

KM KENNERLY MONTGOMERY

Attorneys & Counselors Since 1916

E-MAIL: kstevens@kmfpc.com

August 2, 2018



Knoxville-Knox County Metropolitan Planning Commission
Knoxville City-County Bldg.
400 W. Main St. #403
Knoxville, Tennessee 37902

VIA HAND-DELIVERY

Re: File Number 7-G-18-UR
Notice of Opposition and Request for Postponement of Use on Review Hearing

To Whom It May Concern:

This law firm has been retained as of this date to represent the many property owner members of the Plantation Springs Home Owners Association, Inc. in opposition to the above-referenced use on review application filed by Crescent Bend Development, LLC (the "Applicant"), which proposes to develop the subject property as a 249 unit apartment complex and a separate assisted living facility. The Plantation Springs Development is adjacent to this proposed development complex, and its many homeowners are extremely concerned about this radical change to the use of the subject property.

This letter is to advise you that the homeowners in Plantations Springs strongly oppose this application, and to request that you postpone consideration of this application for 30 days to allow the homeowners in Plantation Springs to connect with other community groups in the area that have expressed similar opposition to the Applicant's plan, gather additional information, and coordinate a response on the community's behalf.

On August 1st, over 100 community residents met with the Applicant's representative, Paul Murphy, and representatives from various county offices to discuss the Applicant's proposal. Unfortunately, information was not very forthcoming at the meeting, and the Applicant was not willing to voluntarily agree to a requested postponement of the August 9th hearing to allow the residents an opportunity gather more information. Thus, the community is left trying to form an opinion about a proposal of which they know very little about.

In this vein, it is noted that the Applicant's use on review application fails to comply with Article IV of MPC's Administrative Rules and Procedures, which requires that the application be accompanied by a site plan showing the "the location of existing and proposed building(s) on the subject property, and distances of each from all property lines." The application in this case does not show the distances from the many proposed buildings to the property lines.

KENNERLY, MONTGOMERY & FINLEY, P.C.
550 MAIN STREET, FOURTH FLOOR | KNOXVILLE, TENNESSEE 37902
P.O. BOX 442 | KNOXVILLE, TENNESSEE 37901
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Moreover, Article IV of MPC's Administrative Rules and Procedures requires the submission of a "detailed landscape plan and floor plan for any proposed use for a church, medical facility, nursing home, lodge hall, or other similar proposed use identified by the Planning Commission staff." The Applicant proposes to use a portion of the property as an assisted living facility, but it has not submitted a detailed landscape plan and floor plan for consideration. In the absence of these materials, it is impossible for the community or MPC staff to determine the appropriateness of the proposed use within the context of the surrounding community.

In addition, the subject property is located directly on Westland Drive which is designated as a scenic highway under Tennessee Class II Rural Roads. Based upon this designation, any buildings within 1000 feet of Westland Drive may not exceed a height of 35 feet. The application in this case does not contain any information relative to the proposed height of any of the buildings. There is a reasonable possibility that some, if not all, of the proposed buildings may well exceed 35 feet and thus violate the requirements of Westland Drive's scenic highway designation.

Finally, as of the time of this correspondence, the MPC staff recommendations relative to the proposed use on review have yet to be released. My clients would like a reasonable opportunity to review the MPC staff recommendations and consult with MPC staff for clarification as appropriate.

For the foregoing reasons, we respectfully request a 30-day postponement of consideration of this application so that the Applicant can be required to provide the information provided in Article IV of MPC's Administrative Rules and Procedures, as well as to allow the community groups in the area to gather additional information and coordinate a response.

Respectfully,

KENNERLY, MONTGOMERY & FINLEY, P.C.

By: 

Kevin C. Stevens, Esq.



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

[MPC Comment] 7-G-18UR

1 message

Matthew Turner <mturner@graystanre.com>

Thu, Aug 2, 2018 at 1:38 PM

Reply-To: mturner@graystanre.com

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

Good morning Plantation Springs Residents,

Thank you for the tremendous turn-out last evening to speak before the developer, Paul Murphy, and express your feelings on the proposed building of 249, three-story apartments one lot away from Plantation Springs on Westland Drive and Ebenezer Road. Over 110 residents from here and many other nearby subdivisions spent 2 hours expressing opinions and asking questions.

NOW IT IS EXTREMELY IMPORTANT THAT YOU VOICE YOUR CONCERN TO THE MPC COMMISSIONERS WHO ULTIMATELY VOTE ON THE USE ON REVIEW PROPOSAL. You may email comments to MPC , commission@knoxmpc.org Or you may call 215-2500 to express your opinion. Reference case #7-G-18UR, Crescent Bend LLC Development. The developer is Paul J. Murphy III

As the traffic issue will get most of the attention in comments, another very important concern your PSHA board has is the precedent that this development sets in changing the character of the neighborhood. Our density is 3.8 per acre and the Bridalwood/Reserve is less than 6 per acre versus 11.99 proposed for the apartments (the max they can have is 12). Also, there is no precedent for three stories along Westland or Ebenezer (the less attractive back of buildings will face Westland). The Bridalwood/Reserve buildings facing Westland are two stories, as are the Colonies two blocks away and Wesley Place across the street from the proposed complex. All these have extensive buffer on all sides and set-backs from the road (current planned Westland set-back is 35' and the same for the property line against Maple Grove). Again, using the Reserve---notice that set-back is over 100' and approaching 150' with extensive green space and landscape buffer. We want the complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes. Actually the Reserve/Bridalwood is a good visual comparison. Also, of note is that all of Westland Drive is designated by the state as a scenic highway which limits buildings within 1000' of the road to 35' in height and the plans don't have the height of the proposed three stories.

Please use some of this information in your contacts to MPC. We don't believe we can stop building apartments, but do believe that concessions are to be made in the design which decrease density and thus traffic and maintain the character of the neighborhood without setting a precedent for future developers to argue. We have retained an attorney, Kevin Stevens, to represent the interests of Plantation Springs with the developer and MPC hearings. Again, the reference to the case is 7-G-18UR, Crescent Bend Deveopment. MPC number is 215-2500 and email commission@knoxmpc.org .

Again, we need you and friends you have in the nearby subdivisions to contact MPC by email or phone and express your feelings on the use on review.

Thank you,

PSHA Board

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Case #7-G-18 UR

1 message

'Karen Clifton' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 4:44 PM

Reply-To: cliftonk10@yahoo.com

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

Dear Sirs/Madams,

In regard to Case #7-G-18 UR, Crescent Bend LLC Development, please note that in addition to an overwhelming and dangerous traffic issue involving the intersection of Westland Drive and Ebenezer Road, this new development will change the character of the surrounding neighborhoods in the following ways:

1. Density per acre

Plantation Springs: 3.8

Bridalwood/Reserve: less than 6

Proposed apartments: 11.99

2. No president for three stories (height)

along Westland Drive or Ebenezer Road

3. Set back from Road only 35 feet

These infringements will violate Westland Drive's designation by the state as a scenic highway, which limits buildings within 1000 feet of the road to 35 feet in height.

Your attention to and consideration of this matter is greatly appreciated.

Sincerely,

Karen S. Clifton

[1103 Cotton Briar Way](#)

[Knoxville, TN 37923](#)

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



[MPC Comment] CASE #7-G-18UR, CRESCENT BEND LLC DEVELOPMENT - COMMENTS AND SERIOUS CONCERNS

1 message

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

Thu, Aug 2, 2018 at 11:18 PM

MPC Commissioners,

Thank you for reviewing our comments and concerns. Having served on the MPC staff as business manager a number of years ago, I know you receive negative comments on most every planned development, so we will try to be brief. We are not against development, but this one is dangerous and bad for our community. We have serious concerns and strongly feel that some changes need to be made to this plan before any development continues. We were really disappointed at the two hour meeting last night with the residents from various communities around the proposed development when the developer, Paul Murphy, refused to even discuss postponing his project to correct legitimate safety concerns and recommendations from local residents. There were over 100 residents at the meeting and he and the County engineer assigned to the case seemed to know it would be approved and that even though there would be real problems for the current residents, their attitude was that we just had "to get over it." We are asking you to consider some issues and require some corrections before the project proceeds, if in fact, it must proceed. The following are a few of our concerns:

1. Traffic on Westland Dr. and Ebenezer Rd. We do not think the planned locations of the entrances and exits on Westland or Ebenezer will be safe or satisfactory. Both will create serious traffic problems and most likely, serious accidents. We can not think of a worse place to put a 249 unit, three-story apartment complex. The entrance/exit on Westland Dr. is just around a dangerous blind curve when you are driving west and there is congestion there every day and serious congestion during rush hours and when there are problems on the interstate. Someone needs to physically observe this area and not just take numbers from previous studies which do not apply to this situation. There are accidents in this area regularly when people top the hill, go around the curve and come upon stopped vehicles. This will only increase when you have people stopping to turn into the proposed complex.

Going east from Ebenezer onto Westland, cars will be attempting to turn into the complex with other cars backed up onto Ebenezer and more coming. In addition, there is a Weigel's store and gas station scheduled to be built at the corner of Westland and Ebenezer and when it is completed, there will be two exit/entrances off Westland within a few hundred feet of each other.

The developer also proposes an entrance/exit on Ebenezer between the two traffic lights that connect east and west Westland across Ebenezer. Cars coming from the west will have to cross Ebenezer, get into the right lane and exit into the complex within a few hundred feet or less-- this is accidents waiting to happen. Our concern is the dangerous situation these entrances and exits create and the problems that anyone in my community (Plantation Springs) and other nearby communities will have trying to navigate Westland Drive to go west.. There are some serious corrections that need to be made before this development is allowed to proceed. The County engineer agreed there would be problems, but seemed to think we should just accept it and get over it. We do not agree!!! Please require corrections for these serious traffic issues!

2. Another very important concern is the precedent that this development sets in changing the character of the neighborhood. Our density in Plantation Springs is 3.8 per acre and the

Bridalwood/Reserve density is less than 6 per acre versus the 11.99 proposed for the apartments--the maximum the proposed development can have is 12. Also, there is no precedent for three stories along Westland or Ebenezer and the less attractive back of buildings will face Westland in the proposed complex. The Bridalwood/Reserve buildings facing Westland are two stories, as are the Colonies two blocks away and Wesley Place across the street from the proposed complex. All these have extensive buffers on all sides and set-backs from the road. The current planned Westland set-back is 35' and the same for the property line against Maple Grove. Again, using the Reserve---notice their set-back is over 100' and approaching 150' with extensive green space and a landscape buffer.

We need the proposed complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes and not built to its capacity!. Actually the Reserve/Bridalwood is a good visual comparison. Also, we have been told that all of Westland Drive is designated by the state as a scenic highway which limits buildings within 1000' of the road to 35' in height. Conveniently, the developer's plan does not list the height of the proposed three story complex.

3. Lastly, our understanding is that the A L Lotts School is at a maximum and they have students in portables. In the discussion last night the ones in charge seemed to dismiss this problem by saying there would only be 10 or 12 additional students placed in the school system from this project. How could they possibly know this? We can not imagine how this can be true. If you have 249 units and over 35 units have 3 bedrooms, we are sure there will be more than 10 or 12 students impacting our schools in the local area--A L Lotts, West Valley Middle and Bluegrass. These schools need to be considered.

There are many other concerns -- storm water run off, road repair, sewer systems, hampering entrance to the local church, etc. We have only pointed out a few of the concerns that we think need to be corrected before development continues. We know the property will be developed in the future, but we think the officials in charge of expansion need to step up and seriously look at the real problems this particular proposal presents. Please visit this property and intersection and you can see the problems with the way this development is proposed. We are asking the MPC Commissioners to please do this for our community.

WE ASK YOU TO PLEASE OBJECTIVELY LOOK AT THE SITE OF THIS PROPOSED DEVELOPMENT BEFORE YOU VOTE ON IT!

Thank You,
John and Carolyn Ruble
[8730 Warm Springs Way](#)
[Knoxville, TN 37923](#)
[865-539-0668](#).

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] case #7-G-18-UR

1 message

Lysette Aviles <LysetteAviles@outlook.com>

Thu, Aug 2, 2018 at 3:30 PM

Reply-To: lysetteaviles@outlook.com

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

Dear Commissioners,

I, along with the rest of my neighbors from our Bexhill subdivision, vehemently oppose the crescent bend development and ask that you reject their proposal.

Thank you,

Lysette Aviles

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] Case 7-G-18-UR Crescent Bend Development

1 message

jshembree@bellsouth.net <jshembree@bellsouth.net>

Thu, Aug 2, 2018 at 7:11 PM

Reply-To: jshembree@bellsouth.net

To: commission@knoxmpc.org

MPC Commissioners:

The neighborhood of Plantation Springs is located just one lot east from the proposed 249 unit, three story apartment complex on Westland Drive and Ebenezer Road. Allowing the current design of the apartments would set a precedent that is not in character with the current neighborhood surrounding both sides of the proposed apartment complex. Westland Drive is designated a scenic highway in Tennessee's Class II Urban Roads. The maximum height allowed being 35' for any building within 1000' feet of the highway is problematic for the three story buildings along Westland. The plans submitted to MPC and posted on the website do not show building dimensions, only number of apartments in buildings.

The Reserve/Bridalwood complex has a density of about 6 per acre, Plantation Springs density is 3.8 per acre---the proposed apartment complex is 11.99 per acre, right at the top density allowed. No other development, the Reserve/Bridalwood, the Colonies Condos, Wesley Place condos for example, in the neighborhood is more than two stories. The Reserve/Bridalwood has at least 100'-150' set back and extensive screening by landscaping along Westland Road---the proposed apartments have 35', the minimum allowed, along Westland and the back property line. We want any complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes.

We know the property will be developed but want it to be in character with the surrounding homes and condos, nor do we want a precedent set for other developments that may follow. The subdivisions in this vicinity would welcome the opportunity to work to achieve a development in character with the neighborhood. We respectfully ask that MPC reject the current development plans.

Thank you,
Julie Hembree, President
Plantation Springs Homeowners Association

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] case 7-G-18-UR

1 message

jshembree@bellsouth.net <jshembree@bellsouth.net>

Thu, Aug 2, 2018 at 7:17 PM

Reply-To: jshembree@bellsouth.net

To: commission@knoxmpc.org

MPC Commissioners:

Following up the previous email concerning #7-G-18-UR use on review for Crescent Bend Development's proposed 249 apartments on Westland Drive and Ebenezer Road, a postponement of this case would also provide an opportunity for neighborhoods and the developer to discuss ways to insure compatibility with the existing neighborhood character in the area.

Thank you,
Julie Hembree, President
Plantation Springs Homeowners Association

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18UR, Crescent Bend Development

1 message

Ron Sentell <ron@sentell.org>
Reply-To: ron@sentell.org
To: commission@knoxmpc.org
Cc: PSHA Office <psha@knology.net>

Thu, Aug 2, 2018 at 11:13 PM

Commissioners and Staff,

I live in Plantation Springs, a community located on Westland Drive within a third mile of the proposed Crescent Bend Development being reviewed for a vote on August 9. With approximately 110 other homeowners, I attended a Q&A meeting last night at Ebenezer United Methodist Church, located across Ebenezer Road from the proposed development. I believe that a quality new community will be developed, but I am concerned about the appearance of tall buildings immediately beside Westland Drive without an adequate visual buffer. Hopefully, you are aware of the state designation of Westland Drive as a scenic highway and will ensure that the developer follows the requirement that limits the heights of buildings within 1000 feet of the roadway to 35 feet. A good model for how a community has appeared to be compatible with a scenic highway designation is found in the Bridalwood Westland community on Westland Drive. A panorama photograph of the entrance to this community is shown in the attachment. Note the tall trees along Westland Drive.

I am concerned about significant traffic gridlock at rush hours and the limited county roadway budget. Plantation Springs is located between Bridalwood and a proposed entrance to Crescent Bend on Westland Drive. The entrance to Plantation Springs and a sharp curve in the roadway are shown in attached pictures. The entrance to my community is only 1/3 mile from the traffic light on Ebenezer Road, and traffic gridlock is common during morning and evening rush hours. To mitigate a significant increase in traffic, I request that the roadway be striped in front of my community to leave a gap for exit when traffic is backed up. This marking will not eliminate the problem, but may help lessen the number of increased accidents that will occur. Hopefully, your approval of this new development could be made contingent on painting stripes on the roadway.

Thank you for reviewing my concerns and your diligence in assuring scenic highway provisions are followed and neighborhood roadway safety is maintained.

Ron Sentell

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This message was directed to commission@knoxmpc.org

4 attachments



Bridalwood_Entrance.jpg
442K

Bridalwood_Westward.jpg
731K



Plantation_Springs_Entrance.jpg
975K



Plantation_Springs_Westward.jpg
1074K



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

[MPC Comment] #7-G-18-UR

1 message

Casey Hamar <casey.hamar@gmail.com>

Fri, Aug 3, 2018 at 5:50 PM

Reply-To: casey.hamar@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

As a resident of the Farrington neighborhood, I am extremely interested in the proposed development 7-G-18-UR on Ebenezer and Westland. I expect this land will be developed, and I look forward to welcoming new neighbors to our beautiful, vibrant, safe community.

I am extremely concerned about the current proposal for the following reasons:

1. Westland is a designated scenic drive, which I understand requires a 1000 foot buffer from the road and buildings are capped at 35 feet. I adore Knoxville, and the unique opportunities it provides for families and businesses to grow including building housing which honors the history and current requirements of Knoxville. I do not believe the proposed development is in keeping with the scenic requirements.
2. When I review the entrance and exit of the proposed development, I am extremely concerned for the safety of our new neighbors and our current residents. Based on a national standard of 10 trips/day for each apartment, we can expect over 2490 trips/day. That is almost 5000 times a day that a car will be entering or exiting the proposed development with very limited space on extremely busy roads.
3. The design and height are not in keeping with the current neighborhood design including the density and height.

I sincerely hope you will consider my concerns. Thank you for your time.

Respectfully, Casey Hamar

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Casey Hamar
casey.hamar@gmail.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18UR, Crescent Bend Deveopment.

1 message

Toby Nye <tobyne@gmail.com>

Sun, Aug 5, 2018 at 4:38 PM

Reply-To: tobyne@gmail.com

To: commission@knoxmpc.org

Dear Commission,

I am a resident of Plantation Springs and very concerned about the apartments due to being built next to my subdivision. My husband and I built in this neighborhood 14 years ago. It is a quiet and lovely community. We take pride in our area to keep the subdivision as it was meant to be.

I feel that the plans for the apartments would cause massive traffic jams and wrecks on Westland Dr. A three story apartment would tower over our community and change the character that we have strived to build in this area.

I trust that you will take every concern into consideration and decide on the best decision for all the communities in this area.

Thank you for your dedication to serving Knoxville and it's residents.

Deborah Nye
Plantation Springs resident

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18-UR

1 message

'Peggy Rogers' via Commission <commission@knoxmpc.org>

Sat, Aug 4, 2018 at 9:30 AM

Reply-To: jhpbrogers@icloud.com

To: commission@knoxmpc.org

I am writing to oppose approval of the Crescent at Ebenezer project, 7-G-18-UR, as proposed and submitted. The developer, Mr. Murphy, refused to discuss these issues with us at the August 1 community meeting held to discuss the project with the developer and community. My objection is for the following reasons:

1. Westland Drive is designated as a scenic highway under Tennessee Class II Rural Roads. As such, any buildings within 1000 feet of Westland Drive may not exceed a height of 35 feet. Crescent Bend Development, LLC's application and drawings do not address heights of the buildings within 1000 feet of Westland Drive. It is inconceivable that those buildings do not exceed 35 feet since the developer's spokesperson stated all apartments would have 9 ft ceilings. This accounts for 27 feet plus space between floors and foundation accounts for at least an additional 4-5 feet, leaving only 3-4 at most for attic and roof.

2. The landscape along Westland Drive is composed of green plants and trees between the highway and buildings, providing visual barriers both from Westland Drive to the residences and from the residences to Westland Drive. I believe it is imperative to maintain this level of green space and landscaping in our communities along Westland Drive. Other residential communities along Westland Drive have consistently maintained this esthetic plan. We respectfully request the proposed apartment complex do the same.

We would respectfully request the developer address and correct these issues in his plan before action by the MPC.

Thank you for your time and efforts in the work of the MPC.

Sincerely,

Peggy Rogers
8741 Belle Mina Way
Knoxville, TN 37923

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] CASE: #7-G-18-UR Crescent Bend Dev.

1 message

Ruann Wood <isignaslily@gmail.com>

Fri, Aug 3, 2018 at 1:36 PM

Reply-To: isignaslily@gmail.com

To: commission@knoxmpc.org

Good Afternoon Commissioners.

This email is to express my concern over the proposed Crescent Bend Development that is proposed for the Ebenezer Road and Westland Drive intersection.

At one point Weigels planned to put one of their gas stations on the site. The land was cleared and I believe tanks were put into the ground based on my daily observation of the property as it was under preparations.

That project never manifested and the lot sits there empty.

I recently found out that Crescent Bend Development LLC is interested in putting 429 apartment and assisted/independent living units on the 25.8 acres of land.

If it were an assisted living ONLY development you may not see too much opposition because people in assisted living do not drive, in most cases. However, people that live in apartments and in independent living units do drive and honestly the traffic on Ebenezer Road is horrendous! It's become like Pellissippi Speedway. It is so odd seeing semi trucks driving down a residential road. No one pays attention to the speed limit and the awkward cross walks randomly placed on the road this past year has made the road even more dangerous because we've lost the middle turn lane.

The Ebenezer/Westland intersection, during the school year from 7:00a - 8:00a is backed up over a mile heading towards Kingston Pike. After 4:30p that whole intersection is backed up in all directions.

The schools that any kids living in the development would attend are burgeoning.

Developers have taken the land that a single house sits on and put 25 houses on it. There are kids everywhere and no room in the schools for them.

All the old subdivisions on Ebenezer Road that date back to the early 80's are in great opposition to this new development. That includes:

- Bexhill Subdivision
- Bennington Subdivision
- Farrington Subdivision

You can expect to hear from a whole lot of us.

Thank you for your time.

Ruann L. Wood
1436 Buxton Drive
Knoxville, TN 37922

Get your own  email signature

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Crescent Bend Development on Westland Drive and Ebenezer

1 message

'Diane Crook' via Commission <commission@knoxmpc.org>

Sun, Aug 5, 2018 at 9:46 PM

Reply-To: jacrook@me.com

To: commission@knoxmpc.org

Cc: Hembree Julie <jshembree@bellsouth.net>, Adele Crook Diane <jacrook@mac.com>

RE: CRESCENT BEND DEVELOPMENT ON WESTLAND DRIVE AND EBENEZER

As residents of Plantation Springs we wish to protest the Crescent Bend Development for these reasons:

1. Westland is a state designated Scenic Route and the present drawings bring the backside of building too close to the road, the entrance/exit on Westland would be impossible to beautify and the present drawings create an inconsistent regard to landscaping/screening as others area neighborhoods have done.

2. The traffic patterns for Westland Drive particularly are deplorable. The deep ditches on either side of the road create impossible pull overs and additional traffic as would be expected with 240 units is incomprehensible.

3. The 240 units is far too dense for the area.

4. Water run off appears unsatisfactory, especially concerning Westland Drive.

5. Not shown on any of the plans is the dangerous curve around the old cemetery on Westland Drive. To add another entrance/exit is a fatality waiting to happen.

The plans for Crescent Bend are not permissible as shown at this time. Please reconsider this development and require it to meet state regulations, safety and neighborhood desirability. Sincerely, Jim and Diane Crook

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 7-G-18-UR, Agenda Date August 9, 2018

1 message

Tammy Hassil <tammyhassil@gmail.com>
Reply-To: tammyhassil@gmail.com
To: commission@knoxmpc.org

Sun, Aug 5, 2018 at 4:23 PM

This letter is in regard to:

File # 7-G-18-UR

Agenda Item #37

Agenda Date August 9, 2018

Applicant is Crescent Bend Development, LLC

To the Members of the Knoxville Metropolitan Planning Commission,

I attended a meeting on Aug. 1, 2018, at Ebenezer Methodist Church with other members of the community to discuss concerns with Crescent Bend Development's (CBD) proposal for a high-density apartment complex, File # 7-G-18-UR. Representatives from Knox County Engineering & Public Works, Planning & Development Division and Wastewater division were present along with representatives from CBD.

I have significant reservations regarding the developer's proposed plans for the entrance/exit on Ebenezer Rd. I am concerned about the heavy influx of traffic a high-density residential plan would create at peak travel times. I am particularly concerned about the dangerous traffic conditions the development's proposed entrance/exit will create in the area.

It is my understanding that the Knox County Engineering & Public Works, Planning & Development Division has provided input on the entrances/exits of the proposed development. I urge this division to revisit its assessment and request that MPC commissioners vote to table this proposal until re-assessment is complete for the following reasons:

- A traffic study was completed in May; however, school traffic is not as heavy in May as it is in August. Cindy Pionke, a representative from Knox County Engineering & Public Works, Planning & Development Division, stated in the meeting that an additional study was planned in August after school starts. These data are critical to determining the safety of entrance/exit placement.
- The current traffic assessment fails to adequately address concerns of the community. Everyone in the meeting agreed there was no answer as to how the residents of the proposed development would be able to make a left turn in or out of the development via Ebenezer Rd during peak traffic times.

I will elaborate on the last point. The proposed entrance/exit, which is the current entrance/exit of the nursery, is too close to the intersection of Westland and Ebenezer. Based on what Cindy Pionke said, the entrance/exit cannot be located at the intersection due to utilities at the intersection. This intersection is already dangerous and I have seen multiple accidents there. During peak times, there is no gap in traffic for a resident to make a left turn in or out of the proposed development. The only chance to make a left turn would be during the change of the light, which could result in a collision if another driver runs a yellow or red light.

I want the road I and other community members travel on every day to be safe. Please vote to table this proposal until further research can be completed to ensure the best plan is selected for managing additional traffic on Ebenezer Rd.

Best Regards,

Tammy

President of Bluegrass Bend Homeowners Association

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This message was directed to commission@knoxmpc.org

2 attachments



fromlightintersection20180803-4.jpg
5439K



fromnurseryexit20180803.jpg
4563K



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

[MPC Comment] Opposition of apartment complex and assisted living on Ebenezer and Westland

1 message

Karen Gray <karensgray1@gmail.com>
Reply-To: karensgray1@gmail.com
To: commission@knoxmpc.org

Fri, Aug 3, 2018 at 1:41 PM

As a 20 plus year resident of Crestline Subdivision off Bluegrass Rd, I like many in the community are not happy about the development of apartments and an assisted living facility at the intersection of Westland and Ebenezer (1040 Ebenezer Rd). I am concerned about the heavy traffic that exists now and that it will be much worse in the future.

As someone who has to be at work by 8:00 am and fight the school traffic that is for Bluegrass Elementary, West Valley Middle AND Bearden High School is near impossible to get through. Traffic in the mornings and evenings is dangerous and heavy, and would exponentially be worse if you were to add a 249 unit apartment complex and 1-2 more cars on the road at the highest traffic times.

The area in which we have called home for over 20 years has expanded to an almost unbearable level. The idea of trying to cram many houses or apartment dwellings on a small tract of land is disturbing.

I am also concerned about the flood zone that runs through Ebenezer and Westland.

The character of the neighborhood is single family dwellings, not a three story apartment complex. Please note my strong opposition to this planned development.

Karen Gray
Crestline Subdivision
Karen Gray

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

1 message

'John Frost' via Commission <commission@knoxmpc.org>

Fri, Aug 3, 2018 at 3:01 PM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org

Good Afternoon,

I was pleased that the staff has recommended the subject application be postponed until Sept 13 to allow for further review. I also appreciated the public information meeting that was held on Wed August 1st. The meeting was very well attended and many of the residents expressed very well thought out opinions in opposition to this proposed project. I was disappointed that not a single one of the decision makers from the commission were in attendance to benefit from this constructive feedback.

The message I took away from this meeting and the feedback provided by the traffic people in attendance was really very simple. The existing highway infrastructure in the area of North Westland Drive, South Westland Drive, and Ebenezer Rd. is insufficient to support the current level of usage, particularly in the mornings and evenings. In addition, there is insufficient money in the current budget to make any substantive improvements to alleviate the existing traffic hazards associated with entering these congested areas.

Given the existing congestion in the proposed development area, it would be highly irresponsible to approve the addition of 250 new high density units without first including substantial improvements to the highway infrastructure. I urge the commission to deny this proposed development until such improvements have been made, or included in the development plan.

Thank You for Your Time

John Frost
Wesley Place

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18-UR

1 message

'carey pal' via Commission <commission@knoxmpc.org>

Mon, Aug 6, 2018 at 10:13 PM

Reply-To: ccareypal@aol.com

To: commission@knoxmpc.org

Please take a closer look at this site. Nothing along Westland is more than two story and Bridalwood is 6 units per acre approximately much less than proposed appts. It is going to be very difficult to to make a left on either Westland or Ebenezer. Also Westland is designated a scenic hwy.

Regards

Carey Palamidis

in keeping with the area

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Case #7-G-18-UR

1 message

Larry Sink <lbsink@gmail.com>

Tue, Aug 7, 2018 at 7:18 AM

Reply-To: lbsink@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

By now I'm sure you've had numerous emails from my fellow neighbors deeply concerned with the the planned apartment community submitted by Creek Bend Development - Case #7-G-18-UR.

However, all of our concerns were validated at the community meeting with the developer and Knox County traffic and water engineering departments held on August 1st.

These concerns were numerous and too many to put into an email. however, the major concerns were traffic safety and the negative economic impact to the area.

Both of which, I completely agree with and ask this commission to declined Case #7-G-18-UR and not allow this project to proceed.

Thank you,

Larry Sink
Farrington Subdivision

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 7-G-18-UR Crescent Bend Development

2 messages

LOIS DEAROLF <ronandlois@comcast.net>

Mon, Aug 6, 2018 at 6:20 PM

Reply-To: ronandlois@comcast.net

To: commission@knoxmpc.org

All Members of Knox County Planning Commission,

We have lived in Plantation Springs for the past 17 years. The subdivision is located on Westland Drive approximately 1/4 mile east of Ebenezer Road. This stretch of Westland is a very narrow two-lane road with no shoulder room and with deep ditches on both sides. A curve just east of our entrance has large trees and foliage that greatly limit the ability to see oncoming eastbound traffic. It is very difficult to enter or exit during normal driving times and almost impossible during rush hours. Several accidents, as well as some narrowly avoided collisions, have occurred. An entry/exit on Westland Drive for the above-referenced development would be subject to these same problems. We believe the number of units proposed and the entrance/exit on Westland will create a more dangerous situation for our subdivision, the proposed development, and the entire neighborhood on both Westland and Ebenezer.

In addition, the character of the neighborhood would be greatly impacted by the proposed development. The only comparable complex in this area is Bridlewood Apartments (formerly The Reserve). It has a 100' setback (not 35') and 6 units per acre (not 11.9). It also has a 2-story configuration, which is in keeping with the "scenic roadway" designation assigned to Westland.

Thank you for your consideration of our concerns. We hope that you will not approve this development as it is currently proposed.

Sincerely,

Ronald and Lois Dearolf, Plantation Springs Homeowners

[8660 Belle Mina Way](#)

[Knoxville, TN 37923](#)

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This message was directed to commission@knoxmpc.org

Julie Hembree <jshembree@bellsouth.net>

Mon, Aug 6, 2018 at 9:07 PM

Reply-To: jshembree@bellsouth.net
To: Lois dearoff <ronandlois@comcast.net>
Cc: commission@knoxmpc.org

Thank you, wonderful letter

Sent from my Verizon Wireless 4G LTE Droid

[Quoted text hidden]



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

[MPC Comment] File # 7-G-18-UR Crescent Bend Development

2 messages

LOIS DEAROLF <ronandlois@comcast.net>

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To: commission@knoxmpc.org

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Sincerely,

Ronald and Lois Dearolf, Plantation Springs Homeowners

[8660 Belle Mina Way](#)

[Knoxville, TN 37923](#)

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This message was directed to commission@knoxmpc.org

Julie Hembree <jshembree@bellsouth.net>

Mon, Aug 6, 2018 at 9:07 PM

Reply-To: jshembree@bellsouth.net
To: Lois dearoff <ronandlois@comcast.net>
Cc: commission@knoxmpc.org

Thank you, wonderful letter

Sent from my Verizon Wireless 4G LTE Droid

[Quoted text hidden]



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

[MPC Comment] Opposition to #7-G-18-UR

1 message

Kristen O'Keefe <zkaz0516@gmail.com>

Mon, Aug 6, 2018 at 3:54 PM

Reply-To: zkaz0516@gmail.com

To: commission@knoxmpc.org

Hello,

My family and I are residents of Farrington, and we are opposed to the Crescent Hill development of apartments and retirement community. This development would cause increased traffic congestion in an already high volume area. We are also concerned about how the large increase in area residents would affect the already crowded schools. I hope you will consider this letter of objection from a concerned citizen.

Thank you

Amos and Kristen O'Keefe

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

1 message

'John Frost' via Commission <commission@knoxmpc.org>

Mon, Aug 6, 2018 at 5:53 PM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org

At 4:45PM this afternoon traffic on south Westland drive was backed up from Ebenezer to AL Lotts waiting to turn left on to Ebenezer. Imagine how it will be when you add people trying to enter/exit the proposed Crescent Bend development on Ebenezer between north and south Westland drive !!

Say NO to Crescent Bend, or any other residential development until traffic improvements are made in this area!

Thank You for your consideratio
John Frost
Wesley Place

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: MPC MEETING

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Aug 6, 2018 at 1:34 PM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

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

From: **Annette Staples** <astaples@aol.com>

Date: Mon, Aug 6, 2018 at 11:12 AM

Subject: MPC MEETING

To: mike.brusseau@knoxmpc.org

Cc: lewisbmknx@yahoo.com, jcpell@charter.net, cjpell@chartertn.net, bobobfl@yahoo.com, chbtn@yahoo.com, paul@providenceadvisors.com, rhodessoccer@gmail.com, MKeel@utk.edu, rfinn1955@gmail.com, cgy1951@gmail.com, dianaseaver4@aol.com, wendywebb@gmail.com, dolores_schaffer@yahoo.com

Looks like the Zoning Commission is going to give all the subdivisions along Westland Dr. and even a rather large portion of Northshore Dr. What I would call a One/Two punch.

Punch One was when you allowed the development of Westland Oaks Phase I, a subdivision on Westland Dr. and behind the Pointe at Heritage Lake, without doing a traffic study. And that was because of a savvy developer who knew that if he kept the number of houses in that development to 75 or less; no traffic study would be mandated. So that's what he did...one less house, and the zoning Commission approved. They shouldn't have; but they did.

This subdivision is in it's initial development and we were promised that no more houses would be allowed without a traffic study.

Now Punch Two, is that you are considering another subdivision, which will be built on property above the first project. Approving the new proposed project prior to evaluating the traffic impact of Westland Oaks Phase I, will be another terrible mistake.

This may or may not be a part of Phase II of the above mentioned development, but the traffic generated by this newest project will also have to funnel into the traffic pattern on Westland Dr.

You need to evaluate the impact of the first project, Westland Oaks Phase I, before you add another multi-family housing development, which will further complicate the traffic flow on Westland Dr.

Seems like this is Phase II of the initial project, whether it is called Phase II, or whether it is the same developer or not. This should be considered under the promise that was given to us that there would be no more houses without a traffic study. This was a promise made to us, and the intent of that promise should be honored.

The Zoning Commission knew a traffic study should have been done on the first project, as it only needed one more house and it would have been mandated. The Zoning Commission should have known that Westland Dr. cannot be widened to alleviate traffic problems without considerable expense and planning. It is my understanding that the widening of Westland Dr. is not even under consideration at this time.

Here's what needs to be done. Wait until Westland Oaks Phase I is completed and the traffic from that subdivision can be evaluated. Don't "sneak" another subdivision approval in prior to knowing how the first project is going to adversely impact traffic. In fact, don't approve any, or rezone any additional development in this immediate area until the impact from Phase I can be evaluated.

Upon evaluation and completion of a traffic study; then consider rezoning and approvals for new projects. At that point we would have all the facts and could more accurately evaluate the impact of such approvals.

I would appreciate my letter being submitted to the Zoning Commission prior to this project being considered.

Respectfully,

Annette B. Staples
[1219 Barton Place Ln.](#)
Knoxville, TN 37922
918-978-6190

Sent from my iPad

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County [Building, Suite 403](#)
[400 Main St.](#)
[Knoxville, TN 37902](#)
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org