



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

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

1 message

Amanda Decker <a.decker.scm@gmail.com>

Tue, Aug 7, 2018 at 2:38 PM

Reply-To: a.decker.scm@gmail.com

To: commission@knoxmpc.org

Good afternoon all,

I am writing in vehement opposition to the proposed 249 unit apartment complex currently on the agenda as "use on review", at the corner of Westland and Ebenezer. I would sincerely request that the commissioners be realistic in the true review of impact to the surrounding residential area. I am quite frankly shocked and concerned at the lack of realistic information found on the "use on review" application form in the "estimated impact" fields, and I firmly believe that the needs of the current area residents should supersede the financial desires of a development group.

The traffic congestion on these roads is already high during rush hour, and the entire area is congested during school hours/days due to the multiple schools in the area. The alternate routes (including Northshore) are equally busy, and adding more complex traffic patterns (construction delays, road damage due to construction and additional cars, turning lanes and patterns) will exacerbate this issue. Westland is too narrow (especially at the first curve, which would be the first to be impacted by a heavy increase in traffic), and it is not realistic to expect that traffic accidents/potential fatalities would not increase, particularly as I have encountered many bicyclists and pedestrians on this road (I have not been able to locate the Traffic Impact Study (why this is not included in the use on review packet, I'm not sure), but anyone who has driven these roads would personally challenge any assertion that the impact would be minimal).

Of more concern is the claim that only 4 school age children will be added to the surrounding school system, which is clearly unrealistic. All of the schools which are slated to be impacted by the influx of students already have student:teacher/counselor ratios that are higher than state averages (particularly Bluegrass Elementary), and speaking personally, we chose to move into the area (into a purchased home, paying a premium for the good quality of schools and neighborhood) to bring our children into a better, smaller school district. If our one household brought in 2 school age children, to expect almost 250 apartments to only bring in 4 children total is an impractical and unethical claim.

In short, a 249 unit apartment complex (not even considering an additional independent living facility) is completely out of character with the surrounding, well established neighborhoods and will put strain on both the infrastructure and the schools in the area. I join neighboring communities in voicing my strong opposition to this project, and fervently hope that the character of the area and concern of the established residents take precedence over a developer.

Thank you very much, and looking forward to the future meetings,

Amanda Beck
Bexhill Subdivision

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This message was directed to commission@knoxmpc.org



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

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

1 message

Thomas Sailer <thomassailer@bellsouth.net>

Tue, Aug 7, 2018 at 2:33 PM

Reply-To: thomassailer@bellsouth.net

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

MPC Commissioners - We are residents of Westland Manor which is located just less than a mile east of the proposed development detailed in the referenced Case.

After attending a meeting regarding this development (Crescent Bend) on Aug. 1, we must express our concerns regarding the impact of this project. It is our opinion that Westland Drive east of Ebenezer can not handle additional traffic as the road has serious pavement deterioration which has only had patchwork attention in the last ten years. Additionally, there are numerous entrances along this portion of Westland (Our subdivision is the fifth entrance from the south side of Westland) and Westland Drive is the only outlet for people using these entrances. Also, there is additional growth occurring and being planned all the way to the Pellissippi along Westland. A good example of this growth may be seen on the same MPC meeting agenda - Case 8-A-18-RZ- wherein SE Properties is requesting the rezoning of a small piece of property from agricultural to planned residential. Actually, this parcel is part of a much larger piece of land that has been submitted to the MPC for the development of a subdivision which would contain 70+ homes accessible only from Westland and bordering much of the east side of our subdivision. I assume that the MPC staff looks at the accumulative effects of the individual projects it considers, but we don't see how any more traffic can be added to the referenced section Westland without some major improvements to this road.

There was also some discussion about vehicles leaving Crescent Bend being permitted to make left turns on Westland and Ebenezer. This seems to be a highly dangerous situation given traffic conditions on these roads where the Crescent Bend access points are occurring.

Finally, it seems that adequate attention has not been given to the impact of this proposed development on the creek which borders the southern edge.

Thank you for your consideration of our concerns.

Tom and Linda Sailer

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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

Mary-Elizabeth Leggett <Mary_Leggett@teamhealth.com>
Reply-To: mary_leggett@teamhealth.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Aug 7, 2018 at 2:22 PM

I am concerned about the proposal by Crescent Bend Development, LLC, File # 7-G-18-UR. I am a resident of Farrington and presently it is difficult to get in and out of the neighborhood during rush hour, particularly in the mornings. Traffic tends to back up from Westland North past the north entrance of our neighborhood making it almost impossible to get to the turn lane to turn left onto Westland South.

Additionally, I saw on the documents that the student impact is estimated at 4. I believe that to be shortsighted considering the wonderful schools in the area. That would draw families with children.

It appears that there would be some negative impact to our community if this project is approved. I hope that it is being considered from all angles and not just looked at based on statistics to ensure that the impact will be more positive than negative.

Mary-Elizabeth Leggett

Lease Manager, Support Services

TeamHealth

[265 Brookview Centre Way, Suite 400 | Knoxville, TN 37919](#)

work: 865.293.5587 | cell: 865.660.6279 | email: mary.leggett@teamhealth.com

www.teamhealth.com | facebook.com/teamhealth | @TeamHealth

Fortune "World's Most Admired Companies" – 2015, 2016
Becker's Hospital Review "150 Great Places to Work in Healthcare" – 2015, 2016
Forbes "America's Most Trustworthy" Companies – 2014

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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 on Ebenezer and Westland

1 message

L Toney <ltoney5017@comcast.net>
Reply-To: ltoney5017@comcast.net
To: commission@knoxmpc.org

Tue, Aug 7, 2018 at 11:21 PM

Dear Commissioners,

We strongly oppose the proposed development 7-G-18-UR on Ebenezer Rd and Westland Drive. We live in Farrington subdivision which has homes that are adjacent to the property. The proposed development is not consistent with the density or scenic nature of the surrounding residential areas. The traffic situation at that corner is already at capacity during commute hours. Additionally, there is a sharp narrow curve on Westland Drive which will be hazardous to the ingress and egress. I urge you to drive that section of Westland Dr and note the scenic nature of the route.

Thank you.

Lee and Leslie R. Toney
1300 Farrington Drive
[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-18UR, Crescent Bend LLC Development

1 message

Rosemary Ried <romare133@knology.net>
Reply-To: romare133@knology.net
To: commission@knoxmpc.org
Cc: Rosemary Ried <romare133@knology.net>

Tue, Aug 7, 2018 at 2:52 PM

Dear Board Members of MPC:

I am an 85-year-old very active lady that lives in Plantation Springs, who is in-and-out of my subdivision many times each week. The thought of more traffic flowing onto Westland from a new subdivision is mind-boggling!! Many days traffic is backed up from Ebenezer to Plantation Springs and further. Since making a left hand turn onto Westland is impossible, I am forced many times to make a right hand turn and take a different and longer route. And, often when the light at Ebenezer and Westland is green, the light at Westland and Gallaher View has also turned green and the traffic is impossible. Just imagine another subdivision joining in with another 500-700 cars!

Another big concern of mine is safety. All the subdivisions on Westland, (Westhampton, Westland Manor, CharlesTowne Landing, Reserve/Bridalwood and Plantation Springs) have only ONE entrance/exit. We have many trains a day that are on tracks extremely close to Westland and a gas tank storage facility at Westland and Gallaher View. Do you not see a big danger this presents for explosions or chemical spills, etc.? And, with one exit out of these subdivisions? And to add another subdivision would only complicate matters and present another danger to us. This is very serious.

Another concern is the type of apartments are you intending to build. The Reserve/Bridalwood apartments are up-scale, very nice looking and sit back from the road with nice landscaping. Since we will be very near this proposed subdivision, we feel this would be appropriate for you to continue this upscale look. There are only two-story apartments along Westland; the three-story buildings are in the back and are not seen from Westland. Plantation Springs, as are the other subdivisions, concerned about our property values.

Also, the possibility of you building an Assisted Living Complex, only makes all this more complicated with much more traffic. It is dangerous enough already. And, if there is to be a business at the corner of Ebenezer and Westland, it is horror story!

I feel the Board needs to hear our concerns; after all, we live here! I have lived for 16 years in this beautiful and peaceful area, and I hate for it to be destroyed.

Thank you for letting me vent my feelings!

Rosemary Ried
[915 Altamont Way](#)
[Knoxville, TN 37923](#)

P.S. I trust that this email will be seen by all the Board Members.



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

1 message

Zachary Beck <beckzach05@gmail.com>

Tue, Aug 7, 2018 at 2:56 PM

Reply-To: beckzach05@gmail.com

To: contact@knoxmpc.org, commission@knoxmpc.org, terry.gilhula@knoxmpc.org

Good afternoon all,

I am writing in vehement opposition to the proposed 249 unit apartment complex (7-G-18-UR) currently on the agenda as "use on review", at the corner of Westland and Ebenezer. I would sincerely request that the commissioners be realistic in the true review of impact to the surrounding residential area. I am dishearteningly concerned at the lack of realistic information found on the "use on review" application form in the "estimated impact" fields, and I firmly believe that the needs of the current area residents should supersede the financial desires of a development group.

The traffic congestion on these roads is already high during rush hour, and the entire area is congested during school hours/days due to the multiple schools in the area. The alternate routes (including Westland) are equally busy, and adding more complex traffic patterns (construction delays, road damage due to construction and additional cars, turning lanes and patterns) will exacerbate this issue. Westland is too narrow (especially at the first curve, which would be the first to be impacted by a heavy increase in traffic), and it is not realistic to expect that traffic accidents/potential fatalities would not increase, particularly as I have encountered many bicyclists and pedestrians on this road. I have not been able to locate the Traffic Impact Study (why this is not included in the use on review packet, I'm not sure), but anyone who has driven these roads would personally challenge any assertion that the impact would be minimal).

Of more concern is the claim that only four (4) school age children will be added to the surrounding school system, which seems decidedly unrealistic. I can find no verifiable information in the Use on Review to justify this assertion. All of the schools which are slated to be impacted by the influx of students already have student:teacher/counselor ratios that are higher than state averages (particularly Bluegrass Elementary), and speaking personally, we chose to move into the area (into a purchased home) to bring our children into a better, smaller school district. If our one household brought in 2 school age children, to expect almost 250 apartments to only bring in 4 children total is wildly illogical.

Another concern that I personally know is shared by a majority of homeowners in my subdivision is that of property values. This area of Knox County is a well established sector with a housing market to match. The addition of such a substantial apartment complex could readily have a negative impact to property values along the Ebenezer corridor. Given the number of homes that could be involved, it is not a stretch to assume a class action lawsuit could be filed against the developer if property values are indeed negatively impacted. Grounds for such a claim could be tied into the class motion against Zillow for misrepresenting values, (though dismissed because the plaintiffs hadn't provided proper proof of affect) *Patel, et al. v. Zillow Inc., et al.*, Case No. 1:17-cv-04008.

In short, a 249 unit apartment complex (not even considering an additional independent living facility) is completely out of character with the surrounding, well established neighborhoods and will put strain on both the infrastructure and the schools in the area. I join neighboring communities in voicing my strong opposition to this project, and fervently hope that the character of the area and concern of the established residents in this area take precedence over a developer.

Thank you for your consideration of my concerns. I hope that this, along with other concerns that are now and in the future voiced, give enough cause to halt this ambitious yet ambiguous development plan.

Zachary Beck
Bexhill Subdivision

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

7-G-18-UR Crescent Bend Development

1 message

sue petrie <sue.petrie.slp@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Aug 7, 2018 at 9:36 PM

Our family resides in the Farrington subdivision. We moved here for the beautiful and low traffic neighborhood. Farrington is a friendly, walking neighborhood where people walk for exercise and visit with each other while walking their dogs. We look out for each other. After the building of the high density neighborhood above us on Nubbin Ridge many of us have seen erosion to our yards after a heavy rain, even after the developer assured us this would not happen. Another high density development behind us is certainly not what we feel will be an asset to our neighborhood.

Traffic on Ebenezer is already problematic. If you are going to work or have an early appointment, you pray some nice driver will let you in the line of traffic. Otherwise you sit there for an extended time. Heaven forbid if you are planning to cross two lanes to get to Westland. Residents also have to take their lives in their hands when they take the left turn lane into Farrington when drivers coming north prematurely decide to turn on Westland and start at our turn lane. Many head on collisions have been avoided so far. More traffic on Ebenezer is not the answer.

Property values in Farrington have increased lately with families wanting to live in such a friendly, quiet neighborhood. We feel this will change with high density apartments behind us. Renters are many times transient and have no ownership or pride in their homes.

With young families moving to Farrington we have the added concern for safety of our children. Farrington will become a "cut through" to Nubbin Ridge during construction on Ebenezer and Westland. Nubbin Ridge is already a dangerous two lane road.

Please consider the cost of redoing Ebenezer and Westland after heavy construction vehicles have destroyed them.

Bluegrass and A.L. Lotts are two very successful schools that parents desire their children to attend. With these apartments there will be more children hoping to attend these schools which are at capacity now. Buses now have problems entering and leaving Westland and Ebenezer. Too many parents drive their children to and from school now causing traffic problems around the schools.

Please consider our concerns.

Sincerely,
James and Sue Petrie
[8613 Dalemere Drive](#)
[Knoxville](#)

To: KnoxMPC

Aug 7, 2018

Subject: #7-G-18UR

Crescent Bend LLC Development

As an attendee of the Ebenezer Methodist presentation explaining the proposed Crescent Bend development there were many questions that raise serious concerns about the impact of the project. The major complaints centered on the traffic problems that will be created on Westland and Ebenezer – especially during rush-hour.

Some of the complaints include:

- 1) The creation of a 3 story apartment complex that requires entry using left hand turns across oncoming traffic on both Ebenezer and Westland is just plain foolish. The Ebenezer speed limit may be 45 mph but many drive 55-60 mph this will create a very dangerous mix. Cars exiting the apartments will have the same problem when trying to make a left hand turns and will be further impacted by vehicles in the turn lanes trying to enter the apartments.
- 2) Most of the commuters that live on Westland drive East to Morrell Rd to get on the interstate - Westland cannot handle the increased traffic that this project will generate – it already has traffic problems.
- 3) I live in the Westland Manor neighborhood and traffic from the afternoon rush-hour can backup all the way from the traffic light on Ebenezer past the entrance of Westland Manor 0.8 mi.

These are just a few of the traffic problems that a 249 apartment complex will create – one of the first recommendations to relieve the expected traffic jams will probably be to widen Westland - there are bottlenecks that cannot be changed. The road is bounded by a cemetery on one side and the railroad right-of-way on the other. The recommendation by many of the affected locals is to scale back the project from 3 story apartments to a reasonable 2 story configuration.

The general view of the Crescent Bend project is that it has been rubber stamped by the MPC without due consideration for the many that will be impacted.

Jerry Brann

911 Gothic Manor Way

Knoxville, TN 37923

brooks11235@gmail.com

(865) 414-2954



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

[MPC Comment] case#7-G-18UR,Crescent Bend LLC

1 message

murphy1015@att.net <murphy1015@att.net>

Tue, Aug 7, 2018 at 9:05 AM

Reply-To: murphy1015@att.net

To: commission@knoxmpc.org

It has been brought to my attention that a large apartment complex composed of 3 story structures is being planned at the corner of Westland and Ebenezer. This is unacceptable and even dangerous in regard to traffic impact and planned access locations. Drainage and run-off is another big concern, as we residents of Charlestone Landing are well aware.

Westland has become a heavily traveled thoroughfare, and the curve at that location a site for numerous accidents. It is very congested at the light on the other end of Westland and it often takes multiple light cycles to turn left onto Ebenezer.

The project is out of character with the residential character of the neighboring homes due to number and size of the buildings, negative impact on travel, and lack of open green space.

Please do the right thing for our community and deny this application in its current form.

Thank you for considering my request,

Diane Murphy

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Crescent Bend Project Westland/Ebenezer

1 message

'Magdalena Czyzewski' via Commission <commission@knoxmpc.org>

Thu, Aug 9, 2018 at 1:02 PM

Reply-To: kucia1@aol.com

To: commission@knoxmpc.org

To the MPC Commission,

I would like to share my concern along with many others living here in Westland Manor Subdivision regarding the traffic problems, water run-off and the height of the proposed buildings.

I am particularly worried about the traffic problems as turning left from Westland Manor Subdivision is a challenge now. It's going to become rather dangerous when you add 700 more cars. Please take into consideration the average age of the population living here and the impact it is going to have on everyone.

There are on-going problems with the creek water in this area especially during the storms and your project may add to additional flooding.

As far as the heights of the buildings, it will change a landscape here and become an eye sore. Westland Drive is considered a scenic route and destroying nature to create a new development that a lot people oppose would be a very sad moment and impossible to imagine.

Sincerely,

Magdalena Czyzewski
Westland Manor Subdivision

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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

Terry Gilhula <terry.gilhula@knoxmpc.org>
Reply-To: terry.gilhula@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Aug 9, 2018 at 11:20 AM

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

From: **Mike Ownby** <mikeownby@earthlink.net>
Date: Thu, Aug 9, 2018 at 11:10 AM
Subject: #7-G-18-UR
To: contact@knoxmpc.org

To MPC Members:

We live at [8849 Ebenezer Oaks Lane](#) and routinely experience the traffic overload from the surrounding developments. We moved here because of convenience, the community was built around low density housing, and reasonable traffic.

Adding apartments to the community changes the character of the community. Without an adequate and independent study showing the community impact on property values and traffic, we both object to building apartments in or close to an already busy area.

Michael & Elizabeth Ownby
mikeownby@earthlink.net
408.887.1729

[Quoted text hidden]



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

[MPC Comment] FW: Project 7-G-18-UR, The Crescent at Ebenezer

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

Fri, Aug 10, 2018 at 8:36 AM

From: **Mike Patterson** <michael_patterson@comcast.net>
Date: Thu, Aug 9, 2018 at 11:11 AM
Subject: [MPC Comment] FW: Project 7-G-18-UR, The Crescent at Ebenezer
To: commission@knoxmpc.org

Good morning Ms. Mahan,

I am writing to express my concerns about this Development and to request its deferment for one at least one month.

I am a resident of Plantation Springs. I attended the meeting at Ebenezer Methodist Church where over one hundred people attended from over 15 different Subdivisions.

A number of folks asked questions and the staff that was there from the Local Government did a very credible job in response.

That said, my concerns are as follows:

1. Traffic. Section 7.3 of the traffic study seems to give the reasons why this should be studied further. Minimum intersection spacing, the need for turning lanes and attendant cost are chief among my concerns. Also, this section does indicate there will be blockage to the entrances of the Crescent during peak hours. The estimated blockage percentages were based on Field Observation rather than something more empirical. Also, how will you make a left hand turn out of this complex during peak hours? I am also concerned about the curve on Westland just past Plantation Springs heading toward Ebenezer and the attendant line of sight issues. Folks are trying to avoid the guardrail, the deep ditch, and staying in their lane and may not react in time to residents trying to exit Crescent. During peak hours, this intersections was labeled LOS D. Barely acceptable.
2. Economics. The developer indicated he thought the complex would generate \$200,000 in Revenue. The assumptions regarding the impact on Schools need to be reviewed. It costs \$9,000 per year per child. Who pays for the road widening's? It is very likely more than 10 school children will be in this development.
3. Westland Drive. IS it in fact designated a scenic road?
4. Gated community. If accurate, will this impact the initial traffic study

I understand that Apartments are an efficient way to utilize community resources. However, the combination of the Westland dog leg, the sharp blind curve, and the economic impact I hope will be reviewed more thoroughly.

Respectfully Submitted.

J. Michael Patterson
8609 Belle Mina Way
37923

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This message was directed to commission@knoxmpc.org