



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

[MPC Comment] Community Meeting

4 messages

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

Carrie <csorear@hotmail.com>

Tue, May 9, 2017 at 9:49 AM

Reply-To: csorear@hotmail.com

To: Mark Kirk <markkirk@calvarychapel.com>, "npavlis@comcast.net" <npavlis@comcast.net>, "carsondaily7@gmail.com" <carsondaily7@gmail.com>, "anders01@comcast.net" <anders01@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear Pastor Kirk,

Thank you for reaching out with regard to the Use on Review filed by Mark Graham Engineering Consultants on behalf of Calvary Chapel. Given the late date I do not believe I have the ability to organize a change in location. However, I am sure the group would appreciate hearing from you at the beginning of our meeting to learn more about your proposal and plans. Your idea to take 10 minutes to start is a good one, and I will look forward to meeting you if you remain willing to come to Sweet P's tonight at 5:30.

However, given the timeframe we are facing we would also appreciate your willingness to agree to postpone the MPC vote for at least 30 days to allow for the opportunity to hear your plans, allow for the group to meet and to discuss them, and to reconvene with you and Mark Graham Engineering for any follow up discussion that may be warranted. Perhaps

that meeting could occur at your Church as suggested. I am sure you understand why your neighbors would appreciate the opportunity to digest the information you share tonight and determine what concerns we may have in consideration of that information.

Please let me know whether we will see you tonight, and whether you are willing to request that Mark Graham Engineering advise the Commission that Item 54 will be removed from the Agenda for consideration on May 11, to be postponed at least 30 days.

Thank you for your consideration,
Carrie O'Rear

From: Mark Kirk <markkirk@calvarychapel.com>

Sent: Tuesday, May 9, 2017 12:25:17 PM

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

Subject: Community Meeting

[Quoted text hidden]

[Quoted text hidden]

Carrie <csorear@hotmail.com>

Tue, May 9, 2017 at 10:23 AM

Reply-To: csorear@hotmail.com

To: Mark Kirk <markkirk@calvarychapel.com>

Cc: "npavlis@comcast.net" <npavlis@comcast.net>, "carsondaily7@gmail.com" <carsondaily7@gmail.com>, "anders01@comcast.net" <anders01@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Dear Pastor Kirk,

I will look forward to seeing you tonight. There appear to be meetings in July and August according to the MPC website, which would allow the 30 days but would still occur in the summer well before and threat of freeze.

Hopefully, we can reach an agreement on an extension to allow our neighbors to consider the information they will be receiving tonight and to allow for additional communications.

Thank you,
Carrie

From: Mark Kirk <markkirk@calvarychapel.com>

Sent: Tuesday, May 9, 2017 2:05:03 PM

To: Carrie

Subject: Re: Community Meeting

I will most certainly be there tonight but it is my understanding that to postpone it will be much longer than 30 days but would have to wait until the next MPC meeting months later which would make our project impossible until next year due to paving and freezing. But I look forward to meeting this afternoon and thank you for the opportunity to explain more clearly what we are doing. Thank you.

Mark

[Quoted text hidden]

[Quoted text hidden]

Dan Kelly <dan.kelly@knoxmpc.org>

Tue, May 9, 2017 at 10:49 AM

Reply-To: dan.kelly@knoxmpc.org

To: csorear@hotmail.com

Cc: Mark Kirk <markkirk@calvarychapel.com>, "npavlis@comcast.net" <npavlis@comcast.net>, "carsondaily7@gmail.com" <carsondaily7@gmail.com>, "anders01@comcast.net" <anders01@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>, "eason.mpc@gmail.com" <eason.mpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

If it is the desire of the church to postpone this matter, it can be postponed to the June 8, 2017 MPC meeting. However, due to the late date it will require that someone representing the church appear at the MPC meeting this Thursday and request the matter be postponed.

The community has the same right to appear before the MPC and request the matter be postponed. Typically, the MPC asks the applicant if they want the matter to be postponed. If there is not agreement then the matter is usually heard at it's regular place on the agenda. After hearing presentations by both sides MPC will act to either approve, deny or postpone the matter.

I hope this is helpful to all that are attempting to deal with matter.

Dan Kelly
Deputy Director, Development Services Manager
215-3440

[Quoted text hidden]

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Dan Kelly
MPC, Deputy Director / Development Services Manager
[\(865\) 215-2500](tel:8652152500)

[Quoted text hidden]



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

[MPC Comment] Fwd: MPC May 11

1 message

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

Wed, May 10, 2017 at 11:45 AM

FYI

Gerald Green AICP

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

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

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

Greetings Gerald Green, AICP, MPC Executive Director:

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

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

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

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

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

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

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

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

Sincerely,

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

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

Wed, May 10, 2017 at 6:40 AM

Dear Commissioners:

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

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

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

Jane Roberson

3511 Topside Road

Knoxville, TN 37920

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

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

Wed, May 10, 2017 at 11:32 AM

May 10, 2017

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

RE: May 11, 2017 MPC Meeting

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

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

Dear Commissioners:

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

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

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

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

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

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

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

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

Thank you for your consideration.

Ken Bean

6800 Woodview Drive

Knoxville, TN. 37920

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

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Meeting Item 54

1 message

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

Wed, May 10, 2017 at 10:08 AM

Ronnie C. Miller
3918 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

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

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

Dear Commissioners:

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

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

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

I appreciate your consideration of this request,

*Ron Miller
President
Boatmate Trailers, LLC*

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This message was directed to commission@knoxmpc.org



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

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

1 message

Frankie Hill <fkhill2000@icloud.com>

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



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

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

1 message

Andy T <andytdixielee@gmail.com>

Wed, May 10, 2017 at 10:31 AM

Reply-To: andytdixielee@gmail.com

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

Dear Commissioners:

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

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

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

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

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

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Andy Taylor
6929 Riverwood Drive
Knoxville, TN 37920

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rescheduling Item 54 on Thursday

1 message

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

Wed, May 10, 2017 at 7:34 AM

Reply-To: besthart@aol.com

To: commission@knoxmpc.org

Dear Commisioners

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

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

Thank you for your consideration

Margaret Hart

3346 Topside Rd

Knoxville, TN 37920

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road - Use on Review

1 message

Ann Shelor <awshelor@woodrealtors.com>

Wed, May 10, 2017 at 10:42 AM

Reply-To: awshelor@woodrealtors.com

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

Dear Commissioners and Councilman Pavlis:

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

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

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

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

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

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

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

Ann

Ann Wood Shelor

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

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This message was directed to commission@knoxmpc.org



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

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

1 message

LARRY KING <volking@bellsouth.net>

Wed, May 10, 2017 at 8:12 AM

Reply-To: volking@bellsouth.net

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

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

Reasoning for our opposition:

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

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

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

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

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

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

Larry and Jan King
6952 Riverwood Drive
Knoxville, TN 37920

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] use on review, Topside Road

1 message

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

Wed, May 10, 2017 at 11:10 AM

Commissioners,

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

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

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

Thank you for your consideration.

Margaret Denney

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This message was directed to commission@knoxmpc.org

Dear Commissioners:

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

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

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

Sincerely,

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

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

Jeff Foster
3836 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

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

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

Dear Commissioners:

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

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

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

I appreciate your consideration of this request,

Jeff Foster



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

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

1 message

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



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

[MPC Comment] May 11 proposed road to Topside Rd

1 message

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

Wed, May 10, 2017 at 12:44 PM

Dear Commissioners:

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

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

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

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

Thank you

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

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Topside Road

1 message

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

Wed, May 10, 2017 at 12:44 PM

Reply-To: linalbrammer@yahoo.com

To: commission@knoxmpc.org

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

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

Wed, May 10, 2017 at 12:50 PM

May 10, 2017

Commission@knoxmpc.org

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

Members of Commission,

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

1. Topside Road is a RESIDENTIAL throughway between Alcoa Highway & Old Maryville Pike.
2. The possible traffic flow generated by this use would only create a traffic nightmare, standstill at times. The speed limit has already been reduced to 35 mph, which rarely is observed by many drivers using Topside Road as a cut-through to get from Alcoa Highway to Old Maryville Pike, or vice versa.
3. Exiting Topside Road onto Alcoa Highway is often dangerous, merging traffic rarely has a chance, especially during high traffic times.
4. Exiting Topside Road onto Old Maryville Pike is often dangerous. Parked vehicles at the Marathon service station often block view of oncoming traffic to the top of the hill.
5. With the sub-divisions in the area, several residents walk and/or run on Topside Road. This already possible dangerous situation would only worsen with increased traffic.
6. There are already drainage issues in this area with Knox County making repairs to ease standing water just this week!
7. Topside Road is already a very narrow road. Power poles already sit at the roads edge as to residents mailboxes.
8. The request by the church hardly seems necessary as they already have adequate access off & on their property using John Sevier Highway, with a much safer & expeditious traffic flow.
9. As residents of Topside Hills sub-division, we feel the impact to us & our neighbors would be directly & constantly impacted by such use, not only in excess traffic but possible devaluation of our residential properties.

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

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

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This message was directed to commission@knoxmpc.org

Carrie O'Rear
6900 Riverwood Drive
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC TRANSMISSION

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

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

Dear Commissioners:

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

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

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

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

Please contact me with any questions that you may have.

I appreciate your consideration of this request,



Carrie O'Rear (csorear@hotmail.com)

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

TOPSIDE HILLS RESIDENTS

May 10, 2017

BY HAND DELIVERY AND ELECTRONIC

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

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

Dear Commissioners:

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

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

Thank you for your consideration,

Residents of Topside Neighborhood

Name Printed:

Signature:

Address:

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



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

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

1 message

'Kari Schwenkner' via Commission <commission@knoxmpc.org>

Wed, May 10, 2017 at 7:59 AM

Reply-To: schwnknr@yahoo.com

To: gerald.green@knoxmpc.org, commission@knoxmpc.org

Sent from my iPhone

Begin forwarded message:

From: Kari Schwenkner <schwnknr@yahoo.com>

Date: May 10, 2017 at 7:16:45 AM EDT

To: eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, herb@claibornehauling.com, gerald.green@knoxmpc.com, commission@knoxmpc.com

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

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

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

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

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

Kind regards,

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

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This message was directed to commission@knoxmpc.org



MILLER ANDERSON
LAW GROUP PLLC

MARY D. MILLER
RULE 31 LISTED MEDIATOR

6223 HIGHLAND PLACE WAY, SUITE 101
KNOXVILLE, TN 37919

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

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

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

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

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

Dear Commissioners:

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

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

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

{00067738.DOCX}

I appreciate your consideration of this request.

Yours Truly,

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

Mary D. Miller

Robin Parton Pate
3917 Shipwatch Lane
Knoxville, Tennessee 37920

May 10, 2017

BY ELECTRONIC DELIVERY (commission@knoxmpc.org)

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

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

Dear Commissioners:

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

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

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

I appreciate your consideration of this request,

Robin Parton Pate



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

[MPC Comment] New thru road Topside

1 message

Michael Pancak <michaelpancak@icloud.com>

Wed, May 10, 2017 at 2:02 PM

Reply-To: michaelpancak@icloud.com

To: commission@knoxmpc.org

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

Thank you,

Michael Pancak

6936 Riverwood Dr

Knoxville, Tn 37920

My address is right off of Topside

Sent from my iPhone

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This message was directed to commission@knoxmpc.org