



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

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

1 message

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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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Fwd: MPC May 11**

1 message

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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](mailto: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](mailto:commission@knoxmpc.org)



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

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[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

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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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

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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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] MPC Meeting Item 54**

1 message

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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](mailto: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](mailto:commission@knoxmpc.org)





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

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

1 message

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Frankie Hill <fkhill2000@icloud.com>

Wed, May 10, 2017 at 7:35 AM

Reply-To: fkhill2000@icloud.com

To: commission@knoxmpc.org

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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

Andy T &lt;andytdixielee@gmail.com&gt;

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,

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Andy Taylor  
6929 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] Rescheduling Item 54 on Thursday

1 message

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'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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Topside Road - Use on Review**

1 message

Ann Shelor &lt;awshelor@woodrealtors.com&gt;

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](mailto:awshelor@woodrealtors.com)

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

1 message

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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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] use on review, Topside Road**

1 message

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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](mailto: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](mailto:Barry.Snyder@ruralmetrofire.com) or [Shane@americanert.com](mailto:Shane@americanert.com)



Jeff Foster  
3836 Shipwatch Lane  
Knoxville, Tennessee 37920

May 10, 2017

**BY ELECTRONIC DELIVERY ([commission@knoxmpc.org](mailto: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



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

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

1 message

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'T S' via Commission <commission@knoxmpc.org>  
Reply-To: anothersc@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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] May 11 proposed road to Topside Rd

1 message

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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

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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] Topside Road

1 message

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'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](mailto:commission@knoxmpc.org)



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

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

1 message

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'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](mailto: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

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

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

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**[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

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'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](mailto: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.

Yours Truly,

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

Maty D. Miller

Robin Parton Pate  
3917 Shipwatch Lane  
Knoxville, Tennessee 37920

May 10, 2017

**BY ELECTRONIC DELIVERY ([commission@knoxmpc.org](mailto: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>

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## [MPC Comment] New thru road Topside

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Agenda item #47

1 message

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

Sun, Jun 4, 2017 at 8:28 PM

Knoxville - Knox County MPC

Re: File # 5-E-17-UR

Commissioners:

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

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

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

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

Thank you for your time.

Margaret Denney  
6933 Riverwood Drive  
Knoxville, TN 37920

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



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

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

1 message

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

Tue, Jun 6, 2017 at 10:01 AM

Dear MPC Commissioners:

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

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

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

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

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

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

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

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

Thank you for your timely attention to this matter.

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





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

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



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

5-E-17-UR  
Hill





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

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## [MPC Comment] Calvary Knoxville Topside Road Zoning Review

1 message

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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

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



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

Carrie O'Rear &lt;corear@londonamburn.com&gt;

Mon, May 8, 2017 at 11:46 AM

Reply-To: corear@londonamburn.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: Carson Dailey – &lt;carsondailey7@gmail.com&gt;, Nick Pavlis – &lt;npavlis@comcast.net&gt;

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](mailto:csorear@hotmail.com)

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

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 201705081135.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](mailto: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](mailto:npavlis@comcast.net)  
Carson Dailey – [carsondailey7@gmail.com](mailto:carsondailey7@gmail.com)  
[carson.dailey@knoxcounty.org](mailto:carson.dailey@knoxcounty.org)

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



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

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

1 message

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'T S' via Commission <commission@knoxmpc.org>

Tue, May 23, 2017 at 2:25 PM

Reply-To: anothertsc@yahoo.com

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

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](mailto:anothertsc@yahoo.com)>

To: "[commission@knoxmpc.org](mailto:commission@knoxmpc.org)" <[commission@knoxmpc.org](mailto: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)

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

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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



5-E-17-UR

Google Front done in 2014





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

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

1 message

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

Mon, Jun 5, 2017 at 1:21 PM

Dear Commissioners,

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

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

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

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

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

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

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

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

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

Sincerely,

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



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

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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](mailto:robb.unger@gmail.com)

Barbara Kromer

3429 Topside Road

Knoxville, TN 37920

865-573-7472



Virus-free. [www.avg.com](http://www.avg.com)

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





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

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[MPC Comment] Calvary 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 routinely 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



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)