



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

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

1 message

Carrie O'Rear <corear@londonamburn.com>

Mon, May 8, 2017 at 11:46 AM

Reply-To: corear@londonamburn.com

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

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

Dear Commissioner,

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

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

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

Carrie O'Rear

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

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This message was directed to commission@knoxmpc.org

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437K

Carrie O'Rear
6900 Riverwood Drive
Knoxville, Tennessee 37920

May 8, 2017

BY HAND DELIVERY

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

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

Dear Commissioners:

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

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

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

Please contact me with any questions that you may have.

We appreciate your consideration of this request,



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

Copy to:

Nick Pavlis – npavlis@comcast.net

Carson Dailey – carsondailey7@gmail.com
carson.dailey@knoxcounty.org

Herb Anders – anders01@comcast.net

Gayle Bustin – commission@knoxmpc.org

Art Clancy, III – commission@knoxmpc.org

Laura Cole – commision@knoxmpc.org

Mike Crowder – commission@knoxmpc.org

Elizabeth Eason – eason.mpc@gmail.com

Conrad “Mac” Goodwin – mgoodwin.mpc@gmail.com

Rev. Charles F. Lomax, Jr. – commission@knoxmpc.org

Rebecca Longmire – Chair – commission@knoxmpc.org

Chris Ooten – commission@knoxmpc.org

Patrick Phillips – commission@knoxmpc.org

Jeffrey W. Roth – commission@knoxmpc.org

Scott Smith – commission@knoxmpc.org

Charles Thomas – commission@knoxmpc.org

Janice L. Tocher – Vice Chair – jtocher.mpc@gmail.com



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

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

1 message

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

Tue, May 9, 2017 at 8:29 AM

Commissioners

Knox County Metropolitan Planning Commission

Dear Commissioners:

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

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

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

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

Robb and Kathy Unger

3427 Topside Road

Knoxville, TN 37920

865-389-8608 cell

robb.unger@gmail.com

Barbara Kromer

3429 Topside Road

Knoxville, TN 37920

865-573-7472



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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Community Meeting

1 message

Mark Kirk <markkirk@calvarychapel.com>

Tue, May 9, 2017 at 8:25 AM

Reply-To: markkirk@calvarychapel.com

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

Dear concerned neighbor,

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

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

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

In Him,

Mark Kirk
Pastor Calvary Chapel

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This message was directed to commission@knoxmpc.org