



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

**[MPC Comment] OPPOSED TO AGENDA ITEM#52(WHITE OAK CROSSING) 3-d-17-UR USE ON REVIEW 3/9/17**

1 message

**cindy1ntn via Commission** <commission@knoxmpc.org>  
Reply-To: cindy1ntn@aol.com  
To: commission@knoxmpc.org

Wed, Mar 8, 2017 at 4:55 PM

I would like to express my opposition to the proposed change in use on review for the White Oak Crossing property on West Dick Ford Lane with access to Chapman Hwy. I do not want to see it developed into the proposed apartment complex.

I believe it will add danger to our area and decrease the "country" lifestyle and view that existing residence expect. There are great concerns about the change in quality of life, safety of driving and a possible environmental impact this could cause. Not only is there the possibility to increase crime, there is also potential danger to a future tenant/children in the complex. There are caves and small sink holes in our area.

I believe growing the density for Dick Ford Lane(which is in part a one lane road with no lines),Lunaria Rd(which is at best a one lane road with no lines-next to the proposed site) and Chapman Hwy ( which already has a heavy load with dangerous curves and many wrecks) would be a mistake.

An apartment complex is out of character with our neighborhood and has the possibility of decreasing the value of the property in our neighborhood.

It is already hard for our entrance onto Chapman Hwy from Dick Ford Lane. If the added traffic from the apartment complex is allowed, we would be at a greater dangerous disadvantage. Even if a traffic light were put at the Complex entrance, when the light was red, traffic would back up to our road and we would never be allow access to Chapman Hwy without the possibility of being in an accident. We simply can not handle the extra load of traffic this would cause.

I would respectfully like to ask you to decline the passing of this proposal.

Thank you,

Cynthia Mugford  
7416 Dick Ford Ln  
Knoxville, Tn 37920

--

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



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

---

**[MPC Comment] 3-D-17-UR USE ON REVIEW for March 9, 2017 agenda**

1 message

---

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

Wed, Mar 8, 2017 at 8:23 PM

Reply-To: hjmug@aol.com

To: commission@knoxmpc.org

1. Respectfully request MPC obtain written guarantee that petitioner/developer will not " access W. Dick Ford Lane". This will ensure the integrity of the existing neighborhood and satisfy many local homeowner complaints.
2. White Oak Crossing Ltd. apartment complex development should be required to petition the City of Knoxville for annexation. This will ensure appropriate fire, medical, & police services are provided to the tenants and satisfy the tax burden incurred by the local government agencies.

Jim Mugford  
W. Dick Ford Lane  
Knoxville, TN 37920

--

---

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



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

---

**Fwd: White Oak Development**

1 message

---

**Donna Hill** <donna.hill@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Mar 8, 2017 at 2:06 PM

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

From: <pstrange007@gmail.com>  
Date: Wed, Mar 8, 2017 at 1:57 PM  
Subject: White Oak Development  
To: "addressing@knoxmpc.org" <addressing@knoxmpc.org>

Sent from [Mail](#) for Windows 10

Hello my name is Pam Strange, I live at 7329 W Dick Ford Lane. I am opposed to the development of the apartment complex between Dick Ford Ln and Chapman Hwy.

Chapman Hwy is already congested, hazardous to drive on and the increase of traffic this complex will bring only intensifies that. There has been no remedy to the problems on that section of Chapman Hwy and I feel those issues should be addressed before approval is granted.

I went to the meeting on March 7<sup>th</sup> and listened to Mr. Seymour address concerns. I left very concerned by the explanation of tax credits. Is the developer only building to obtain these tax credits, because I see little or no advantage to the surrounding community with these apartments. White Oak Crossing Ltd seems to have a poor reputation in maintaining their properties and that concerns me greatly. I have no faith this complex will be managed and maintained as Mr. Seymour explained.

I also left with questions unanswered to my satisfaction. Why not put it on the deed that NO access to Dick Ford lane is allowed. What assurances do the surrounding home owners have that more apartment buildings won't be built in the future. As of right now, Mr. Seymour is saying that MPC will not approve any further development due to topography of the land, but and it's a large but, there is no law in Knox county prohibiting that, only MPC guidelines. I would like these addressed before approval.

Regarding the use of the unused acreage, I had asked if a barrier or fence was to be placed around the developed property to discourage "wandering" into the woods. I was told no. That I feel is a huge oversight and only forebodes trouble in the future.

I also feel developer should have to apply for and obtain annexation to City of Knoxville. This will ensure that proper fire, police and medical services are available to residents of apartment complex.

Lastly I honestly feel this development will decrease my property value and my peace of mind.

I am asking you to stop this project and address these concerns

Sincerely

Pam Strange



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

--

**Donna Hill**

MPC Addressing Dept

GIS Specialist

Office 215 3872

Fax 215 2237



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

---

**[MPC Comment] AGENDA ITEM 52 (WHITE OAK CROSSING) 3-d-17-UR USE ON REVIEW 3/9/17**

1 message

---

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

Wed, Mar 8, 2017 at 10:27 PM

Reply-To: marksidea@aol.com

To: commission@knoxmpc.org

Dear MPC Commissioners:

I am writing to express my concern for the proposed Use on review proposal from White Oak Development. I was in attendance of a meeting where details were provided to the community and found that lowered rents were part of a plan to provide tax credits for a larger business. I am aware that this happens daily in the business world but am worried the quality of the development will be the cost of the lower monthly rates.

I am also concerned that there might be a phase II development, in the future, even though the representative, at the meeting, stated they did not have plans for further development at that location. While this project is a low density development, it will bring additional traffic to the area where an already crowded road system exists. Traffic backs up during rush hour blocking the access and egress to the permanent residential roads in the area. Improvements are needed to the area before our infrastructure is over capacity.

I am aware you are recommending approval for White Oak Development, but please keep the permanent residences in the area in mind while they will be dealing with the issues for many years after the developers have moved on to their next project.

Thank you for your consideration for the residence of South Knoxville.

Sincerely,

Mark Mugford  
0 LeConte View Ln  
7416 Dick Ford Lane  
and 603 Lindy Dr  
Knoxville, Tn 37920

--

---

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



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

---

**Fwd: MPC File No. 3-D-17-UR**

2 messages

---

**Donna Hill** <donna.hill@knoxmpc.org>

Wed, Mar 8, 2017 at 4:30 PM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Gerald Green &lt;gerald.green@knoxmpc.org&gt;

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

From: **Amy Daniels** <Amy9332@hotmail.com>

Date: Wed, Mar 8, 2017 at 4:07 PM

Subject: MPC File No. 3-D-17-UR

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

All,

I am STRONGLY against the parcel of land behind Dick Ford Lane being sold to developers for apartment housing buildings. Chapman Highway and its infrastructure cannot handle this venture. How many people have been killed on Chapman Highway in the last 5 years in or around that section? Chapman Highway is a huge problem with 25,000 cars that drive on it daily. That issue needs to be addressed and fixed before a building is approved adding a large concentration of people. Chapman Highway was fixed from Seymour to Sevierville. Why is there still no solution for helping the Knox County section?

Secondly, I live on Dick Ford Lane and would NEVER want an access to this apartment housing across the street from my home. Dick Ford Lane cannot handle that amount of traffic. There is already a huge problem where W Dick Ford Lane connects to Chapman Highway. Pulling out there is an incredibly dangerous task as it stands. Therefore, if this purchase were to somehow ridiculously get approved, a clause will have to be in the warranty deed that states there is never to be access to Dick Ford Lane.

Thirdly, the developer should be required to apply for and obtain annexation to the CITY of KNOXVILLE. Once again, should this ridiculous idea get approved, this would ensure that proper fire, police, public transportation and medical services would be available to residents of the apartment complex. The county does not have the capacity to handle this large concentration of people.

Lastly, there is a large population of barred owls in and around this property. Developing this land will destroy the owls' homes. I have a creek in my yard that also runs through the "proposed project" property, and the owls depend on that area for food and for their livelihood.

PLEASE vote to stop this project or mandate additional requirements that I have stated above. I will be at the meeting tomorrow and look forward to seeing my Knox County commissioners do the right thing.

Sincerely,

Amy Daniels  
(865) 254-6423

--

**Donna Hill**  
MPC Addressing Dept  
GIS Specialist  
Office 215 3872  
Fax 215 2237



**DSC\_0025cropped.jpg**  
1251K

---

**Andrea Kupfer** <andrea.kupfer@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Mar 9, 2017 at 8:21 AM

FYI - in case Donna hasn't sent it already.

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

From: **Amy Daniels** <Amy9332@hotmail.com>  
Date: Wed, Mar 8, 2017 at 4:07 PM  
Subject: MPC File No. 3-D-17-UR  
To: "commission@mpc.org" <commission@mpc.org>, "addressing@knoxmpc.org" <addressing@knoxmpc.org>

All,

I am STRONGLY against the parcel of land behind Dick Ford Lane being sold to developers for apartment housing buildings. Chapman Highway and its infrastructure cannot handle this venture. How many people have been killed on Chapman Highway in the last 5 years in or around that section? Chapman Highway is a huge problem with 25,000 cars that drive on it daily. That issue needs to be addressed and fixed before a building is approved adding a large concentration of



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

---

**Fwd: Please include for Agenda Item 52**

2 messages

---

**Terry Gilhula** <terry.gilhula@knoxmpc.org> Thu, Mar 9, 2017 at 7:22 AM  
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>, "Brechko, Tom" <tom.brechko@knoxmpc.org>

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

From: <maduban1949@aol.com>  
Date: Wed, Mar 8, 2017 at 7:16 PM  
Subject: Please include for Agenda Item 52  
To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

Dear MPC members:

I believe traffic on Chapman Highway, at the entrance of many side roads, near the access road for the proposed White Oak Development is at a dangerous level. Adding more traffic to the highway will cause more issues for the poor access and egress currently at Dick Ford Lane. The access and egress for the White Oak Development is poor and would increase the danger for travelers in the area.

An apartment complex is out of character with our neighborhood and has the possibility of decreasing the value of the property in our neighborhood.

It is hard for our entrance onto Chapman Hwy from Dick Ford Lane. If the added traffic from the apartment complex is allowed, we would be at a greater (dangerous) disadvantage. Even if a traffic light were put at the Complex entrance, when the light is red, traffic would back up to our road and we would not have good access to Chapman Hwy

I would respectfully like to ask you to decline the passing of this proposal.

Mike A. Du Ban  
7416 Dick Ford Lane  
Knoxville TN 37920

---

**Terry Gilhula** <terry.gilhula@knoxmpc.org> Thu, Mar 9, 2017 at 8:09 AM  
Reply-To: [terry.gilhula@knoxmpc.org](mailto:terry.gilhula@knoxmpc.org)  
To: Commission <[commission@knoxmpc.org](mailto:commission@knoxmpc.org)>

[Quoted text hidden]

--

---

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