderly. We need your help. Please do not allow this gargantuan proposal go through. At least postpone it for 30 days & make Calvary Chapel put in writing all their 'talk' about how only a few cars will only use it on Sunday mornings & Wednesday evenings. From a two day a week service, it may grow to three, then four, then five, then every day a week some church activity. Daylight & nighttime activity with who knows how many cars, blinding headlights, & long lines of cars turning left at either Alcoa Highway or Maryville Pike. Both of those intersecting streets already have accidents. Mark V. Graham, their architect/engineer said the so-called roadway they plan on building will be wider than Topside, more like a thru-fare. There has not been a County Road where they indicated they expect to pave, at least not for over 50 years into past history. Just look at the size of the trees they plan to destroy. Their words & schematic do not match their proposal. Both you, the MPC, and us, your constituents in the neighborhood, need to see everything in writing & have a chance to review what exactly is planned. The road will be crossing a stream. Has any environmental impact been done?

They have the money now to put in a proper parking lot. Let them do that if they need it. But do not let them add more grassland greenway that destroys the vegetation between their activities & our quiet neighborhood. They are opening us up to the noise of John Sevier Highway. They claim they need the new exit/entrance for emergencies because a tree once fell on their present driveway. Well let them widen the sides of their present driveway or buy a chainsaw to keep at the church. We will even contribute to the purchase of a chainsaw dedicated to removing any tree that falls across their existing driveway. They are exchanging the possibility of one tree falling to the destruction of acres of forest.

Pastor Kirk & Mark Graham have been very secretive about this undertaking. No one came to our houses to let us know of this development, although they have been planning it for over 4 years. They never invited us to a

meeting at their church to discuss with the elders our concerns. Most of their members are not from this neighborhood & do not live on Topside. We have become just a fast escape route for them.

They have been growing for 14 + years & now want to rapidly swing through our neighborhood without regard to our children or elderly people walking their pets. Please stop them or at least delay them for 30 days to put into writing exactly what they plan on doing & allow us adequate time to review items. Is an activity area a sports center, does playing ball become team activities? How many, when, where? There is nothing in writing that stops their further development.

The parking lot is okay, but nothing, nothing beyond the parking lot should be approved without further written details & public notification & discussion. Partially referencing a note that was written 15 years ago does not mean it is a done deal. Priorities, concerns change. Please don't make our neighborhood into another overused thru street. Property values & therefore property tax revenue will fall. We are a neighborhood, not Middlebrook Pike. We need to stop this road or given at least a 30 day postponement to have the Calvary Chapel put in writing their full & complete proposal & possible solutions.

Thank you for your service & timely attention to this matter.

Sincerely,

Toni Engstrom, Riverwood, 37923 (865) 470-9145.

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Item 54: Mark Graham Engineering Consultants, LLC-5-E-17-UR, Southeast side of W. Gov. John Sevier Hwy Proposed use: Church Expansion in RP-1, Council District 1

1 message

janecroberson@gmail.com <janecroberson@gmail.com>
Reply-To: janecroberson@gmail.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, May 10, 2017 at 6:40 AM

Dear Commissioners:

I have just become aware of a proposal for a road from Calvary Church to Topside Road, to allow church traffic to use Topside as an entrance and exit. This road would border our property and change the traffic congestion on Topside significantly.

Please, at minimum, allow a thirty day extension for this issue to be further investigated and discussed.

I am opposed to increased traffic on Topside as it is already very busy at times of the day, and the construction of the road would be very disruptive to our property and the neighborhood.

Jane Roberson

3511 Topside Road

Knoxville, TN 37920

Sent from [Mail](#) for Windows 10!

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] May 11, 2017 MPC Meeting: Item 54

1 message

Ken Bean <kebeansr@gmail.com>
Reply-To: kebeansr@gmail.com
To: commission@knoxmpc.org

Wed, May 10, 2017 at 11:32 AM

May 10, 2017

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, TN. 37902

RE: May 11, 2017 MPC Meeting

Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR

Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in RP-1 (Planned Residential)
District. Council District 1

Dear Commissioners:

This correspondence is to request a postponement of Item 54 schedule on the agenda for hearing May 11, 2017 regarding "Church Expansion. I request a 30 day extension of this item to consult with the Church to achieve a thorough understanding of their exact plans of expansion.

My understanding is the language of various requests are not consistent regarding both current and past specifications for modification to the property which does not allow the local residents to have a complete understanding of what the current and future projects might occur.

From my personal standpoint, the proposed ballfields and road (driveway) would have a negative impact on the lifestyle, health, safety, and wellbeing of area residents in addition to reduced property values of existing homeowners.

Topside Road is narrow, curvy, and currently carries far too much traffic to be safe at the current level of vehicular use. Any addition to the current traffic load would only increase the safety concerns.

Residents endured a long period of construction during the original building of the driveway and church which created noise and airborne pollution. The removal of trees and vegetation have left a permanent noise pollution issue from area highways and further projects would only increase the burden placed on area residents.

The minimal time frame allowed to date has not permitted residents to determine potential negative impacts of the proposed parking lot expansion which serves as an additional point to postpone the scheduled discussion of this project.

A further concern is the environmental impact of the proposed projects. I feel the impact of construction of the initial church and driveway exceeded the expectations regarding environmental impact and additional construction would only serve to add further damage. It is also my understanding that no traffic or environmental impact studies have been completed to determine the extent of the potential damage.

I trust you will move in the best interest of your constituents and postpone this hearing thereby allowing additional time for communication between the church and local residents to seek a viable path forward for all involved.

Thank you for your consideration.

Ken Bean

6800 Woodview Drive

Knoxville, TN. 37920

[865-207-6161](tel:865-207-6161)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Meeting Item 54

1 message

Ron Miller <ron@boatmatetrailers.com>
Reply-To: ron@boatmatetrailers.com
To: commission@knoxmpc.org

Wed, May 10, 2017 at 10:08 AM

Ronnie C. Miller
3918 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

I live at 3918 Shipwatch Lane in the Anchorage Subdivision in the City of Knoxville. We just recently learned that Calvary Chapel has requested approval for a expansion of their complex. We are opposed to their request, and in particular their request to be allowed to feed traffic on to Topside Road. However, we would like the opportunity to meet with them to discuss their project and try to better understand what they are proposing to do. We would like to request that Item 54 on the agenda presently scheduled to be heard on May 11, 2017 be postponed in order to meet with representatives of the Church at the Church and to learn more about their proposal and to see how the proposal would actually look on the ground.

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Chapel and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which would include clearing 2 to 4 acres that currently serve as a buffer to Alcoa Highway. As the plan is presently proposed, we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties and the safety of our residents. However, because of the MPC's compressed schedule, we have not had adequate time to communicate with the requesting party or to fully review this proposal and its potential impact.

We would appreciate the additional time to meet with representatives of the Church and to fully review and understand their proposal.

I appreciate your consideration of this request,

Ron Miller
President
Boatmate Trailers, LLC

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Road by Calvary Church at Topside Rd.

1 message

Frankie Hill <fkhill2000@icloud.com>
Reply-To: fkhill2000@icloud.com
To: commission@knoxmpc.org

Wed, May 10, 2017 at 7:35 AM

Hello,

I'm writing to voice my opposition to the proposed entry/exit road on Topside Road by Calvary Church. I think it will cause to many problems with traffic congestion and lead to an increase in accidents. Our road is very narrow and winding with no shoulders and no traffic lights at each end to handle this increase. I feel it will also contribute to lessening our property values. Additionally I believe it will ruin the peace and beauty of this area. My partner and I chose a few years ago to buy a house out here because of the beauty and peacefulness of this area. We could have chosen west Knoxville but wanted a more country feel. We had no idea that this was in the works or we would have looked elsewhere.

Sincerely,

Frankie Kip Hill
6929 Riverwood Drive
Knoxville, TN 37920

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] RE: Use Of Review, Proposed Topside Road Thru Road

1 message

Andy T <andytdixielee@gmail.com>

Wed, May 10, 2017 at 10:31 AM

Reply-To: andytdixielee@gmail.com

To: npavlis@comcast.net, carson.dailey@knoxcounty.org, anders01@comcast.net, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, commission@knoxmpc.org

Dear Commissioners:

I reside on Riverwood Drive, off Topside Road. I'm writing to voice my firm opposition to any decision allowing the Calvary Church thru road to Topside Road. This proposal will harm the community while benefiting only a single entity, the individual members of which, do not live on or in the affected Road and community.

I am troubled by the speed and lack of transparency at which this proposal is being progressed. I am shocked that such an ill conceived proposal would even be considered on this already dangerous, undivided two lane road, that has no traffic control devices, limited visibility, and has undergone no major improvements in well over a decade.

I am angered at the prospect of becoming a "hostage" in my own home every time a church function is about to begin or end, while I am forced to wait for the endless stream of potentially hundreds of cars pouring onto Topside to dissipate. Waiting, while those cars attempt to merge onto one of two already busy and dangerous State Highways, from stop signs, at the ends of this single transportation corridor. I wonder how ambulance will respond to life threatening emergencies in the community when cars lining the road cannot yield to them because there are no emergency lanes, buffers, or sidewalks of any kind?

I could mention all the issues related to light and sound pollution, property values and the physical environmental impact of the project, but suffice to say, no fair consideration of this proposal could yield any conclusion other than it does not benefit, and in fact harms, everyone who lives in this community.

As long as we can count on your support in voting this matter down, you will continue to be able to count on ours. Best Regards,

--

Andy Taylor
6929 Riverwood Drive
Knoxville, TN 37920

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rescheduling Item 54 on Thursday

1 message

'Margaret Hart' via Commission <commission@knoxmpc.org>

Wed, May 10, 2017 at 7:34 AM

Reply-To: besthart@aol.com

To: commission@knoxmpc.org

Dear Commisioners

Please consider a re-schedule on the subject of access to Topside road from John Sevier Hwy. Access is already available from Maryville Pike and additional traffic on Topside Road could be problematic. There are no sidewalks, the road is narrow and many people walk or ride bikes on Topside.

As a property owner on Topside Rd, I am concerned about the increase of traffic another access would provide

Thank you for your consideration

Margaret Hart

3346 Topside Rd

Knoxville, TN 37920

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road - Use on Review

1 message

Ann Shelor <awshelor@woodrealtors.com>

Wed, May 10, 2017 at 10:42 AM

Reply-To: awshelor@woodrealtors.com

To: "npavlis@comcast.net" <npavlis@comcast.net>, "anders01@comcast.net" <anders01@comcast.net>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: "carson.dailey@knoxcounty.org" <carson.dailey@knoxcounty.org>

Dear Commissioners and Councilman Pavlis:

I am writing to express my concern and opposition to the proposed use of the (former Masterson) lane connecting Calvary Chapel Church on Gov. John Sevier Highway to Topside Road.

My husband and I have lived at 3215 Topside Road since 1985; prior to getting married and building our own home, I lived at 3233 Topside Road – since 1970 when I was 9 years old. Unfortunately, the traffic and noise in our community is the primary reason for our plans to sell our Topside home in the next year. Although we have firm plans to leave, I felt it only right to stand with our friends and neighbors that will still live on Topside and share our feelings on the proposed use of the road by the Calvary Chapel – a church with 5,000 congregants according to its pastor.

Topside Road already carries too much traffic – much of it not residents but rather people using it as a pass-through route allowing them to avoid John Sevier Highway and the back-up at the Alcoa Highway interchange. I am confident that church members will also want to get around any back-up when church is over and many of the members need access to Alcoa Highway at the same time.

During my tenure on the road I have seen the amount of traffic increase exponentially with little improvement to the road. We know of several traffic deaths on Topside and have personally endured two traffic accidents in our front yard and picked up injured motorcyclists from the yard of neighbors. The number of pets killed on the road due to speeding is appalling.

The “driveway” the church proposes enters Topside at a particularly bad spot in close proximity to several homes and the intersection of Riverwood Drive. In addition, the steep approach of the lane compromises visibility at a point where motorists tend to increase speed in a straight section before reaching the top of the hill.

Any contemplation of increasing the traffic on Topside Road should be met with a resounding “NO”.

Thank you for your time and consideration of this important matter. Sincerely,

Ann

Ann Wood Shelor

5/10/2017

KnoxMPC Mail - [MPC Comment] Topside Road - Use on Review

Wood Realtors, Inc.

Three Wood, GP

Wood Agency, GP

221 W. Young High Pike

Knoxville, TN 37920

[865/577-7575](tel:8655777575)

FAX [865/609-3099](tel:8656093099)

awshelor@woodrealtors.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Use on review hearing for Calvary Baptist proposal Meeting scheduled for May 11th

1 message

LARRY KING <volking@bellsouth.net>

Wed, May 10, 2017 at 8:12 AM

Reply-To: volking@bellsouth.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

My wife and I are voicing opposition to the proposal to allow Calvary Baptist to have an entry road onto Topside Rd.

Reasoning for our opposition:

We live on Riverwood Drive which is a dead end road and the only way for all the residents of Riverwood Drive to get anywhere is Topside Rd. and the proposed egress is very close to the entrance to Riverwood Drive. This would negatively causing delays.

The fact that Topside Rd. is narrow and congested already and with a 600 member church putting more traffic to egress onto it will cause more traffic and as the church grows so will the congestion.

It is very difficult to get onto Alcoa Hwy traveling south (toward Alcoa and Maryville) as it is and this proposal would cause longer delays than they are now.

I am certain it would mean more noise and lighting pollution that would have to be installed for the proposed entry onto Topside Rd.

Our home, like most others impacted by this is our largest investment and to allow this road would result in reduced property values.

We feel we residents have eminent domain and think Calvary Baptist should have done more research before moving to this location four years ago and we should not have to suffer because of it. Some of the residents that will be affected have lived in this area for 40 years or more and we shouldn't suffer for the lack of planning on the part of the church.

Larry and Jan King
6952 Riverwood Drive
Knoxville, TN 37920

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] use on review, Topside Road

1 message

Margaret Denney <margaretdenney@bellsouth.net>
Reply-To: margaretdenney@bellsouth.net
To: commission@knoxmpc.org
Cc: npavlis@comcast.net, carsondailey@hotmail.com

Wed, May 10, 2017 at 11:10 AM

Commissioners,

My name is Margaret Denney and I reside at 6933 Riverwood Drive, a road that intersects Topside Road very near the proposed intersection of a road connecting to Calvary Church. I am a 48 year resident of this area and have seen exponential growth and traffic increase over the years.

Topside Road is very narrow and winding. Anytime there is a traffic issue on Alcoa Highway or Maryville Pike, it is nearly impossible to access Topside Road. Adding new traffic to this road is dangerous and burdensome to the residents. Also, I would like to better understand the church's long range plans and their immediate plans to add parking and clearing of land to add play areas for the church.

I would ask that this decision be postponed so that our community can meet with the church to work out details of their plan.

Thank you for your consideration.

Margaret Denney

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This message was directed to commission@knoxmpc.org

Dear Commissioners:

My name is Shane Snyder and I my address is 6900 Riverwood Drive Knoxville Tn. 37920. Our home sits on the corner of Riverwood and Topside Road across the street from proposed item 54 for "Use on Review" by Mark Graham Engineering for a neighboring church. ***Please allow this letter to serve as a formal request for postponement of item 54 on the agenda for May 11, 2017.*** I would greatly appreciate at least a 30-day postponement of the vote, which would give us more time to communicate with the church to identify possible alternative solutions to the requested road/driveway project and church expansion. I have listed below some of my concerns with item 54, especially the proposed road which would intersect Topside road across the street from our home.

1. I want to make sure that everyone involved, (church included) is aware that there is a serious speeding issue on Topside Road. This is not a new problem; it has been going on since I moved there in 2006 and I'm sure before that as well. For the first two years I lived there, I was working out of our garage a lot, getting a full understanding of how many people speed on that road. It is even worse now that the Alcoa Highway project has started. I am certain that vehicles intermittently reach speeds of 55 to 65 miles per hour on Topside, especially where the proposed road will go due to the fact that it is downhill approaching the proposed road location on either side.
2. I am a part time firefighter with Rural Metro Fire Department Station 28, (behind Weigels) about a ¼ mile from our home and the church. In the last 3 years I have responded to two serious car wrecks that took place right where the proposed road would be. Both vehicle crashes could have easily resulted in fatalities given the severity of the wrecks. The most recent crash I witnessed because I happened to be standing at the mailbox in front of our house when it occurred, I was actually the person who called 911. These are just the wrecks I responded to, I'm sure more have occurred.
3. Topside Road already has entirely too much traffic, and it will continue to get worse with the continuation of ongoing construction on Alcoa Hwy. Numerous people in the Neighborhood utilize that road for running and biking, (which is very dangerous) but an additional increase in traffic would cause even more exposure to families who utilize that road for walking and running.
4. Given the extra time I would propose that the church use the money from the road portion of the proposed project to improve their existing entrance on John Sevier Hwy, and continue to use that as their access point for all church property activities. They could make the entrance wider, and since its on a major highway it would not affect the home owners in the Topside Road area. My feeling is that when church members leave the church, they get periodically held up because of traffic on John Sevier. All that being said, imagine what kind of congestion the additional traffic would cause on Topside Road and the Maryville Hwy/Topside and Alcoa Hwy/Topside intersections. Therefore, causing an inconvenience for all the area home owners and the church members, not just the church members at their own entrance.

Thank you in advance for any help you are able to provide in postponing the vote on Item 54.

Sincerely,

Barry Shane Snyder - 6900 Riverwood Drive Knoxville Tn. 37920 Cell 1-865-603-5007

Email: Barry.Snyder@ruralmetrofire.com or Shane@americanert.com

Jeff Foster
3836 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

I live at 3836 Shipwatch Lane in the Anchorage Subdivision in the City of Knoxville. We just recently learned that Calvary Chapel has requested approval for a expansion of their complex. We are opposed to their request, and in particular their request to be allowed to feed traffic on to Topside Road. However, we would like the opportunity to meet with them to discuss their project and try to better understand what they are proposing to do. We would like to **request that Item 54** on the agenda presently scheduled to be heard on **May 11, 2017** be postponed in order to meet with representatives of the Church at the Church and to learn more about their proposal and to see how the proposal would actually look on the ground.

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Chapel and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which would include clearing 2 to 4 acres that currently serve as a buffer to Alcoa Highway. As the plan is presently proposed, we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties and the safety of our residents. However, because of the MPC's compressed schedule, we have not had adequate time to communicate with the requesting party or to fully review this proposal and its potential impact.

We would appreciate the additional time to meet with representatives of the Church and to fully review and understand their proposal.

I appreciate your consideration of this request,

Jeff Foster



[MPC Comment] Topside Road Agenda, May 11, 2017 Meeting-Item 54= Calvary Chapel of Knoxville

1 message

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

Wed, May 10, 2017 at 12:36 PM

Commissioners
Knox County Metropolitan Planning Commission

Dear Commissioners:

As a 12 year resident of Knox county "and" for living on Topside road when my health/safety and those of friends has been impacted at times by traffic flow, I am responding now to an urgent matter.

A meeting on Tuesday evening 5/9/17 with Topside Road residents introduced an issue that deserves serious consideration. A request is sought for a one month extension (or longer) for the hearing of item number 54, Calvary Baptist Church, now scheduled for 5/11/2017.

Background for Respondent:

- Name: Tim Starkweather
- 3333 Topside Road; Knoxville
- Resident on Topside road = 12+ years
- Retired Mechanical Engineer

Stand for/against Church gaining access to Topside road for church activities? **AGAINST**

Reasons against:

- MPC sign was NOT visible, shielded by foliage, catching residents by last minute surprise notice.
- Church elders DID NOT provide notification to Topside Road Residents for impact considerations
- Insufficient time to discuss options has not been allowed out of fairness to Topside Road inhabitants
- Topside Road is too narrow for many wide vehicles, construction/commercial or personal use
- No Shoulders for safety on entire 1.5 mile stretch
- Deep Drop-off points
- Blind Spots on curves/hills adjacent to my property and for others
- Accidents on Topside Road (3) of which were directly across from my property hitting poles
- I literally have been near T-Boned a half dozen times leaving my own driveway
- Non-residents speeding
- Non-residents crossing the centerlines
- Leaves the door open for the church further expanding creating further problems for residents

- Have lost a family pet to reckless driver and nearly been struck while mowing my lawn numerous times

Your appreciation for not just my concern as a 12 year resident on Topside Road but those of my neighbors is sought.

Thanking you for your time and consideration over this issue!

Tim Starkweather
3333 Topside Road
Knoxville, TN 37920
[865-577-2435](tel:865-577-2435) (home)
[850-384-8105](tel:850-384-8105) (cell)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] May 11 proposed road to Topside Rd

1 message

Ginger Garrett <ginger.garrett60@gmail.com>
Reply-To: ginger.garrett60@gmail.com
To: commission@knoxmpc.org

Wed, May 10, 2017 at 12:44 PM

Dear Commissioners:

I would like a 30 day postponement to hear more from Calvary church about a road they plan to cut from the church's newly proposed ball fields to Topside Rd.

I feel it puts too much traffic on Topside Rd that I use daily to and from my house. Topside is narrow with no shoulder.

This would cause noise and light pollution and cut back on our buffer to John Sevier and Alcoa Hwy. The church members can exit via John Sevier Hwy and not Topside.

This road would turn my area more into commercial property and away from a quiet wooded residential neighborhood. I have lived here for over 20 years.

Thank you

Ginger (Hughes) Garrett
6948 Riverwood Dr
Knoxville, TN 37920
Topside Hills Neighborhood

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road

1 message

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

Wed, May 10, 2017 at 12:44 PM

Reply-To: linalbrammer@yahoo.com

To: commission@knoxmpc.org

Dear Commission: I am responding to the proposal of Calvary Church building a road from their campus opening to Topside Road from which my home is located. My address is 7049 Lake Bluff Court. I am requesting that their hearing be delayed until further negotiations between the church and Topside residents are resolved. We, as residents, were unaware that Calvary Church had made their request and the conditions of the request to build this road which would greatly affect the community. Your consideration will be greatly appreciated.

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road Use Review Mtg 5/11 File# 5-E-17-UR

1 message

'Linda Wilson' via Commission <commission@knoxmpc.org>
Reply-To: tn.grandma@yahoo.com
To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>

Wed, May 10, 2017 at 12:50 PM

May 10, 2017

Commission@knoxmpc.org

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

Members of Commission,

As the possibility of me being able to attend the meeting due to prior commitments & my husband unable to attend because of his employment, please accept this letter on our behalf in your consideration of this proposed request. Only a few of our concerns are as follows:

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. The speed limit has already been reduced to 35 mph, which rarely is observed by many drivers using Topside Road as a cut-through to get from Alcoa Highway to Old Maryville Pike, or vice versa.
3. Exiting Topside Road onto Alcoa Highway is often dangerous, merging traffic rarely has a chance, especially during high traffic times.
4. Exiting Topside Road onto Old Maryville Pike is often dangerous. Parked vehicles at the Marathon service station often block view of oncoming traffic to the top of the hill.
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 with Knox County making repairs to ease standing water just this week!
7. Topside Road is already a very narrow road. Power poles already sit at the roads edge as to 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.

These are just a few of our many concerns. At the very least, we would request a postponement on this request to allow further impact study on this RESIDENTIAL area, or deny the request at this time.

Thank you for your consideration,
Scott & Linda Wilson
6925 Riverwood Drive
Knoxville, TN 37920

--

This message was directed to commission@knoxmpc.org

Carrie O'Rear
6900 Riverwood Drive
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC TRANSMISSION

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

Please allow this letter to serve as a supplemental submission pertaining to **Item 54** on the agenda for **May 11, 2017**. Since the time of my prior submission I have communicated with 40 plus residents of Topside neighbor who remain concerned about the proposal. **If it is voted on in its current state I would request that MPC vote to DENY or to postpone the matter.**

Approximately 30 of the residents described above had the opportunity to hear briefly from Pastor Kirk and Mark Graham engineering, the evening of May 9, 2017. At the conclusion of that presentation the group requested that the Church agree to postpone the vote, in order to further review the proposal and continue discussions with the Church and Mark Graham Engineering. The group also pointed out that they were receiving this information from the Church and communicating with them for the first time, less than 2 days from the vote.

In addition to this supplement, I would also like to renew my concerns as stated in my letter of May 8, 2017.

Finally, I have attached to this letter a statement signed by several individuals who attended the neighborhood meeting, but who cannot attend the MPC meeting on May 11, 2017.

Please contact me with any questions that you may have.

I appreciate your consideration of this request,



Carrie O'Rear (csorear@hotmail.com)

Cc: Nick Pavlis – npavlis@comcast.net
Carson Dailey – carsondailey7@gmail.com; carson.dailey@knoxcounty.org
Herb Anders – anders01@comcast.net
Elizabeth Eason – eason.mpc@gmail.com
Conrad "Mac" Goodwin – mgoodwin.mpc@gmail.com
Janice L. Tocher – Vice Chair – jtocher.mpc@gmail.com

TOPSIDE HILLS RESIDENTS

May 10, 2017

BY HAND DELIVERY AND ELECTRONIC

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

Please allow this letter to serve as a **request for postponement of Item 54** on the agenda for **May 11, 2017**. Item 54 is a "USE ON REVIEW" with regard to a "Church Expansion" in Council District 1. Although the agenda item notes W. Governor John Sever Hwy. and Alcoa Hwy. as the property at issue, but we are concerned that this proposed use will have a severe and substantial impact on the residential property owners and residents of homes on and near Topside Road. The Church has proposed a road or driveway from its property to Topside Road, a narrow two lane road with no shoulders.

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Church and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which we understand would include clearing 2 to 4 acres, which currently serve as a buffer to Alcoa Highway. As proposed we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties, the aesthetic of Topside Road and the safety of our residents. However, because of the MPC's compressed schedule, we are unable to attend the MPC meeting on May 11, 2017, and again request a 30 day extension for the reasons set out above.

Thank you for your consideration,

Residents of Topside Neighborhood

Name Printed:

Signature:

Address:

WILLIAM EAST	<i>William East</i>	3750 SHIPWATCH RD KNOXVILLE, TN 37920
EMOGENE GARNER	<i>Emogene Garner</i> P.O. Box 20366 K.T. 37940	KNOX, TN.
LINDA RUNYON	<i>Linda Runyon</i>	7049 Lake Bluff Ct KNOXVILLE, TN 37920



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

[MPC Comment] Fwd: Request for Postponement of Item 54 on the May 11, 2017 Agenda - Mark Graham Engineering, LLC, S-E-17-UR – Southeast side of Governor John Sevier Highway Proposed use: Church expansion on RP-1(Planned Residential) District, Council District 1

1 message

'Kari Schwenkner' via Commission <commission@knoxmpc.org>
Reply-To: schwnknr@yahoo.com
To: gerald.green@knoxmpc.org, commission@knoxmpc.org

Wed, May 10, 2017 at 7:59 AM

Sent from my iPhone

Begin forwarded message:

From: Kari Schwenkner <schwnknr@yahoo.com>
Date: May 10, 2017 at 7:16:45 AM EDT
To: eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, herb@claibornehauling.com, gerald.green@knoxmpc.com, commission@knoxmpc.com
Subject: Request for Postponement of Item 54 on the May 11, 2017 Agenda - Mark Graham Engineering, LLC, S-E-17-UR – Southeast side of Governor John Sevier Highway Proposed use: Church expansion on RP-1(Planned Residential) District, Council District 1

I am writing this email today to request a 30 day extension of Item 54 on the Agenda for the May 11, 2017 MPC meeting. I am unable to attend the meeting in person due to prior obligations.

I first became aware of the current expansion plans for Calvary Church last week. On May 9, 2017, I attended a neighborhood meeting to learn more about the current plans. At that meeting, both Pastor Kirk and Mark Graham presented a verbal overview of the proposed expansion plans. There appeared to be some areas of conflict between the written proposal and Technical Drawings and the verbal presentation. This time extension would allow the neighbors and the church to work together toward a mutually agreeable solution.

The current proposal of a road/driveway onto Topside Road where no road currently exists will negatively impact safety, property values and general quality of life of the area.

I would urge you to allow for a postponement on this proposal. I sincerely thank you for your consideration in this matter.

Kind regards,

Kari Schwenkner
6953 Riverwood Dr
Knoxville, TN 37920
414-510-1287 – mobile phone

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This message was directed to commission@knoxmpc.org



MILLER ANDERSON
LAW GROUP PLLC

MARY D. MILLER
RULE 31 LISTED MEDIATOR

6223 HIGHLAND PLACE WAY, SUITE 101
KNOXVILLE, TN 37919

HEATHER G. ANDERSON
RULE 31 LISTED GENERAL CIVIL/
FAMILY MEDIATOR

(865) 934-4000 *telephone*
(865) 934-4001 *facsimile*

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

I live at 3918 Shipwatch Lane in the Anchorage Subdivision in the City of Knoxville. We just recently learned that Calvary Chapel has requested approval for a expansion of their complex. We are opposed to their request, and in particular their request to be allowed to feed traffic on to Topside Road. However, we would like the opportunity to meet with them to discuss their project and try to better understand what they are proposing to do. We would like to **request that Item 54** on the agenda presently scheduled to be heard on **May 11, 2017** be postponed in order to meet with representatives of the Church at the Church and to learn more about their proposal and to see how the proposal would actually look on the ground.

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Chapel and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which would include clearing 2 to 4 acres that currently serve as a buffer to Alcoa Highway. As the plan is presently proposed, we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties and the safety of our residents. However, because of the MPC's compressed schedule, we have not had adequate time to communicate with the requesting party or to fully review this proposal and its potential impact.

We would appreciate the additional time to meet with representatives of the Church and to fully review and understand their proposal.

{00067738.DOCX}

MPC June 8, 2017

Agenda Item # 47

I appreciate your consideration of this request.

Yours Truly,

A handwritten signature in blue ink, appearing to read 'Mary D. Miller', with a long horizontal flourish extending to the right.

Mary D. Miller

Robin Parton Pate
3917 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902

RE: May 11, 2017 MPC Meeting
Item 54: Mark Graham Engineering Consultants, LLC – 5-E-17-UR
Southeast side of W. Governor John Sevier Hwy. Proposed use: Church Expansion in
RP-1 (Planned Residential) District. Council District 1.

Dear Commissioners:

I live at 3917 Shipwatch Lane in the Anchorage Subdivision in the City of Knoxville. This week, we learned that Calvary Chapel has requested approval for an expansion of its complex. We are opposed to the request, and in particular the Topside road traffic feed request. We would like the opportunity to have further detailed discussion of this project to better understand the current proposal and potential impact. **We would like to request that Item 54 on the agenda presently scheduled to be heard on May 11, 2017 be postponed in order to meet with representatives of the Church at the Church site to learn more about the specifics of their proposal.**

We are requesting a 30 (thirty) day extension to allow for communications with Calvary Chapel and Mark Graham Engineering to understand the need for a through road to Topside Road, and the plan surrounding its construction as well as that of the proposed ball fields which would include clearing 2 to 4 acres that currently serve as a buffer to Alcoa Highway, a road with a more than decade old reputation as “**one of Tennessee’s most dangerous highways**”. As the plan is presently proposed, we believe that the road and proposed changes to the use of the property will have a negative impact on the value of surrounding properties and the safety of our residents.

We would appreciate the additional time to meet with representatives of the Church and to fully review and understand their proposal.

I appreciate your consideration of this request,

Robin Parton Pate



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

[MPC Comment] New thru road Topside

1 message

Michael Pancak <michaelpancak@icloud.com>

Wed, May 10, 2017 at 2:02 PM

Reply-To: michaelpancak@icloud.com

To: commission@knoxmpc.org

To whom it may concern. This email is concerning the new thru road off of Topside rd and added proposals. Topside has become a very dangerous road to travel on. For everyone which includes "Children" And "Families". Adding extra roads and traffic will increase the Dangers for our Children and families who have made this area there home in this community. And ones who chose to enter Topside using it as a short cut driving recklessly is bad enough traffic for us. I plead to you to vote against this action of moving forward of the proposal. And vote it down. For the safety of our Children and Families sake.

Thank you,

Michael Pancak

6936 Riverwood Dr

Knoxville, Tn 37920

My address is right off of Topside

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road Agenda, June 8, 2017 - USE ON REVIEW - Calvary Chapel, Knoxville

1 message

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

Tue, May 23, 2017 at 2:25 PM

Hello,

Continued discussion by residents of the Topside road section between Alcoa Highway and Maryville Pike was held the week of May 16th.

A prior note by myself using this email address follows this reply!

At the meeting it was made known that

- Calvary Chapel has not responded to requests for a friendly walk-around the property as previously arranged
- Calvary Chapel representatives had NOT responded to information sent to them by the TS Road representative
- Topside Road residents continue to hold a stand against Calvary Church increasing traffic
- Safety involving driveway access, walking, bicycling, lawn maintenance is at stake
- Concern for future expansion by Calvary Church officials is obvious
- Calvary Chapel opted to continue with the June 8th MPC meeting instead of addressing neighborhood concerns
- Topside Road is too narrow, has no shoulders and no sidewalks for safe travel by walking or bicycling.

I welcome any MPC or Traffic official to my property at a pre-arranged time to discuss my personal concern for the volume of traffic that impacts my daily entering/exiting my Topside Road property.

- Whether mowing my lawn or leaving my entrance I deal with speeding vehicles & encroached C/L travel
- At least 3 accidents directly to the south of my home and across from the guard rail saw telephone pole repair. This caused road crews to delay traffic
- I lost my family pet to a speeding motorist at my own mailbox. I fear reaching for mail or stepping on to Topside Road
- I have survived near fatal accidents leaving my property as speeding drivers crest a rise 100 feet to the west of my driveway entrance and mailbox have my concern whether I am in my truck with or without a trailer, car or on a motorcycle. In March 2016 on my motorcycle, I followed one young driver whose parents own a trailer park directly across from Sweet Peas and have pictures showing the car and was in direct contact with the father who apologized for his son who came to a stop mere inches from my back bumper on my motorcycle.
- To ensure my safety I went to the expense of creating a side road parallel to Topside road for the simple reason of concern for my safety if need be. This cost me over \$20,000 and something I should not have had to do.

I am against Calvary Church creating a road accessing to Topside Road!

Your review of this and my prior note as well as pictures is appreciated

Sincerely,

Tim Starkweather
3333 Topside Road
Knoxville, TN
[865-577-2435](tel:865-577-2435)

xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

----- Forwarded Message -----

From: T S <anothertsc@yahoo.com>

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Sent: Wednesday, May 10, 2017 12:36 PM

Subject: Topside Road Agenda, May 11, 2017 Meeting-Item 54= Calvary Chapel of Knoxville

Commissioners
Knox County Metropolitan Planning Commission

Dear Commissioners:

As a 12 year resident of Knox county "and" for living on Topside road when my health/safety and those of friends has been impacted at times by traffic flow, I am responding now to an urgent matter.

A meeting on Tuesday evening 5/9/17 with Topside Road residents introduced an issue that deserves serious consideration. A request is sought for a one month extension (or longer) for the hearing of item number 54, Calvary Baptist Church, now scheduled for 5/11/2017.

Background for Respondent:

- Name: Tim Starkweather
- 3333 Topside Road; Knoxville
- Resident on Topside road = 12+ years
- Retired Mechanical Engineer

Stand for/against Church gaining access to Topside road for church activities? AGAINST

Reasons against:

- MPC sign was NOT visible, shielded by foliage, catching residents by last minute surprise notice.
- Church elders DID NOT provide notification to Topside Road Residents for impact considerations
- Insufficient time to discuss options has not been allowed out of fairness to Topside Road inhabitants
- Topside Road is too narrow for many wide vehicles, construction/commercial or personal use
- No Shoulders for safety on entire 1.5 mile stretch
- Deep Drop-off points
- Blind Spots on curves/hills adjacent to my property and for others
- Accidents on Topside Road (3) of which were directly across from my property hitting poles
- I literally have been near T-Boned a half dozen times leaving my own driveway
- Non-residents speeding
- Non-residents crossing the centerlines
- Leaves the door open for the church further expanding creating further problems for residents
- Have lost a family pet to reckless driver and nearly been struck while mowing my lawn numerous times

Your appreciation for not just my concern as a 12 year resident on Topside Road but those of my neighbors is sought.

Thanking you for your time and consideration over this issue!

Tim Starkweather
3333 Topside Road
Knoxville, TN 37920
[865-577-2435](tel:865-577-2435) (home)
[850-384-8105](tel:850-384-8105) (cell)

--

This message was directed to commission@knoxmpc.org

5 attachments



5-10-2017 Topside Road looking east from 3333.jpg
165K



5-10-2017 Topside Road looking west from 3333.jpg
200K



0316161931.jpg
372K



5-10-2017 Topside Road looking East - 3333 no shoulder.jpg
198K



Google Front done in 2014.gif
497K



Topside Road looking east from 3333 - no shoulder



Topside Road looking east from 3333

5-E-17-UR



Topside Road looking west from 3333



Google Front done in 2014





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

[MPC Comment] Calvary Knoxville Topside Road Zoning Review

1 message

Tom <tomlooney@msn.com>

Thu, May 25, 2017 at 11:17 AM

Reply-To: tomlooney@msn.com

To: "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "anders01@comcast.net" <anders01@comcast.net>

Cc: "office@calvaryknoxville.org" <office@calvaryknoxville.org>, Carrie O'Rear <csorear@gmail.com>, "carson.dailey@knoxcounty.org" <carson.dailey@knoxcounty.org>, "hugh.nystrom@knoxcounty.org" <hugh.nystrom@knoxcounty.org>, "bob.thomas@knoxcounty.org" <bob.thomas@knoxcounty.org>, "dgrieve@knoxvilletn.gov" <dgrieve@knoxvilletn.gov>

Dear Commissioners,

As a resident who lives on Topside Road, I am writing to oppose the zoning change for Calvary Knoxville's Topside access. Let me first say I am glad to have such great neighbors as the Calvary Knoxville Church as they have been a great addition to the community.

For their benefit, and the benefit of the homeowners of Topside Road, I am asking you to promote traffic patterns to roadways that can handle the increase such as John Sevier Highway rather a two lane road like Topside. I have watched the impressive growth of Calvary Knoxville and if history is any prediction of the future, Pastor Mark Kirk and his elders will continue to grow their church by leaps and bounds. This will be a great thing for South Knox County, but if you approve this zoning change, the side affect will be more traffic for Topside Road.

My daughters, my wife and I run and walk down Topside Road frequently. There are no sidewalks, and adding additional traffic will increase the chances of accidents on the road. It is a road that has been designed for local traffic to get residents to and from their homes.

Finally, as a taxpayer, it seems to make fiscal sense to encourage traffic patterns to main thoroughfares as much as possible (reduce wear and tear). What makes Knoxville and Knox County such a great place to live is that we have access to so much, yet are still proponents of preserving our rural heritage. Topside Road is one of those places. Please help preserve the Topside Road community for all Knoxvillians and Knox Countians. Thank you for considering.

Tom

Thomas K. Looney, Resident

3144 Topside Road

Knoxville, TN 37920

Use on Review Development Plan

Name of Applicant: Mark Graham Engineering Consultants LLC

Date Filed: 3-27-17 Meeting Date: 5/11/2017

Application Accepted by: M.P.

Fee Amount: # File Number: Development Plan #

Fee Amount: \$1,200.00 File Number: Use on Review 5-E-17-UR



PROPERTY INFORMATION

Address: 3330 W. Gov John Sevier Hwy
 General Location: 0.4 miles east of country

Tract Size: 44 acres No. of Units: 1/4
 Zoning District: RP-1
 Existing Land Use: Church P-QP

Planning Sector: South County
 Sector Plan Proposed Land Use Classification: MDR/D

Growth Policy Plan Designation: Urban
 Census Tract: 56.04
 Traffic Zone: 163
 Parcel ID Number(s): 147 030
 Jurisdiction: City Council 1st District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Mark Kirk
 Company: Calvary Chapel of Knoxville
 Address: 3335 W. Gov John Sevier Hwy
 City: Knoxville State: TN Zip: 37920
 Telephone: 865-609-1385
 Fax: _____
 E-mail: Mark.Kirk@CalvaryChapel.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Mark Graham
 Company: Mark V Graham Eng Consultants LLC
 Address: Po Box 53131
 City: Knoxville State: TN Zip: 37950
 Telephone: 865-712-9210
 Fax: _____
 E-mail: MarkV.Graham@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)
① Add 60 parking spaces, ② Add 1000' sidewalk, ③ re-open existing road ④ grade 4% Hues for activity field

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Mark V. Graham

PLEASE PRINT
 Name: Mark Graham
 Company: Mark V Graham Eng Consultants
 Address: Po Box 53131
 City: Knoxville State: TN Zip: 37950
 Telephone: _____
 E-mail: MarkV.Graham@gmail.com

MARK V GRAHAM
ENGINEERING CONSULTANTS, PLLC

PO Box 53131
Knoxville, TN 37950
865.712.9210



March 27, 2017

Dan Kelly
Metropolitan Planning Commission
Suite 403 City/County Building
400 Main Street
Knoxville, TN 37902

RE: Calvary Chapel of Knoxville Use on Review

Dear Mr. Kelly,

Please find Use on Review documents attached.

Calvary Chapel of Knoxville requests the following improvements reviewed:

- 60 additional parking stalls
- 1,000 linear feet, five feet wide concrete sidewalk
- Re-open existing road to Topside Road
- Grade approximately four acres activity/athletic field

It appears the proposed athletic field and driveway to Topside Road were approved meeting date 1/8/2004, Case Summary, Details of MPC action 5 and 7.

Thanks for the opportunity to serve you.
Respectively submitted,
Mark V Graham Engineering Consultants, PLLC

A handwritten signature in black ink, appearing to read "Mark V. Graham".

Mark V Graham

CC: Calvary Chapel of Knoxville, 10 copies each

C0.0 Master Plan

C1.0 Layout Plan

Use on Review Application

Check No. 1394, \$1,200.00