

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

► **FILE #:** 9-E-17-UR **AGENDA ITEM #:** 31  
**POSTPONEMENT(S):** 10/12/2017 **AGENDA DATE:** 2/8/2018

► **APPLICANT:** FELLOWSHIP CHURCH  
**OWNER(S):** Fellowship Evangelical Free Church, Inc.

**TAX ID NUMBER:** 106 P C 002, 006, 007 [View map on KGIS](#)

**JURISDICTION:** City Council District 2

**STREET ADDRESS:** 7800 Middlebrook Pike

► **LOCATION:** West side Broome Rd, south of Middlebrook Pike

► **APPX. SIZE OF TRACT:** 23.73 acres

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**ACCESSIBILITY:** Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way, and Middlebrook Pike, a major arterial street with four lanes and a center median within 130' of right-of-way,

**UTILITIES:** Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

**WATERSHED:** Ten Mile Creek

► **ZONING:** R-1 (Low Density Residential)

► **EXISTING LAND USE:** Single family residential and vacant land

► **PROPOSED USE:** Driveway connection to Broome Road for church

### HISTORY OF ZONING:

**SURROUNDING LAND USE AND ZONING:** North: Middlebrook Pike, attached houses / RP-1 (Planned Residential), R-1 (Low Density Residential)

South: Broome Rd., detached houses / R-1E (Low Density Exclusive Residential), R-1 (Low Density Residential)

East: Broome Rd., vacant land, senior living facility (pending) / RP-1 (Planned Residential)

West: Detached residential / R-1E (Low Density Exclusive Residential)

**NEIGHBORHOOD CONTEXT:** This area is developed with low density residential and church uses under R-1, R-1E and RP-1 zoning.

### STAFF RECOMMENDATION:

► **WITHDRAW** the application as requested by the applicant.

### COMMENTS:

This proposal is for a new driveway connection to Broome Road for the existing church. The driveway will

connect to Broome Road directly across from the driveway for a recently approved senior living development (3-B-17-UR). The access is located on the crest of a hill and curve in the road which requires a sight line easement across the church property, which has been provided on the plan, to ensure the visibility is not blocked by landscaping or other improvements. A sidewalk will also be installed on the west side of Broome Road from the Middlebrook Pike to the new driveway.

When reviewing the proposed driveway it was discovered that the church parking lot was not constructed according to the approved plans and was expanded somewhat without proper approvals. The attached "Overall Site Plan" (sheet C3) shows the existing site improvements on the property. The Planning Commission will be considering this overall site plan for approval with the recommended condition that the parking lot be brought up to compliance with the zoning regulations as required by the City of Knoxville Department of Engineering. This may require some minor changes for drive aisle widths and landscaping, the removal of some parking spaces, or zoning variances.

**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:** Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.

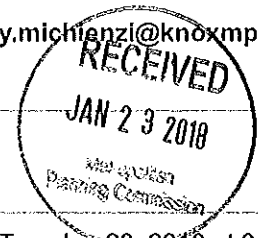
1/23/2018



9-E-17-UR-WD-2-8-18

KnoxMPC Mail - Fwd: Fellowship Church

Sherry Michienzi <sherry.michienzi@knoxmpc.org>



## Fwd: Fellowship Church

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Tue, Jan 23, 2018 at 8:25 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

The forwarded message below is a request to withdraw file # 9-E-17-UR for Fellowship Church.

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

From: Aaron Gray <gray@fulghummacindoe.com>

Date: Tue, Jan 23, 2018 at 6:39 AM

Subject: RE: Fellowship Church

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike...I have spoken with the Church about the request. On their behalf, we would like to request that the UOR request that the driveway access be withdrawn from the MPC agenda. If you have any questions or need anything else, please let me know. Thanks.

Aarron M. Gray, P.E.

**Fulghum, MacIndoe, & Associates, Inc.**

10330 Hardin Valley Road, Suite 201

Knoxville, TN 37932

Direct: 865.251.5071

Main: 865.690.6419

Cell: 865.386.3172

Email: [gray@fulghummacindoe.com](mailto:gray@fulghummacindoe.com)

[www.FulghumMacIndoe.com](http://www.FulghumMacIndoe.com)

**From:** Mike Reynolds [mailto:mike.reynolds@knoxmpc.org]

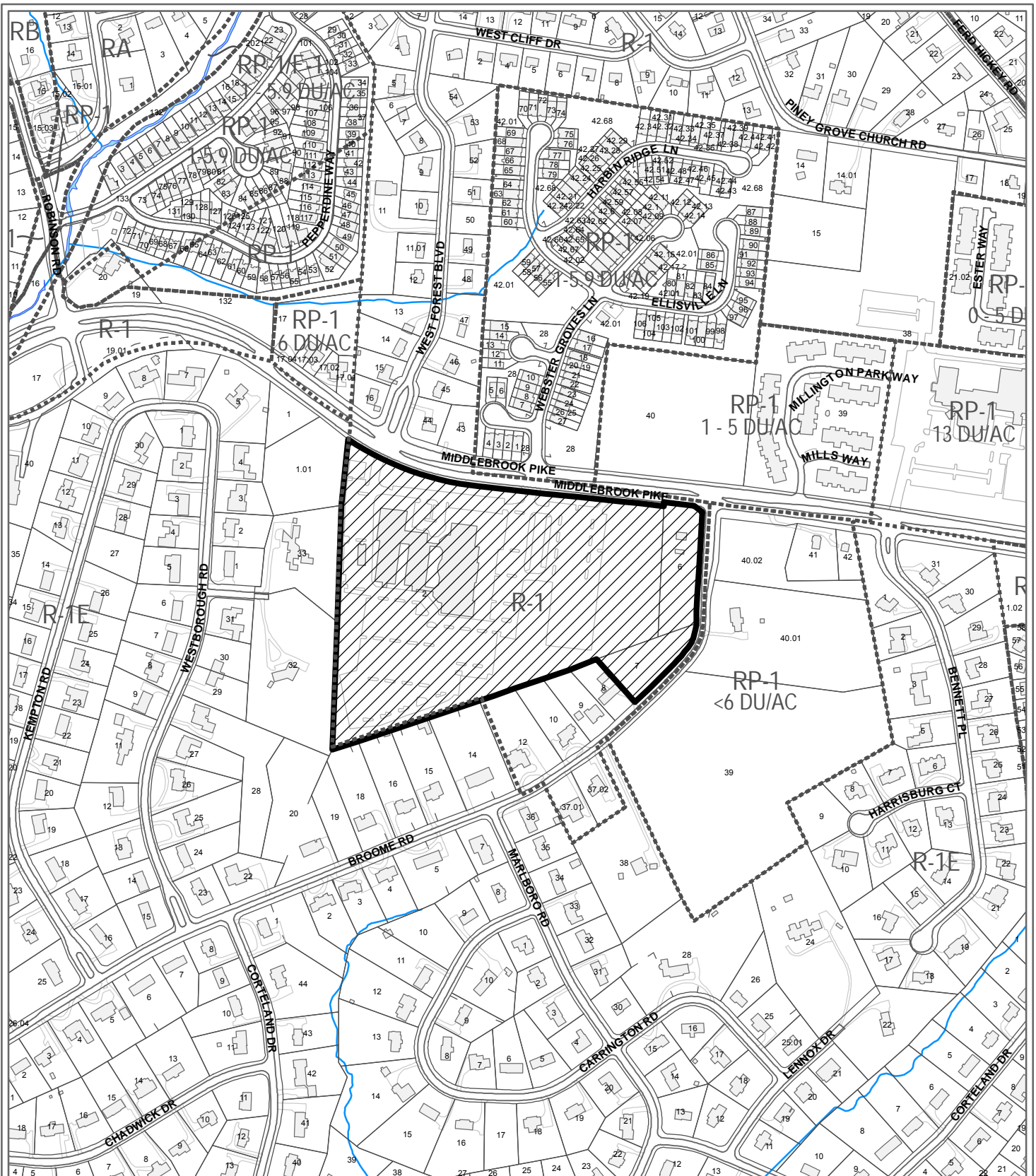
**Sent:** Tuesday, January 16, 2018 12:56 PM

**To:** Aaron Gray <gray@fulghummacindoe.com>

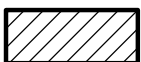
**Subject:** Re: Fellowship Church

Aarron,

The Fellowship Church driveway is coming back up on the February 8th MPC agenda and I just want to see how you want to proceed. If you want to be heard at the meeting, do you have any new plans or info to submit? Just as a heads up, there is a subdivision on Broome Rd. that has lots of opposition that has brought more attention to the churches



**9-E-17-UR  
USE ON REVIEW**



Driveway connection to Broome Road for church. in R-1 (Low Density Residential)

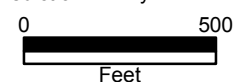
Original Print Date: 8/15/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

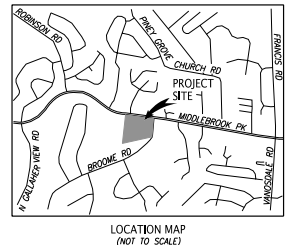
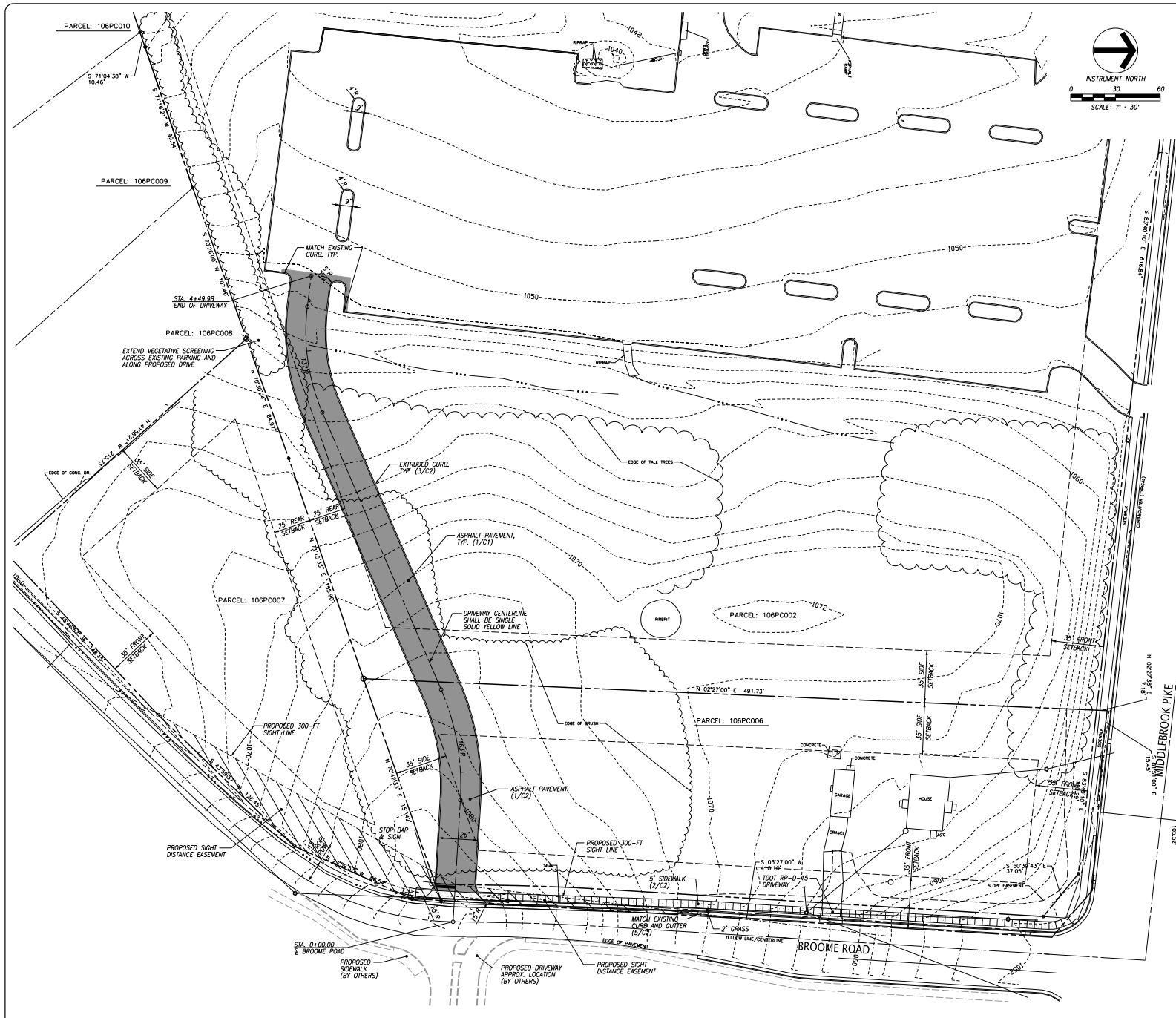
Revised:

Petitioner: Fellowship Church

Map No: 106

Jurisdiction: City





- NOTES:**
1. THE TOPOGRAPHIC AND BOUNDARY DATA WAS PROVIDED BY FIGURA LAND SURVEYING, DATED JUNE 13, 2017.
  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. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION AND TESTING REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
  4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
  5. PROPERTY CONCERNED REFLECTS PARCELS 106PC002, 106PC006, AND 106PC007 IN KNOX COUNTY CLT MAP 106-P. ZONING FOR THE PROPERTY IS R-1, LOW DENSITY RESIDENTIAL DISTRICT, CITY BLOCK NO. 46480, WARD NO. 46. TOTAL AREA = 2.313 AC. TOTAL DISTURBED AREA = 0.58 AC.
  6. BUILDING SETBACKS ARE 35'-FT. FRONT, 35'-FT. ON SIDE, AND 25'-FT. REAR.
  7. REMOVE OVER-PAVEMENT OF ASPHALT AND STONE FROM UNDERLATH LANDSCAPE AREAS UP TO THE LIMITS THAT HAVE BEEN SPECIFIED REFER TO THE CURB DETAIL IN ORDER TO PROVIDE A SOLID BASE FOR THE CONCRETE CURB.

**OWNER:** FELLOWSHIP EVANGELICAL FREE CHURCH  
 8800 MIDDLEBROOK PIKE  
 KNOXVILLE, TN 37909  
**CONTACT:** MR. DOUG TOLSON  
 PHONE: 865-470-8800  
 EMAIL: dtolson@fellowshipknox.org

- LEGEND:**
- ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - SIGHT DISTANCE EASEMENT
  - PROPERTY LINE
  - SETBACK LINE
  - EXISTING EASEMENT
  - SIGHT LINE
  - EXISTING SWALE
  - (1/2) TYP.
  - DETAIL REF. (DETAIL NO./SHT. NO.)
  - TYPICAL

9-E-17-UR  
 Revised: 9/6/2017

10130 HARBIN VALLEY ROAD  
 SUITE 201  
 KNOXVILLE, TN 37932  
 OFFICE: 865-590-6419  
 FAX: 865-590-6448  
 www.fulghummacindoe.com

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**CHURCH ACCESS DRIVE**  
 7800 MIDDLEBROOK PIKE  
 KNOXVILLE, TENNESSEE 37909

**FELLOWSHIP CHURCH KNOXVILLE**  
 8800 MIDDLEBROOK PIKE  
 KNOXVILLE, TN 37909  
**CONTACT:** MR. DOUG TOLSON  
 TELEPHONE NO.: 865-470-8800  
 EMAIL: dtolson@fellowshipknox.org

**USE ON REVIEW PLAN**

PROJ. NO.	DATE	BY	FOR	REVISION
1	09/06/17	AMC	AMC	AD
2	08/10/17	AMC	AMC	AD
3	07/31/17	AMC	AMC	AD

Project  
 414.015

Date  
 07/31/17

Scale  
 1"=30'

**C1**

File Name: J:\14141417\DWG\14141417.dwg  
Plot Date: 9/6/2017

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**LEGEND:**

	NUMBER OF PARKING SPACES
	PROPERTY LINE

**PARKING SUMMARY**

REQUIRED PARKING	
ONE (1) PER THREE (3) SEATS OR ONE (1) PER TWENTY-FIVE (25) SQUARE FEET OF USABLE FLOOR AREA OF AUDITORIUM, WHICHEVER IS GREATER	
MINIMUM PARKING REQUIRED:	
1 PER 3 SEATS (1,387 SEATS) =	463 SPACES
1 PER 25 SF (13,608 SF) =	545 SPACES
MINIMUM REQUIRED	
EXISTING PARKING:	
STANDARD SPACES (9'x17.5')	1,011
HANDICAP (4 VAN ACCESSIBLE)	24
TOTAL	1,035 SPACES
PROPOSED PARKING	
STANDARD SPACES (9'x17.5')	1,004
HANDICAP (4 VAN ACCESSIBLE)	24
TOTAL	1,028 SPACES

9-E-17-UR  
Revised: 9/6/2017

10130 HARBIN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**CHURCH ACCESS DRIVE**  
7800 MIDDLEBROOK PIKE  
KNOXVILLE, TENNESSEE 37909

**FELLOWSHIP CHURCH KNOXVILLE**  
8000 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37909  
CONTACT: MR. DOUG TOLSON  
TELEPHONE NO.: 865-470-8800  
EMAIL: dgtolson@fellowshipknox.org

**OVERALL  
SITE LAYOUT**

DESIGNED BY	AMC	DRAWN BY	AMC
ISSUED FOR REVIEW		REVISION/ISSUE	
NO.		DATE	
1		09/06/17	

Project	414.015	Sheet	
Date	09/06/17		
Scale	1"=60'		

**C3**

## 5 Conclusions and Recommendations

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### 5.1 Broome Road @ Fellowship Church Driveway

Based on the traffic count dated August 27, 2017 approximately 3% of the entering traffic during both the first and second service will enter using the proposed Broome Road driveway and approximately 10% of the exiting traffic during the first service and 6% during the second service will exit using the proposed Broome Road driveway.

FMA recommends that a police officer be placed at the proposed driveway entrance on Sunday mornings. The police officer should direct exiting traffic to turn right onto Broome and not allow exiting left turns following the church service.

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Minimum Subdivision Regulations" for Knoxville and Knox County. The proposed intersection of Broome Road at Fellowship Church Driveway has a measured sight distance that exceeds 300 feet north and south of the intersection, which meets the requirement. The proposed sight line does cross out of the right-of-way and will require an easement both north and south of the intersection in order to maintain the sight distance. FMA recommends any landscaping be installed so as to maintain the sight distance and continue to comply with City of Knoxville Department of Engineering requirements.

Broome Road is classified as a major collector. The minimum intersection spacing required for a collector is 300 feet per the "Minimum Subdivision Regulations" for Knoxville and Knox County. The nearest road intersection to the proposed driveway is currently 460 feet north at the intersection of Broome Road and Middlebrook Pike (S.R. 169). This intersection exceeds the typical minimum separation of 300 feet between roads on a collector; therefore, no change is necessary.



# GUIDELINES LANDSCAPE SCREENING

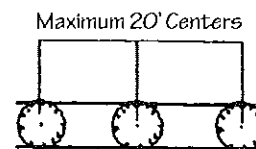
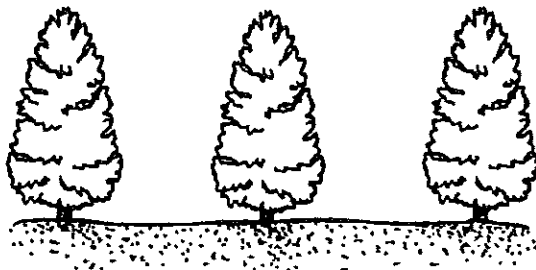
## Type "C" Screen: Partial

**APPROPRIATE LOCATION:** Between parking lots and public streets; boundaries of industrial and office development

**NOTE:** Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

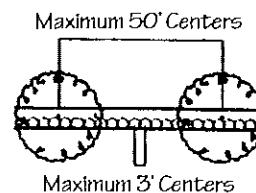
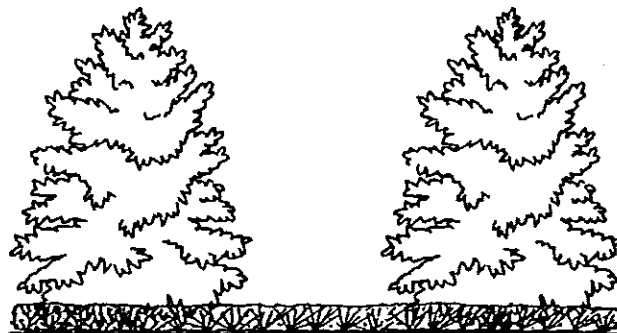
- A row of small evergreen trees

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

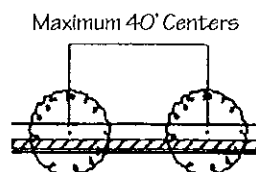
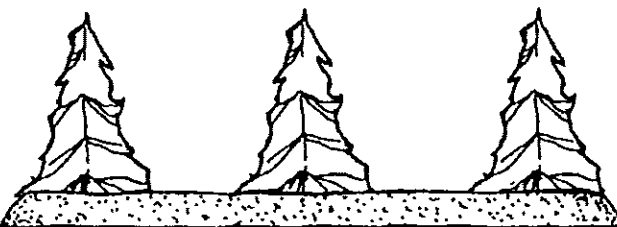
TREE HEIGHT  
Installed: 8 ft.  
Mature: 40 ft.



SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT  
Installed: 6 ft.  
Mature: 15 ft.



### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.





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

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## Fwd: Broome Road and neighborhood future

1 message

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Terry Gilhula <terry.gilhula@knoxmpc.org>

Mon, Oct 2, 2017 at 12:54 PM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: Tina Peroulas <vperoulas@gmail.com>

Date: Mon, Oct 2, 2017 at 12:50 PM

Subject: Broome Road and neighborhood future

To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

My name is Tina Peroulas and I live at [643 Broome Road](#).

MPC is having a meeting to approve a petition by the Fellowship Church at [8000 Middlebrook Pike](#) to open an exit onto Broome Road. At the same time, MPC approved the building of an assisted living facility directly across from the area of this proposed exit. Both would pour onto Broome Road and into a viable neighborhood, West Hills.

It truly seems that West Hills has become one of those throwaway neighborhoods that people prey on. We can get no assistance from traffic and engineering and are praying that MPC will help us by voting NO on the Fellowship Church desires.

It appears that previous promises with the assisted living that traffic will not come onto Broome but open onto Middlebrook Pike have not materialized. The opening that construction traffic empties onto is on Broome with the Middlebrook front of that property still available for purchase.

I invite each and every one of the members of MPC to my home so we can physically tour the mess that is being created on this road and in this neighborhood by people who are only looking for top dollar and not to foment good will. 'She' could have built a lovely neighborhood subdivision...

Thank you for your attention. I welcome you for a cup of coffee and a Greek cookie or two. Just let me know. Remember vote NO on further intrusions into what tomorrow could be in your neighborhood and close to your house.

Tina Peroulas



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

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## [MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

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Debra Smith <debra@wetn.com>  
Reply-To: debra@wetn.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Oct 4, 2017 at 11:27 AM

Dear MPC Commissioners:

I started drafting this letter yesterday **IN OPPOSITION** to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the very reasons below.

It's Tuesday, October 3<sup>rd</sup> and at 12:45 PM today a neighbor crashed directly in front of our home (538 Broome Road ) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. I have also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

*PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).*

- Broome Road is a RESIDENTIAL street, but has become a highway/speedway/short cut for many searching to cut out 2 minutes off their drive time and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely. Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- As a member of Cedar Springs Church I would like to speak personally. At one time the congregation parked/cut through/and exited through the adjacent subdivision and over time it started becoming a problem, a large traffic problem. They had a voice and we listened – all entrances and exits were sealed off from our parking lot, no more cut throughs/parking – CSPC respected their wishes and worked together for the best outcome. It now takes 10-15 minutes to leave the lot, but everyone simply waits to exit and waits to park. It's what happens with ANY LARGE CHURCH on a Sunday morning and is no different than any venue (large crowds) in town on any given day.

- Other churches such as Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship currently has MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12<sup>th</sup>. **I along with the residents of West Hills (petition signatures forthcoming) are imploring MPC to deny the request. Please help us maintain the safety of our residential neighborhood.**

Thank you in advance for your consideration and we look forward to seeing you on October 12<sup>th</sup>.

**Frank & Debra Smith**

538 Broome Road

Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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4 attachments

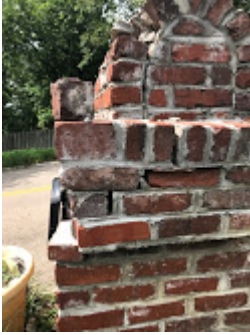


Broome Road Accident 10-3-17.JPG  
7897K



Broome Road Accident 10-3-17 II .JPG  
9413K

Broome Mailbox.jpg  
131K



Broome Mailbox II.jpg  
814K



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

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## [MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

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vmdred49 via Commission <commission@knoxmpc.org>  
Reply-To: vmdred49@aol.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Oct 4, 2017 at 1:02 PM

Dear MPC Commissioners:

We are IN OPPOSITION to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the reasons below:

On Tuesday, October 3<sup>rd</sup> at 12:45 PM a neighbor crashed directly in front of our home (538 Broome Road) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car, so fast ALL of his airbags deployed - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. Also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

About May or thereabouts a drive rounded the curve on Broome/Chadwick and took out the curve notification sign because of speed.

*PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).*

- Broome Road is a residential street, but has become a highway/speedway/short cut for many and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. **Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely.** Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- We are in our 70's and live at the crest of the hill. It is concerning to us the number of cars speeding. Just yesterday a car was driving over the yellow line on Broome and we had to pull off in order not to be hit.
- Other churches such as Cedar Springs, Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship can continue to use their existing MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12<sup>th</sup>. **I along with the residents of West Hills (petition signatures forthcoming) are exploring MPC to deny the request . Please help us maintain the safety of our residential neighborhood.**

Thank you in advance for your consideration and we look forward to seeing you on October 12<sup>th</sup>.

Richard and Vivian DuByne  
[538 Broome Road](#)  
[Knoxville, TN 37909](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## Fwd: Broome Road and neighborhood future

1 message

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Terry Gilhula <terry.gilhula@knoxmpc.org>

Mon, Oct 2, 2017 at 12:54 PM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: Tina Peroulas <vperoulas@gmail.com>

Date: Mon, Oct 2, 2017 at 12:50 PM

Subject: Broome Road and neighborhood future

To: [contact@knoxmpc.org](mailto:contact@knoxmpc.org)

My name is Tina Peroulas and I live at [643 Broome Road](#).

MPC is having a meeting to approve a petition by the Fellowship Church at [8000 Middlebrook Pike](#) to open an exit onto Broome Road. At the same time, MPC approved the building of an assisted living facility directly across from the area of this proposed exit. Both would pour onto Broome Road and into a viable neighborhood, West Hills.

It truly seems that West Hills has become one of those throwaway neighborhoods that people prey on. We can get no assistance from traffic and engineering and are praying that MPC will help us by voting NO on the Fellowship Church desires.

It appears that previous promises with the assisted living that traffic will not come onto Broome but open onto Middlebrook Pike have not materialized. The opening that construction traffic empties onto is on Broome with the Middlebrook front of that property still available for purchase.

I invite each and every one of the members of MPC to my home so we can physically tour the mess that is being created on this road and in this neighborhood by people who are only looking for top dollar and not to foment good will. 'She' could have built a lovely neighborhood subdivision...

Thank you for your attention. I welcome you for a cup of coffee and a Greek cookie or two. Just let me know. Remember vote NO on further intrusions into what tomorrow could be in your neighborhood and close to your house.

Tina Peroulas





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

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## Fwd: Broome Rd in West Hills

1 message

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Mike Reynolds <mike.reynolds@knoxmpc.org>  
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fri, Oct 27, 2017 at 12:48 PM

9-E-17-UR

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

From: dapsihogios <dapsihogios@aol.com>  
Date: Fri, Oct 27, 2017 at 10:54 AM  
Subject: Broome Rd in West Hills  
To: terry.gilhula@knoxmpc.org

Good morning Ms. Guihula,

My name is Diane Psihogios and I live in West Hills. I'm upset with the location of the entrance on Broome Rd entrance for the senior citizen development. It is on a blind hill. Now the church wants to put an entrance across from the senior citizen development. It is a recipe for disaster. Broome Rd has more traffic on a two lane residential road than it can handle. People use it as a short cut to Gallahar Rd and Sam's. They speed at high rates. Our neighborhood is struggling with the large amounts of traffic as is. Additional reasons for people to cut through the area are not needed. I have been trying for years to get road closures, speed bumps and other traffic calming devices to no avail. When is consideration given to the residents who live in the area. It seems the MPC give no consideration from past precedents. Again I adamantly opposed to the entrance for the church and I think the MPC needs to reconsider the entrance to the senior citizen development.

Diane Psihogios  
865 693 2003  
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone



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

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## Fellowship Church Driveway

1 message

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Tim Basch <tim.basch@gmail.com>

Mon, Jan 22, 2018 at 10:24 AM

To: Bettyjo.mahan@knoxmpc.org, Dan.kelly@knoxmpc.org, Gerald.green@knoxmpc.org, Mike.reynolds@knoxmpc.org, Charles.lomax@knoxmpc.org, Commission@knoxmpc.org, Dmassey@knoxvilletn.gov

Dear MPC,

As a long time resident of West Hills, I'm writing to share my thoughts with you regarding the proposed driveway for Fellowship Church and the upcoming 45 home subdivision in that same area. I'm all for facilitating growth in Knoxville. I love seeing people/families move to West Hills. West Hills has been a great neighborhood to raise my 3 kids. We look forward to living in the neighborhood for many years to come as we grow up with our neighbors together.

I'm not really concerned with the driveway for Fellowship Church at all. My understanding is it'll only be used on Sunday morning and only be a right turn only. I do have greater concerns for the 45 unit subdivision and the soon to be constructed senior living facility. I think that both of these will lead to greater traffic on a consistent/daily basis far more than a church driveway that'll only be used each Sunday morning.

As I mentioned earlier, I believe that there is a way to accommodate all parties while maintaining safety on Broome Rd and into West Hills. Some safety ideas that come to mind include installing speed humps in West Hills as there are a lot of children in the neighborhood and fixing the blind spots and/or widening Broome Rd. as it's a major cut through for people going from Middlebrook Pike to Gallagher View. I'm not sure of the process, but maybe the subdivision developer pays for the speed humps as part of the agreed upon approval process? It seems like a fair compromise that wouldn't be difficult to put in place.

I'm all for development and their additional tax dollars to the city and believe that there is a way to make it work for all parties.

I would highly recommend approval of entrance/exits from the proposed properties like the senior living facility, Fellowship Church and the future subdivision.

Thanks for your consideration. Should any of you have questions or comments, please feel free to e-mail me and we can begin a dialogue.

Thanks and have a great day.

Respectfully,  
Tim Basch  
West Hills Resident



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

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## Broome Road

1 message

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Nancy DeNovo <ndenovo@att.net>  
To: Bettyjo.mahan@knoxmpc.org

Mon, Jan 22, 2018 at 7:12 PM

The Gallaher View connector (Sam's Club to Middlebrook Pike) was built to alleviate traffic on Broome Road and on our neighborhood streets. It has proved to be a very successful solution to these problems. All 3 of the recent proposals will only undo the success of the connector. Middlebrook Pike, North Gallaher View Road, and Vanosdale are suitable connector roads; Broome Road is not! It is a narrow, windy road, it has no shoulder (just drop offs) and has several blind hills. I believe these three MPC requests demonstrate no regard for drivers' safety on Broome Road and show little regard for the residents of this area of West Hills.

Sincerely,  
Nancy DeNovo

Sent from my iPad

**Mark Jendrek, P.C.**  
ATTORNEY AT LAW  
800 SOUTH GAY STREET  
SUITE 1900  
KNOXVILLE, TENNESSEE 37929

865/824-1900  
865/824-1910 FAX

ALSO ADMITTED IN MARYLAND

January 30, 2018

REPLY TO:  
P.O. BOX 549  
KNOXVILLE, TENNESSEE 37901  
E-MAIL TO: mjendrek@gmail.com

*Via email and First Class Mail*

Commissioners  
Knoxville-Knox County Metropolitan Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

Re: Fellowship Church; File No. 9-E-17-UR

Ladies and Gentlemen:

I do not come to you lightly (or regularly), but the matter of a driveway connecting the Fellowship Church parking lot to Broome Road is a terrible idea, and certainly runs contrary to the planning and orderly development that this Commission has overseen in the West Hills area of Knoxville.

If you step back and observe the manner by which this area of West Knoxville has evolved, it is clear that putting more traffic on Broome Road is the antithesis of all the efforts that have gone into good planning and road development.

When I first moved to the area, Middlebrook Pike was a two-lane road that connected to Interstate 40 in this area by way of Broome Road and Mars Hill Road, both old country roads that had been in place for more than 100 years. The decision was made to enlarge Middlebrook to its current configuration in order to carry large volumes of traffic east-to-west and west-to-east in that area of town.

Gallagher View Road did not exist north of I-40. The decision was made to all but eliminate Mars Hill Road, directing traffic to and from Middlebrook Pike to Kingston Pike and I-40 on a wide, 5-lane Gallagher View Road, leaving Broome Road in its 8-to-10-foot-wide lane configuration as it has been since the turn of the last century. Special turn lanes were built at the intersection of Middlebrook and Gallagher View to accommodate the high volume of traffic as well as the type of traffic, and that has worked very well to direct traffic to the intended connector. It is a success story in planning, road design, and construction, and has served the area very well.

Why, then, after all that planning, property condemnation, expense, and work would it ever make sense to turn away from the success of Gallagher View Road as the



connector and intentionally put more traffic on Broome Road? It is simply illogical, and flies in the face of all that has been done to make traffic flow as smoothly as it does in this area.

The only rationale for a “back way out” of the Fellowship Church parking lot is convenience of church members, but it will, in fact, put more traffic onto Broome Road, with its 8-to-10-foot lanes, no shoulders, deep ditches, and 90-degree turn. Broome Road simply was never intended to handle “pass through” traffic flow, yet that is what this proposal will accomplish. If you approve this driveway, you will be taking traffic from Middlebrook and Gallaher View, both of which were designed and constructed to handle heavy traffic flows, and putting it onto a 100-year old country lane that, when the decision was made to build Gallaher View through to Middlebrook, was intended to be left alone, as it was and currently is.

Given that there are at least seven lanes for ingress and egress to Middlebrook Pike from the Fellowship Church parking area, with turn lanes going both ways onto Middlebrook, there is plenty of ingress and egress from that parking lot to the roads that were designed and built to handle that volume of traffic.

Approving this driveway would amount to nothing more than a convenience to church-goers, at the expense of those who live along and regularly use Broome Road, and would be in contravention of the intent and purpose of Middlebrook Pike and Gallaher View Road.

No one is asking for widening or expansion of Broome Road. Nobody wants that. Forcing a future widening or expansion of Broome Road by current bad planning and mis-use as a connector between Middlebrook Pike and Gallaher View is the wrong decision to make.

Fellowship Church has plenty of access to and from roads that were designed and built to handle large volumes of traffic. Please do not force that volume of traffic onto a road that was never intended to handle it.

Thank you for your consideration. If you have any questions, I am available at 824-1900 to talk about any of the above.

Very truly yours,



Mark Jendrek

☒ **Use on Review**    ☐ **Development Plan**
Name of Applicant: Fellowship ChurchDate Filed: 07/31/2017Meeting Date: 09/14/2017Application Accepted by: Sherry Michienzi

Fee Amount: \_\_\_\_\_

File Number: Development Plan \_\_\_\_\_

Fee Amount: 1200<sup>00</sup>File Number: Use on Review 9-E-17-UR

RECEIVED

JUL 31 2017

Metropolitan  
Planning Commission**PROPERTY INFORMATION**Address: 7800 and 8000 Middlebrook PikeGeneral Location: South of intersection of  
Broome Rd and Middlebrook PkTract Size: 23.73 ac No. of Units: NAZoning District: R-1Existing Land Use: Church, unused,  
single family residentialPlanning Sector: Northwest CitySector Plan Proposed Land Use Classification:  
CI (Civic/Institutional)Growth Policy Plan Designation: City of KnoxvilleCensus Tract: 45Traffic Zone: 158Parcel ID Number(s): 106PC002, 160PC006, 106PC007Jurisdiction: ☒ City Council 2nd District☒ County Commission 4th District**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Fellowship Church Knoxville

Company: \_\_\_\_\_

Address: 8000 Middlebrook PikeCity: Knoxville State: TN Zip: 37909Telephone: 865.470.9800

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Aarron Gray, P.E.Company: Fulghum, MacIndoe, and Assoc.Address: 10330 Hardin Valley Rd, Suite 201City: Knoxville State: TN Zip: 37932Telephone: 865.251.5071

Fax: \_\_\_\_\_

E-mail: gray@fulghummacindoe.com**APPROVAL REQUESTED**☐ Development Plan: Residential Non-Residential☐ Home Occupation (Specify Occupation)  
\_\_\_\_\_  
\_\_\_\_\_☒ Other (Be Specific)Use on Review for proposed driveway  
connection to Broome Road.**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: \*

PLEASE PRINT

Name: \_\_\_\_\_

Company: see next page

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_

☒ **Use on Review**    ☐ **Development Plan**
Name of Applicant: Fellowship ChurchDate Filed: 07/31/2017Meeting Date: 09/14/2017

Application Accepted by: \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Use on Review \_\_\_\_\_

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\_\_\_\_\_  
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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: 

PLEASE PRINT

Name: Same as above

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

E-mail: \_\_\_\_\_



**Please Sign in Black Ink:**

Name

Address • City • State • Zip

Owner	Option
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Steve Luper

Steve Super

8000 Middlebrook Pike, Knoxville, TN 37909

X