

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 7-G-18-UR **AGENDA ITEM #:** 37
 POSTPONEMENT(S): 7/12/2018 **AGENDA DATE:** 8/9/2018
 ▶ **APPLICANT:** CRESCENT BEND DEVELOPMENT, LLC
 OWNER(S): Crescent Bend Development, LLC

TAX ID NUMBER: 132 09901 & PO 09903 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS: 1040 Ebenezer Rd
 ▶ **LOCATION:** Southeast side of Westland Dr., east of Ebenezer Rd
 ▶ **APPX. SIZE OF TRACT:** 25.8 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Ebenezer Rd., a minor arterial street with a five lane section within a 100' required right-of-way and Westland Dr. a minor arterial street with a two to four lane section within an 88' required right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Ten Mile Creek

▶ **ZONING:** PR (Planned Residential)
 ▶ **EXISTING LAND USE:** Residence, vacant land and landscape nursery
 ▶ **PROPOSED USE:** Apartments and Future Assisted Living / Independent Living Facility
 11.97 du/ac
 HISTORY OF ZONING: Property was zoned PR (Planned Residential) in 1979.
 SURROUNDING LAND USE AND ZONING: North: Vacant land - F (Floodway) and A (Agricultural)
 South: Residences - F (Floodway) and PR (Planned Residential)
 East: Maple Grove Inn site - A (Agricultural)
 West: Landscape nursery - PC (Planned Commercial)
 NEIGHBORHOOD CONTEXT: The site is located along a section of Ebenezer Rd. and Westland Dr. that include a mix of residential, institutional and mixed business uses.

STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review application until the September 13, 2018 MPC meeting as recommended by staff.**

Staff is recommending postponement until the September 13, 2018 meeting to allow time to address some issues that have developed based on the revised development plans and Traffic Impact Study (TIS). The proposed gating of the apartment complex will have an impact on the TIS analysis and the design of the proposed access driveway off of Westland Dr.

COMMENTS:

The applicant is proposing a 249 unit apartment complex on a 20.8 acre portion of this 25.8 acre site at a density of 11.97 du/ac. The remaining 5 acres is identified as a future development site for an assisted living/independent living facility. The proposed assisted living/independent living facility will require a separate use on review approval. Access for the proposed development will be from both Ebenezer Rd. and Westland Dr.

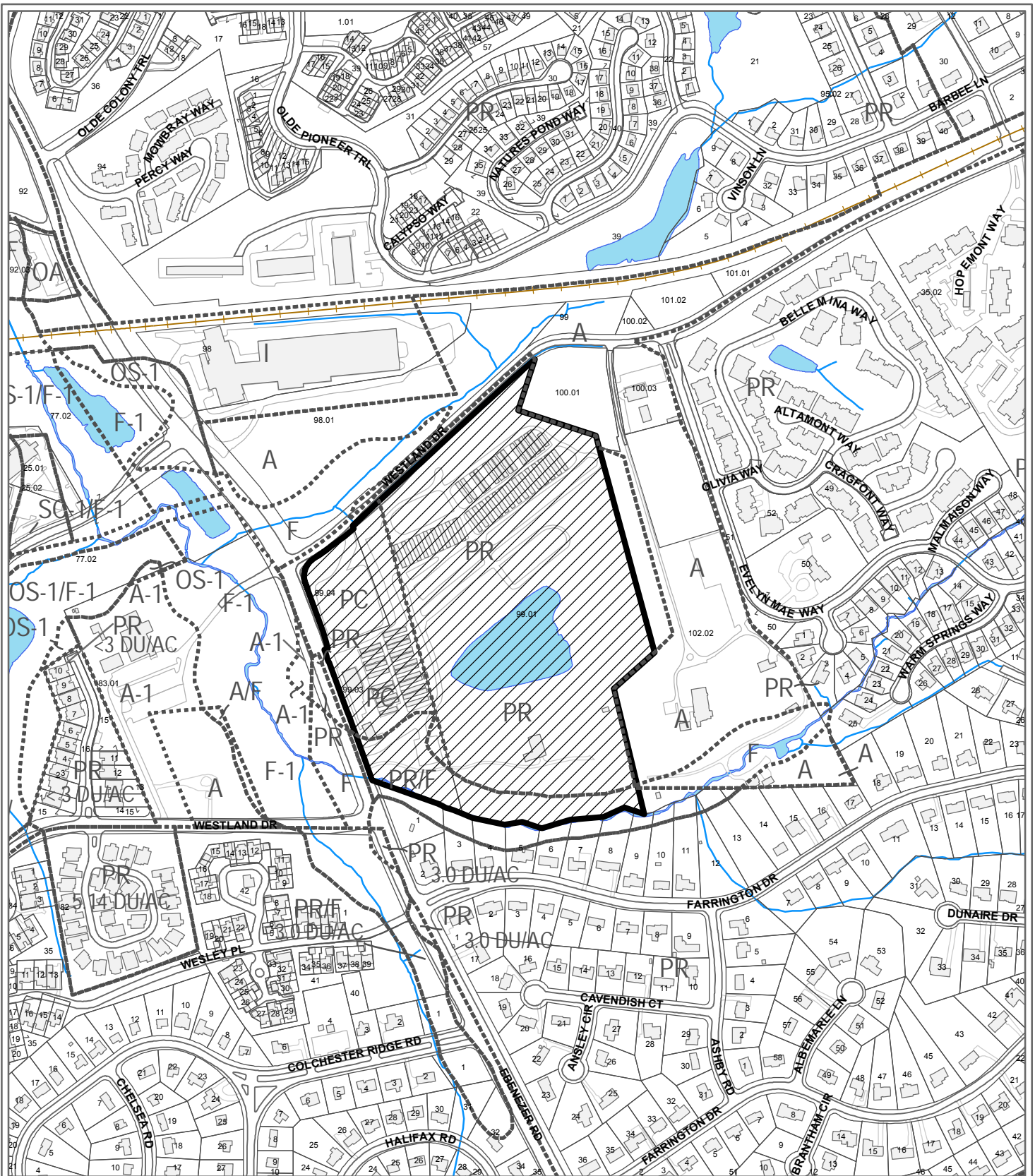
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 4 (public school children, ages 5-18 years)

Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**7-G-18-UR
USE ON REVIEW**



Apartments and Assisted Living / Independent Living Facility in PR
(Planned Residential)

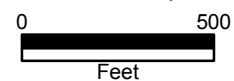
Original Print Date: 6/20/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

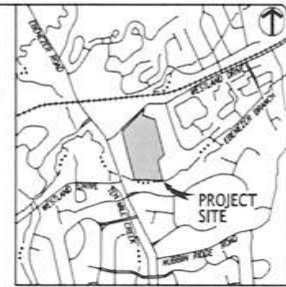
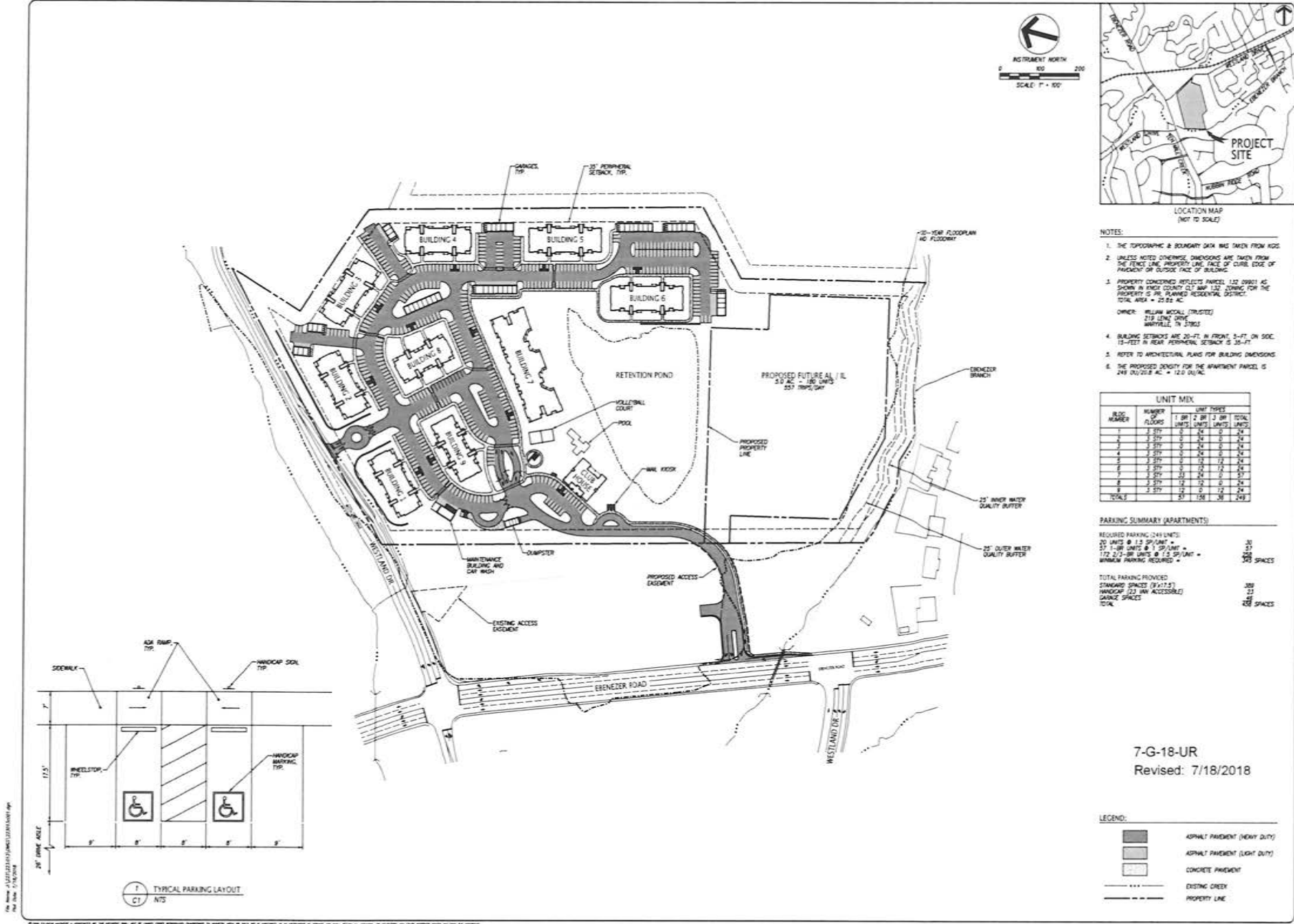
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Crescent Bend Development, LLC

Map No: 132

Jurisdiction: County





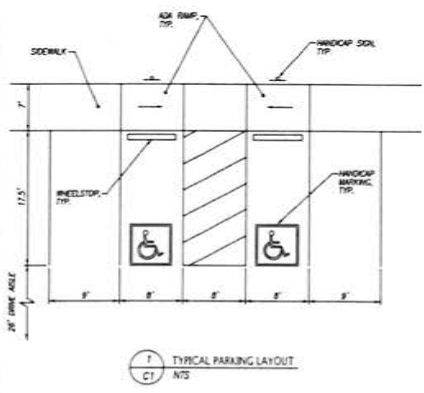
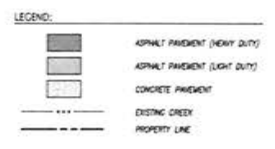
- NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA HAS BEEN TAKEN FROM AEGIS.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT OR OUTSIDE FACE OF BUILDING.
 3. PROPERTY CONCERNED REFLECTS PARCEL 132 00001 AS SHOWN IN FENCE COUNTY GIS AND 132 00000 FOR THE PROPERTY IS PRE-PLANNED RESIDENTIAL DISTRICT. TOTAL AREA = 22.85 AC.
 - OWNER: WILLIAM MACALL (TRUSTEE)
218 LEMUE DRIVE
MURFREESBORO, TN 37055
 4. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SID. 15'-FEET IN REAR PERMANENT SETBACK IS 10'-FT.
 5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 6. THE PROPOSED DENSITY FOR THE APARTMENT PARCEL IS 249 DU/22.8 AC = 12.0 DU/AC.

UNIT MIX			
BLDG NUMBER	NUMBER OF FLOORS	1 BR 1.25 UNIT	2 BR 1.75 UNIT
1	2 STY	0	24
2	2 STY	0	24
3	2 STY	0	24
4	2 STY	0	24
5	2 STY	0	24
6	2 STY	0	24
7	2 STY	0	24
8	2 STY	0	24
9	2 STY	0	24
10	2 STY	0	24
TOTALS	20	0	240

PARKING SUMMARY (APARTMENTS)

REQUIRED PARKING (240 UNITS)	30
30 UNITS @ 1.25 SP/UNIT	37
57 1-BR UNITS @ 1.25 SP/UNIT	71
172 2-BR UNITS @ 1.25 SP/UNIT	215
MINIMUM PARKING REQUIRED	343 SPACES
TOTAL PARKING PROVIDED	300
STANDARD SPACES (8'x12.5')	23
PARKING (22' MIN ACCESSIBLE)	277
LANDING SPACES	0
TOTAL	300 SPACES

7-G-18-UR
Revised: 7/18/2018



**FULGHUM
FM
MACINDOE
ARCHITECTS, INC.**

10110 MARION VALLEY ROAD
SUITE 101
KNOXVILLE, TN 37912
OFFICE: 615.851.8419
FAX: 615.851.8448
WWW.FMARCHITECTS.COM

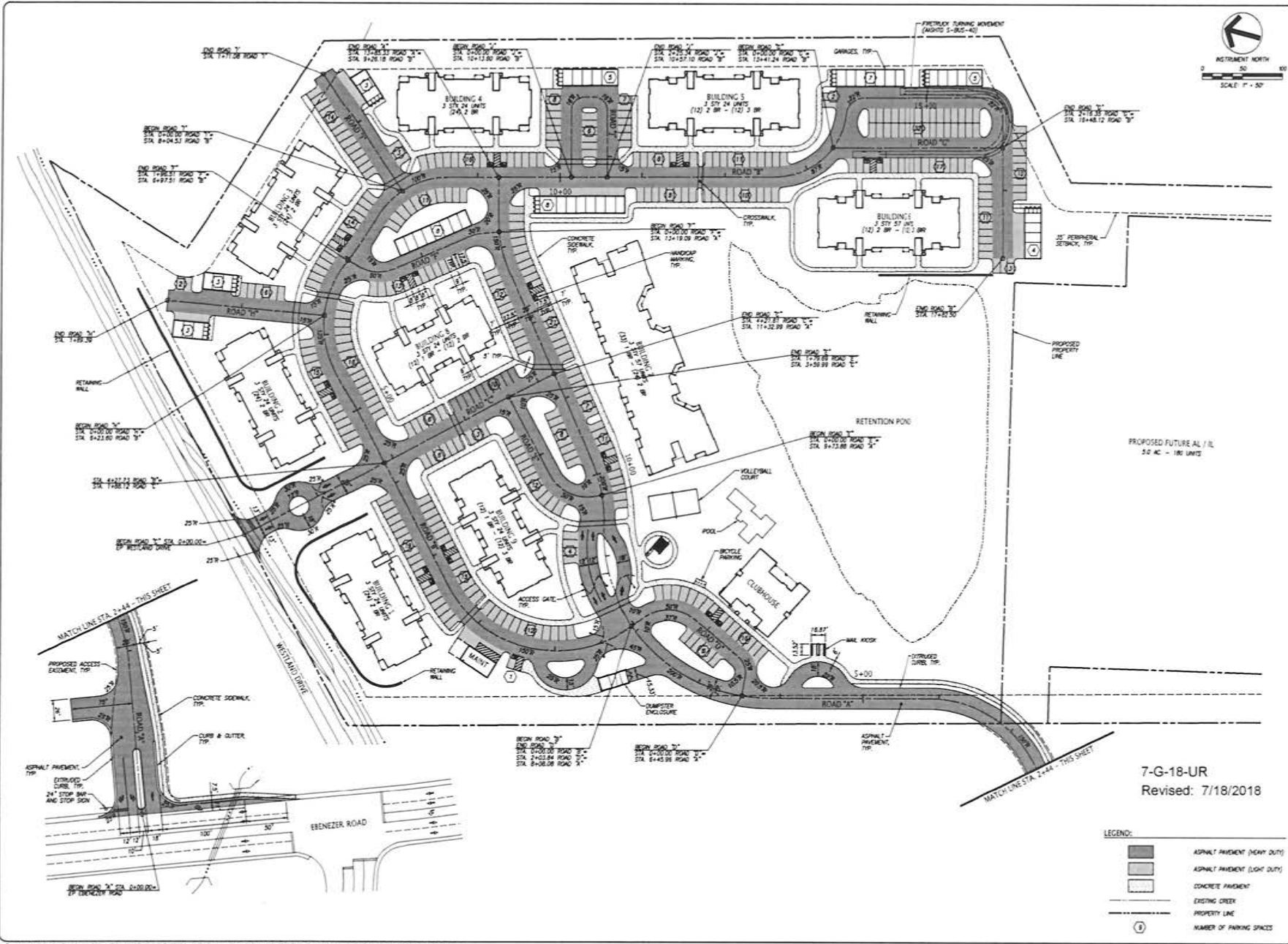
**PRELIMINARY
NOT FOR
CONSTRUCTION**

THE CRESCENT AT EBENEZER
1040 EBENEZER ROAD
KNOXVILLE, TENNESSEE 37919

CRESCENT BEND DEVELOPMENT, LLC
KNOXVILLE, TN 37919
CONTACT: PAUL J. MURPHY, III
TELEPHONE NO.: 865.444.2145
EMAIL: paulmurphy@crecscentsbend.com

**USE ON REVIEW
SITE PLAN**

DATE	BY	REVISION
07/18/18	MEF	REVISED PER AEC COMMENTS
07/02/18	MEF	REVISED PER AEC COMMENTS
05/29/18	MEF	POSSIBLE FOR USE ON REVIEW
Project	222.013	Sheet
Date	05/29/18	C1
Scale	1"=100'	



**FULDHUM
FM
MACINDOE**
+ARCHITECTURE

10010 HARMON HOLLOW ROAD
SUITE 101
KNOXVILLE, TN 37921
OFFICE: 865.593.8413
FAX: 865.593.8448
www.fmdesign.com

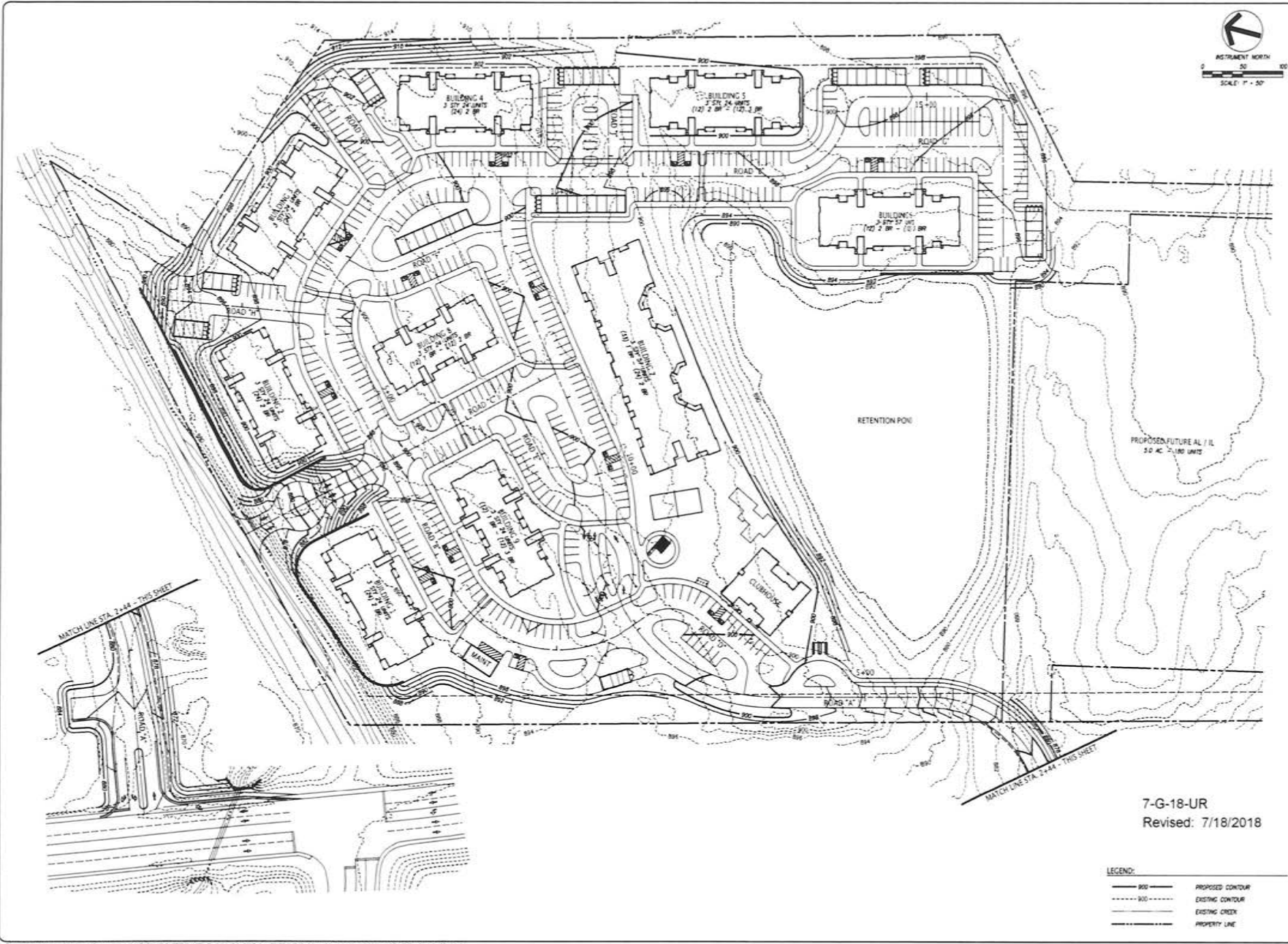
PRELIMINARY
NOT FOR
CONSTRUCTION

THE CRESCENT AT EBENEZER
1048 IRMA ROAD
KNOXVILLE, TENNESSEE 37919

CRESCENT BEND DEVELOPMENT, L.L.C.
6011 WALKER DRIVE
KNOXVILLE, TN 37919
CONTACT: PAUL J. MURPHY, III
TELEPHONE NO.: 865.444.2145
EMAIL: tjmurphy@crecendbend.com

LAYOUT AND
PAVING PLAN

Project	233.013	Sheet	C2
Date	07/18/18		
Scale	1"=50'		
Drawn by	MEF	Checked by	MEF
Plot Date	07/18/18	Reviewed/Issue	
EASED FOR USE ON HWY 44			



7-G-18-UR
Revised: 7/18/2018

LEGEND:

— 800 —	PROPOSED CONTOUR
- - - 800 - - -	EXISTING CONTOUR
— CREEK —	EXISTING CREEK
— — — — —	PROPERTY LINE



**FULGHUM
FM
MACINDOE
ASSOCIATES INC.**

2015 WINDHAM AVENUE #104
SUITE 201
KNOXVILLE, TN 37912
OFFICE: 615.836.6419
FAX: 615.836.6445
www.fulghumfm.com

PRELIMINARY
NOT FOR
CONSTRUCTION

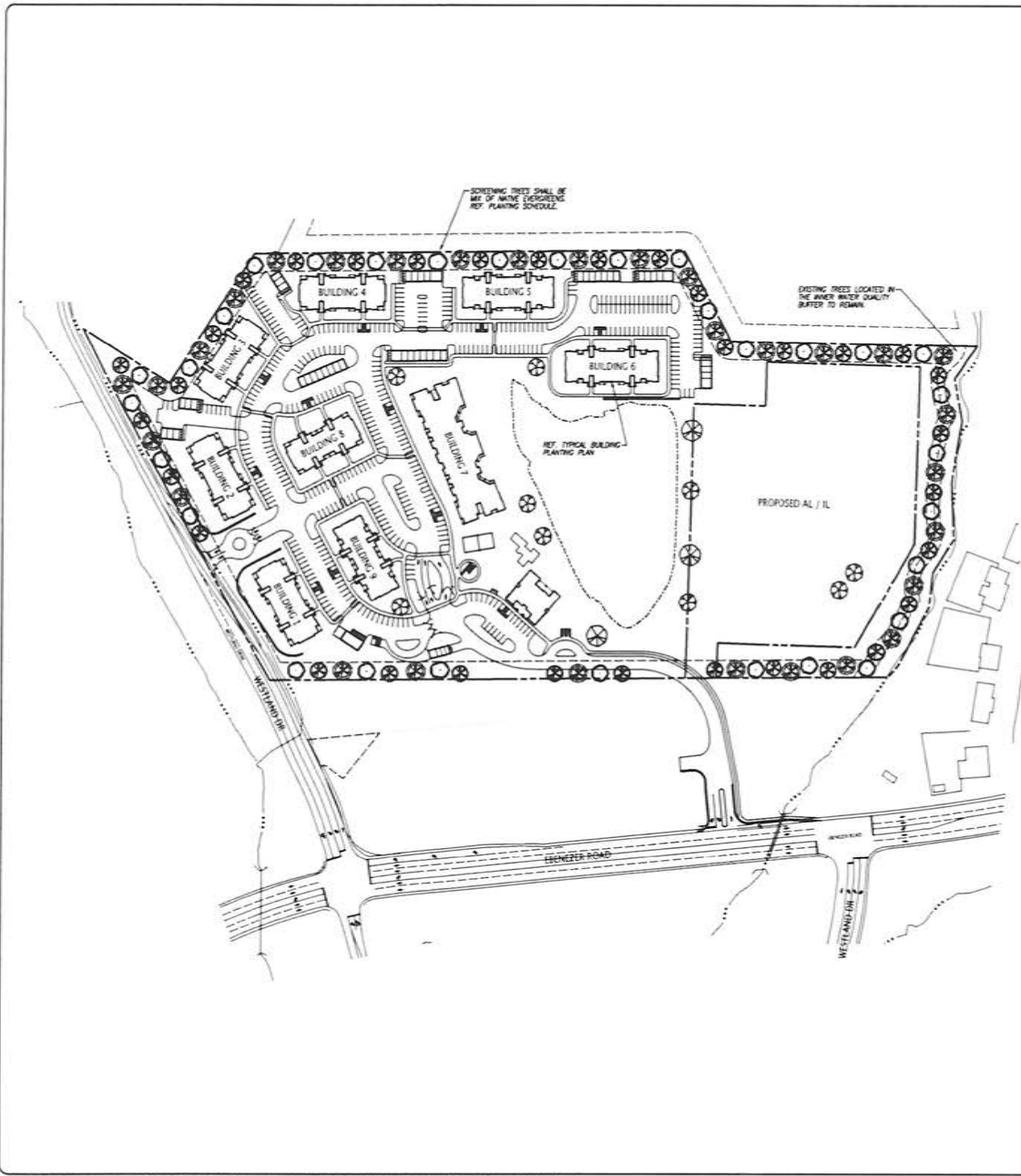
THE CRESCENT AT EBENEZER
100 EBENEZER ROAD
KNOXVILLE, TN 37919

CRESCENT BRIDG DEVELOPMENT, LLC
600 WALDEN DRIVE
KNOXVILLE, TN 37919
CONTACT: PAUL J. MURPHY, III
TELEPHONE NO.: 865.444.2145
EMAIL: paulmurphy@crecscentsdevelopment.com

GRADING PLAN

PROJECT NO.	223.013	DATE	07/18/18
ISSUED FOR USE ON REVIEW		REVISION/ISSUE	
PROJECT	223.013	SHEET	C3
DATE	07/18/18	SCALE	1"=50'

File Name: J:\2017\221013\221013.dwg Plot Date: 7/18/2018



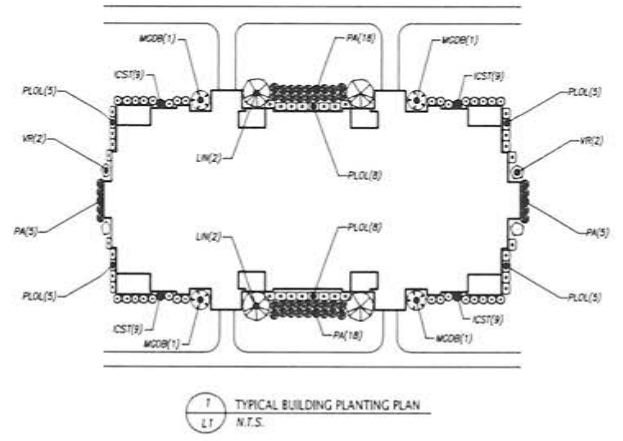
INSTRUMENT NORTH

 0 100 200

 SCALE: 1" = 100'

LANDSCAPING NOTES:

- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND STRUCTURES WHICH MAY OR MAY NOT BE INDICATED ON DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, GAS AND TELEPHONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGES AND SHALL BEAR CHARGE OF ANY DAMAGE, LOCATION AT NO EXPENSE TO OWNER.
- MATERIALS AND WORKMANSHIP ARE SUBJECT TO INSPECTION BY THE OWNER, AND/OR GOVERNMENT AGENCIES AT ANY TIME AND PLACE, BEFORE OR AFTER INSTALLATION, FOR COMPLIANCE.
- CONTRACTOR SHALL REFER TO AND COMPLY WITH ALL NOTES AND SPECIFICATIONS IN CONTRACT.



7-G-18-UR
Revised: 7/18/2018

PLANTING SCHEDULE				
SYMBOL	I.D.	COMMON NAME	BOTANICAL NAME	SIZE
	MOGB	DO BLANCHARD MAGNOLIA	MAGNOLIA GRANDIFLORA 'DO BLANCHARD'	5'-6'
	TGG	GREEN GIANT ARBORVITAE	THUJA (STANISHI X PLICATA) 'GREEN GIANT'	5'-6'
	CC	CAROLINA SAPPHIRE	CUPRESSUS GLABRA	5'-6'
	VR	LEATHERLEAF VIBURNUM	VIBURNUM RHYTHIDOPHYLLUM	4'-5'
	ABZ	TROENT MAPLE	ACER BUERGERIANUM	2" CAL
	UPB	BOSQUE ELM	ULMUS PARVIFLORA 'BOSQUE'	3" CAL
	CJ	CRYPTOMERA	CRYPTOMERA JAPONICA	5'-6'
	ACAB	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	3" CAL
	LIN	WATCHEZ DRAPE MYRTLE	LAGERSTROEMIA INDICA 'WATCHEZ'	5'-6'
	PLOL	OTTID LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTID LUYKEN'	3 CAL./24" MIN.
	PA	FOUNTAIN GRASS	PANISEETUM ALOPECUROIDES	2 CAL./24" MIN.
	CST	SOFT TOUCH JAPANESE HOLLY	ILEX DREMATX 'SOFT TOUCH'	2 CAL./24" MIN.

FULGHUM
FM
MACINDOE
LANDSCAPE ARCHITECTS, INC.

12011 FISHAW VALLEY ROAD
SUITE 101
KNOXVILLE, TN 37922
OFFICE: 615.638.8414
FAX: 615.638.8488
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

THE CRESCENT AT EBENEZER
1500 EBENEZER BOULEVARD
KNOXVILLE, TENNESSEE 37919

CRESCENT BEND DEVELOPMENT, LLC
6001 WALDEN DRIVE
KNOXVILLE, TN 37919
CONTACT: PAUL J. MURPHY, III
TELEPHONE NO.: 615-444-2145
EMAIL: paulmurphy@crecentbenddev.com

USE ON REVIEW
LANDSCAPING PLAN

DATE	BY	CHECKED BY	SCALE
07/18/18	MT	MT	AS SHOWN
07/29/18			
REVISION PER SITE REVISION CODED FOR USE ON REVIEW			
Project: 221013 Date: 05/28/18 Scale: 1" = 100'			



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

[MPC Comment] Proposal for 1040 Ebenezer rd.

2 messages

Stephen Smith <ssmith686@comcast.net>

Fri, Jul 20, 2018 at 10:18 AM

Reply-To: ssmith686@comcast.net

To: commission@knoxmpc.org

MPC,

As a longtime resident of Charles Towne Landing subdivision I vehemently oppose the proposed building of apartment, and assisted/independent living facilities at 1040 Ebenezer Rd. It is my opinion and those of whom I've spoken with in my community that these facilities in an already high traffic congested area would have undesirable consequences for area residents.

Thank you,

Stephen Smith

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This message was directed to commission@knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Jul 20, 2018 at 3:11 PM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

This is for MPC file #7-G-18-UR

[Quoted text hidden]

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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

[Quoted text hidden]



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

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

Fri, Jul 27, 2018 at 4:56 AM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org, dan.kelly@knoxmpc.org

Good a. ernoon,

I am a resident of the Wesley Place Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersection of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, particularly to the east of Ebenezer road. Both AL Lotts and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents attempt to pick up and drop off their children. The addition, of high density housing is inconsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on existing property values, make the existing traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen.

John Frost
9133 Wesley Pl
37922

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[Quoted text hidden]



Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

3 messages

Terry Gilhula <terry.gilhula@knoxmpc.org> Wed, Jul 25, 2018 at 3:31 PM
To: Commission <commission@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: **Heather Harrington** <heather_manto@hotmail.com>
Date: Wed, Jul 25, 2018 at 3:24 PM
Subject: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Good afternoon,

I am a resident of Bennington Subdivision in Knox County. I am aware of a proposal to develop apartments and an assisted living facility near Westland and Ebenezer. I oppose this development in my community due to concerns of increased traffic and congestion at a major intersection, and near a school zone. In the long run, this could impose a greater cost on the local government to re-evaluate the flow of traffic and rebuild the current infrastructure. In addition, it is my opinion that this development will decrease property values for single family homes in the area. I hope you will consider this letter of objection from a concerned citizen.

Thank you,
Heather Harrington

Terry Gilhula <terry.gilhula@knoxmpc.org> Fri, Jul 27, 2018 at 1:23 PM
Reply-To: terry.gilhula@knoxmpc.org
To: commission@knoxmpc.org

Begin forwarded message:

From: John Frost <johntfrost@yahoo.com>
Date: July 27, 2018 at 3:53:43 AM CDT
To: terry.gilhula@knoxmpc.org
Subject: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

Good a. ernoon,

I am a resident of the Wesley Place Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersection of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, particularly to the east of Ebenezer road. Both AL Lotts and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents attempt to pick up and drop off their children. The addition, of high density housing is inconsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on existing property values, make the existing

traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen.

John Frost
9133 Wesley Pl
37922

--
This message was directed to commission@knoxmpc.org

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

Mon, Jul 30, 2018 at 10:06 AM

Begin forwarded message:

From: woody.cash@yahoo.com
Date: July 27, 2018 at 3:05:44 PM EDT
To: terry.gilhula@knoxmpc.org
Subject: Fwd[2]: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC
Reply-To: woody.cash@yahoo.com

Good Afternoon.

I am a resident of the Farrington Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersection of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, particularly to the east of Ebenezer road. Both AL Lotts and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents attempt to pick up and drop off their children. The addition, of high density housing is inconsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on existing property values, make the existing traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen and resident of Farrington subdivision.

Woodra Cash

[1008 Farrington Drive](#)
[Knoxville, TN 37923](#)



Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

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

Fri, Jul 27, 2018 at 1:23 PM

Begin forwarded message:

From: John Frost <johnfrost@yahoo.com>
Date: July 27, 2018 at 3:53:43 AM CDT
To: terry.gilhula@knoxmpc.org
Subject: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

Good a. ernoon,

I am a resident of the Wesley Place Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersection of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, particularly to the east of Ebenezer road. Both AL Lotts and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents attempt to pick up and drop off their children. The addition, of high density housing is inconsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on existing property values, make the existing traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen.

John Frost
9133 Wesley Pl
37922

--

This message was directed to commission@knoxmpc.org



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jul 25, 2018 at 3:31 PM

To: Commission <commission@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: **Heather Harrington** <heather_manto@hotmail.com>

Date: Wed, Jul 25, 2018 at 3:24 PM

Subject: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

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

Good afternoon,

I am a resident of Bennington Subdivision in Knox County. I am aware of a proposal to develop apartments and an assisted living facility near Westland and Ebenezer. I oppose this development in my community due to concerns of increased traffic and congestion at a major intersection, and near a school zone. In the long run, this could impose a greater cost on the local government to re-evaluate the flow of traffic and rebuild the current infrastructure. In addition, it is my opinion that this development will decrease property values for single family homes in the area. I hope you will consider this letter of objection from a concerned citizen.

Thank you,
Heather Harrington



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

[MPC Comment] Fwd: Case 7-G-18-UR

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jul 25, 2018 at 12:14 PM

Reply-To: terry.gilhula@knoxmpc.org

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, Commission <commission@knoxmpc.org>

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

From: **Marshall Stout** <stoutmj78@gmail.com>

Date: Wed, Jul 25, 2018 at 11:59 AM

Subject: Case 7-G-18-UR

To: contact@knoxmpc.org

Cc: ambassadors@knoxtrans.org, kelley.segars@knoxtrans.org

Regarding Case 7-G-18-UR for a proposed apartment complex and assisted living at Ebenezer and Westland in west Knox I strongly oppose this dense of a development in an already congested community intersection. Traffic in the mornings and evenings is dangerous and heavy, which would be drastically worsened by additional entrances to dense residential. I am also a bicycle commuter who uses this intersection to get to/from work at UT Medical Center and this additional traffic would negatively increase the risk to my safety along with other bicycle commuters who utilize this corridor since Kingston Pike and Northshore are more dangerous routes for us. Please note my opposition to this planned development.

Sincerely

Marshall J. Stout

[1516 Barley Circle](#)

[Knoxville, TN 37922](#)

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #7-G-18UR Cresccent Bend ,,

1 message

Jane Nicholson <janicholson333@gmail.com>

Thu, Aug 2, 2018 at 12:11 PM

Reply-To: janicholson333@gmail.com

To: commission@knoxmpc.org

have personally been rear ended while waiting to make a left turn into our development, as well as several others. Traffic has increased considerably over recent years and the number of apartments and the exit/entrance planned for Crescent Bend will only make it more dangerous. Further, Westland Drive is barely wide enough for 1 car and 1 truck traveling in opposite directions. Please consider this when you vote.

Thank you.

Jane Nicholson
Plantation Springs

--

This message was directed to commission@knoxmpc.org



[MPC Comment] 7-g-18ur crescent bend development...a positive letter

1 message

'robert finelli' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 11:59 AM

Reply-To: robertefinelli@yahoo.com

To: commission@knoxmpc.org

Cc: robert finelli <robertefinelli@yahoo.com>

dear sir

i am a resident of plantation springs but WILL NOT send a negative letter

as someone who has developed property in the past i can sympathize with the developer

positives

the corner acreage at westland and ebenezer will have a community in the future

the present plan seems appropriate

the development will increase the county tax base

negatives

the entrance off of westland will increase the traffic volume

at the present entering and exiting plantation springs is very difficult at certain times of the day

solutions

westland drive needs to be enlarged and straightened at least to gallagher road

the drainage needs to be addressed appropriately via a civil engineer

or enlarge the entrance off of ebenezer and make it the main entrance with no entrance onto westland

i believe it is best to work with the developer and encourage improvements on traffic, drainage, and the impact on entering and exiting plantation springs and the reserve

thank you

bob finelli

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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. Crescent Bend development

1 message

'Margie Pickens' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 12:21 PM

Reply-To: gmpickens2@yahoo.com

To: commission@knoxmpc.org

As a resident of the Farrington subdivision, I like many in the community are am not happy about the development of apartments at the intersection of Westland and Ebenezer. I am concerned about the traffic, the potential storm water problems and the fact that this is not in keeping with the neighborhood character. Please review these plans carefully and remember we are more than a group of subdivisions, we are a neighborhood.

Thank you,
Margie Pickens
Sent from my iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Crescent bend

1 message

Marsha Shultz <ranmar814@comcast.net>

Thu, Aug 2, 2018 at 9:41 AM

Reply-To: ranmar814@comcast.net

To: commission@knoxmpc.org

I am extremely concerned about the increased traffic that these apartments will present. Left turns will be impossible for apartment dwellers off Westland or in to apartments from ebenezer. Please consider these situations because there would not be any solution Marsha shultz. Plantation springs resident

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] #7-G-18-UR

1 message

Vida Khavar <vida@vidakhavar.com>

Thu, Aug 2, 2018 at 10:18 AM

Reply-To: vida@vidakhavar.com

To: commission@knoxmpc.org

Dear Commissioners,

I am writing this letter/email to express my concerns regarding the proposed development at the corner of Ebenezer and Westland.

I and my family live in the Farrington subdivision off of Ebenezer. I have lived here for little over a year now and have had to deal with the heavy traffic that already exists at that intersection. Furthermore, Westland is assigned as a "scenic route", I would urge to follow the law and keep buildings at under 35 feet of height. There is no precedent for 3-story homes in this neighborhood.

All the other high-density properties close by are barely visible from the road or from the bordering well established single-family neighborhoods. I urge you to have the developer do the same for this development.

We can accept the same density on condition that they maintain established neighborhood character—no more than 2 stories, and a well-landscaped buffer at least 150 feet (double check this) on every side so this new development is hardly visible from the street or adjacent homes.

We are concerned about the increase in traffic that such development will bring. The safety of our children on our streets playing while cars will try to cut through our neighborhoods.

Knox County and Knoxville city are gems and it is a pity that we are developing single family neighborhood into multi unit apartments which will make us lose our pastor like beauty and environment.

Thank you for your time and I hope that you take into consideration the people who live in our neighborhoods.

Sincerely,

Vida K. Khavar
818.458.4050
1308 Farrington drive

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This message was directed to commission@knoxmpc.org



Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Crescent Bend Development, LLC

Date Filed: 5/29/18 Meeting Date: 7-12-18

Application Accepted by: Sherry McChienzi

Fee Amount: _____ File Number: Development Plan

Fee Amount: \$1200 File Number: Use on Review 17-6-18-UR



PROPERTY INFORMATION

Address: 1040 Ebenezer Road East of

General Location: Intersection of Ebenezer Road
and Westland Drive

Tract Size: 25.8 +/- No. of Units: 429

Zoning District: PR

Existing Land Use: Agriculture/Forestry/Vacant

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification:
MDR

Growth Policy Plan Designation: Planned Growth

Census Tract: 57.12

Traffic Zone: 169

Parcel ID Number(s): 132 09901

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Paul J. Murphy, III

Company: Crescent Bend Development, LLC

Address: 6001 Walden Drive, Suite 2

City: Knoxville State: TN Zip: 37919

Telephone: 865-444-2145

Fax: 865-766-2128

E-mail: pjmurphy@crescentbenddev.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Carter McCall, P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax: 865-690-6448

E-mail: mccall@fulghummacindoe.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Paul J. Murphy, III

PLEASE PRINT
Name: Paul J. Murphy, III

Company: Crescent Bend Development, LLC

Address: 6001 Walden Drive, Suite 2

City: Knoxville State: TN Zip: 37919

Telephone: 865-444-2145

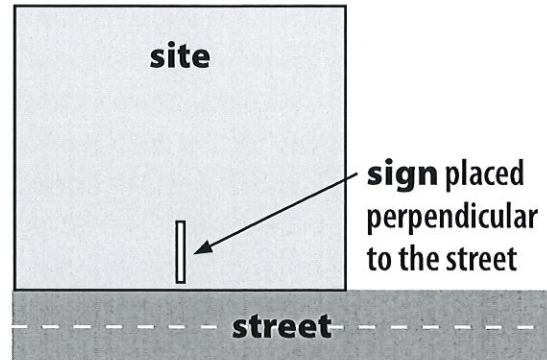
E-mail: pjmurphy@crescentbenddev.com

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. MPC staff will provide a sign to post on the property at the time of application.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign must be posted no later than *two weeks prior* to the scheduled MPC or BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC or BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

I hereby agree to post the sign provided on the subject property on or before

June 27th 2018

consistent with the guidelines provided above; and to **remove the sign within one week after** the MPC or BZA decision.

Signature: Judy Jones

Printed Name: Crescent Bend Development, LLC

Date: 5/29/18

MPC or BZA File Number: 7-G-18-UR