



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

[MPC Comment] Fwd: Hollywood subsidized housing development

1 message

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

Mon, Jul 9, 2018 at 8:28 AM

FYI

Gerald Green AICP
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Knoxville-Knox County
Metropolitan Planning Commission
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----- Forwarded message -----

From: **TERESA FAULKNER** <terryfaulk@bellsouth.net>
Date: Sat, Jul 7, 2018 at 3:54 PM
Subject: Hollywood subsidized housing development
To: Amy Midis <agmidis@comcast.net>
Cc: "Mary R. English" <menglish@utk.edu>, Gerald Green <gerald.green@knoxmpc.org>

Hi Amy,

Below are some of my thoughts re: fighting the larger number of apts. and getting additional "stuff" from the developer. Am also attaching a synopsis of our efforts since 2001 for safe pedestrian based on the Bearden Village Opportunities Plan. MPC Commissioners need to be aware of the Plan and the accomplishments of our Council. Feel free to use anything I am sending you. We are facing another dead-line on our book so it is a rough time for me, but call me if you want to... preferably after 9pm. Am copying this to Mary E. and Gerald Greene (as a personal objection to staff or commission approval for the larger no. of units)

First thought...we need to get a vote from BVC members re: the numbers we can support for this project, plus additional improvements the developer needs to incorporate to support the Bearden Village goal of walk-ability (i.e. they need to add sidewalks to Pond Gap on the west side of Hollywood from the the entrance of the development to the point where the sidewalk begins after the I40 overpass. It would be good also if they add a sidewalk adjacent to the entrance lane into the complex so children can get down safely to the sidewalk on the west side of Sutherland which they should add. This will be a very desirable area for families with children to locate because Pond Gap is a good school.

Bearden VC precedents/success stories since 2001 in the Bearden Village area to get developers to add sidewalks at their own expense for pedestrian safety near schools...

- 1) The TJ Development by Jay McBride directly across from West High; We met with Jay prior to development and asked him to add a sidewalk for the students that would be attracted to that area. He agreed to do that and worked with city engineering on the design.
- 2) We worked with the developer of the Dollar Store and they added a curb and gutter sidewalk.

3) either Paul or John Murphy (Murphy Development) built the subsidized housing on the hills behind the Dollar Store. They agreed to pay for the curb and gutter sidewalk east of the Dollar Store for the safety of children living there and attending West High. Murphy D. paid the city for the design and installation of that section.

Improvements to schools using CMAQ/City funds.....

Other BVC efforts to provide safe sidewalks to schools...In working with City engineers to design the CMAQ/city funded greenways and sidewalks projects, we got connecting sidewalks on Tobler Lane to the RR tracks for Sequoyah Hill students attending West and a connection from Sutherland ave. greenway west from Westwood onto Bearden El property (city engineers wanted to put that connection south on Westwood to Kingston Pike, then to Bearden El, and then up the hill to the school) believe it or not... this win for sanity was a real fight.

Problems with Hollywood Drive:

Reasons for reduced nos. are best because of Hollywood Drive problems with flooding, the blind hill on the south side of the pond which enters the single family area of Hollywood and the large number of driveways on the west side of Hollywood from the blind hill to Sutherland. Speeding problems there in the school zone... would arrest records be available? The road is narrow and the sidewalks which exist on the east side are in terrible condition with retaining walls that look like they could collapse at any time.

2) *Getting total number of subsidized housing units within the Sutherland area, including Cagle Terrace, and those on the hill above Tobler...and putting that within a mileage radius might be interesting information which shows we have not opposed s. housing but want it to be a reasonable amount for the location and circumstances surrounding the location.*

If the city (and MPC) want to add more affordable housing they need to make sure that the locations are safe for pedestrians, adjacent homeowners and vehicular access for all using the roadways.

Terry Faulkner

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This message was directed to commission@knoxmpc.org



SOME HISTORY OF BEARDEN COMMUNITY EFFORTS TO CREATE AN ENVIRONMENTALLY SUSTAINABLE.doc

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Terry Faulkner: President, Bearden Council
January 20, 2017

To whom it may concern,

Contained in this letter is a short history of the Bearden Council, our efforts to beautify and create a pedestrian/public transit friendly Bearden Village, and details of our present effort to create our first community park which is dedicated to the Everly Brothers, internationally famous musicians who lived in Bearden during their formative years. I hope that you will find the following information about our progressive historic community interesting; Bearden is a community which is making history itself as an environmentally sustainable suburb in the Knoxville area, receiving the first ever MPC Environmental Sustainability Award in 2006.

Project beginnings: In 2000 neighborhood leaders requested that the staff of the Metropolitan Planning Commission work with Bearden residents and business owners to design an official “Bearden Village” small area plan. Business owners and neighborhood representatives participated in planning meetings for over a year to complete a plan for an environmentally sustainable “pedestrian village.” The plan was approved by MPC Commissioners and City Council in 2001. During that year *the Bearden Council was formed with “official” representatives from five surrounding neighborhood associations (Sequoyah Hills/Kingston Pike, Forest Heights, Westwood, Historic Sutherland Heights and Lyons View) and business owners in the Bearden area to help implement the MPC plan in an organized manner.* In these past 15 years our members have worked with over 160 local businesses and developers, numerous department heads for the City of Knoxville, with three different Mayors and three Second District Council representatives. We have also worked with area schools, Knox Heritage, East Tennessee Community Design Center, Knoxville Tree Board, Keep Knoxville Beautiful, Knox Greenway Coalition, Knoxville Area Transit (KAT), the Tennessee Department of Transportation and various UT officials to accomplish the projects listed below.

- 1) ***Acquisition in 2002 and 2003 ca. two million dollars of state CMAQ , Congestion Mitigation/Air Quality***, funding with matches from city government. These funds, combined with contributions solicited from local developers and businesses has resulted in construction of 3+ miles of completed greenways (10’ : wide asphalt walking paths), sidewalks and a:
- 2) ***“Main Street” effort on Sutherland Avenue:*** In 2012 over \$500,000 dollars were allocated by the City for sidewalk construction and pedestrian crossings on this busy street. UT contributions (in conjunction with their intramural field project) included a public plaza for the “main street, place making” effort, decorative fencing and two additional greenway links from Sutherland Avenue to the Third Creek Greenway which connects to downtown and West Knoxville. The West High School Foundation participated in this effort to create a “Main Street” for Bearden by raising

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\$90,000 for decorative fencing, and the 278th Armory removed old chain link fencing and added decorative iron fencing in front of the Armory.

- 3) ***Adding trees to beautify, provide shade and help clean the air:*** Almost 1,000 trees have been planted in Bearden, funded by the city, grants from the state, TDOT, UT, Knoxville Junior League, Rotary Club, local developers and business owners.
- 4) ***Sheltered KAT transit stops:*** This densely populated area with its' wide economic range of residents, many of whom do not own cars, has two east/west public transit routes which provide access to jobs, UT, attractions offered downtown; theaters museums, art galleries, etc. Six public transit stops have been added with shelters, and many others with benches only. TDOT grants and City Council discretionary funds have allowed us to install trees and attractive landscaping around many of these.
- 5) ***Nineteen granite historic markers documenting local history*** have been installed in greenways and sidewalks with grants from City Council members and the Knox Greenway Coalition to educate residents and encourage pride in their community.

The Everly Brothers Park Project

Bearden Council members now have an opportunity to add our first community park on Kingston Pike at Forest Hills Boulevard which is located at the hub of our pedestrian village and adjoins the Third Creek Greenway, used by 11,000 people a month. This park will serve as a convenient, shady, educational respite for hundreds of pedestrians, bikers and public transit patrons who now use our greenways and sidewalks. The park will also be used as a venue for special community events such as the December Bearden Tree Lighting.

Don and Phil Everly were former Knoxville residents who moved here with their family in 1953. They lived and performed in our area, attended our community high school, West High, then left as teen-agers for Nashville and soon became internationally renowned for such songs as "Wake Up Little Susie" and "All You Have to Do is Dream."

Bearden Council members, working in consultation with Don Everly who resides in Nashville (Phil Everly died in 2014), with our landscape architect, Mike Fowler (Ross/Fowler LLC), Mayor Rogero, the City Parks and Recreation Department, our City Council representative, Vice-Mayor Duane Grieve ***and the Legacy Parks Foundation, which is serving as our 501 (C) (3) hope to raise \$\$347,765, which added to the ca. \$49,148.50 we have raised thus far (total cost \$396,765,00), will allow us to complete a beautiful commemorative and educational park featuring an art element representing the Everly Brothers, a small "Dream" stage and plaza where park visitors can sing, play their guitars, violins, etc., learn about the amazing Everly Brothers and "dream" about their own future. We hope that you will join with us in this effort to create Bearden's first community park, and the first park in the nation to honor the incredible Everly Brothers and their numerous contributions to American music.***

Terry Faulkner: President, Bearden Council



Forest Heights Neighborhood Association

Amy Midis
President

Dear Gerald,

Martie Ulmer
Vice President

The Board for Forest Heights Neighborhood Association (FHNA) unanimously decided to request MPC to postpone their vote on Article 33, Elmington CG, LLC, per the July 12, 2018 agenda. We are requesting a traffic study as well as a stormwater report be completed before considering a rezone from C-4 to RP-2, and a change to High Density Residential for the One Year and West Sector Plans.

Maria Gall
Treasurer

Tina Gillespie
*Board Member
At Large*

Hollywood Drive is a major access route for Bearden traffic. Kingston Pike and Sutherland neighborhoods use this road to access Papermill Drive and enter Interstate 40. Furthermore, Pond Gap and Timbercrest neighborhoods near Lonas use this road to access Sutherland Avenue and the Bearden area. The traffic can be fast due to its many hills, and speeding is an issue for residents along this road. There are also many "new" drivers on this road as West High School is located less than a mile from the proposed development. Sighting is often difficult due to the hills and a shaded overpass adjacent to the development. We feel there is a considerable risk for car accidents, as well as broadside accidents, with the residents of the development pulling out onto a fast, hilly and potentially blinded roadway. The MPC reports that 1399 additional cars will be either pulling into or out of this development. While the addition of these cars to the roadway may not be significant, the affect of these cars pulling out onto a fast, hilly road is extremely impactful and should be mitigated before this approval is granted. A traffic study is imperative to protect vehicular traffic along this major Bearden roadway.

Amy Hathaway
*Street
Representative
Area 1*

Jarrold
Chapman
*Street
Representative
Area 2*

Liz DeVega
*Street
Representative
Area 3*

Deedee Blaine
*Street
Representative
Area 4*

Susan
Passerillo
*Street
Representative
Area 5*

Linda Ritts
*Street
Representative
Area 6*

Hollywood Drive has a history of poor drainage. We assume the developer is planning to use the existing pond as a retention pond for water runoff. Since this pond acts as a sinkhole, the developer will be required to determine the 100-year flood level of the pond, and allow for an additional 5-foot easement. In the proposed plan, the pond is located within approximately 25 feet of building and the street. The guidelines for HRPP are not being met, and the addition of 110 units and 150 parking spaces will impact drainage of this property. We feel a study should be done before its approval to determine the impact of water and sediment runoff of this high-density residential development to our public right of way.

Thank you for your consideration of our request.

Sincerely,

Amy Midis
FHNA, President