



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

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**[MPC Comment] RE: 7-G-18UR, Crescent Bend Development (Agenda Item 52 for September 13 meeting)**

1 message

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

Thu, Sep 6, 2018 at 12:16 PM

Commissioners and Staff,

I live in Plantation Springs, a community located on Westland Drive within a third mile of the proposed Crescent Bend Development being reviewed for a vote on September 13. With approximately 110 other homeowners, I attended a Q&A meeting on August 1 at Ebenezer United Methodist Church, located across Ebenezer Road from the proposed development. At that meeting, I learned that the MPC does not consider traffic issues when approving new development. The roads or some other county government organization is expected to build and upgrade roads based on needs. But there is insufficient budget to meet all the needs. That approach is irresponsible!

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

This problem is further underscored in an email just received from the president of my homeowners association: **The traffic study representative admitted to Mike Patterson that cars exiting the main entrance from the apartments and trying to turn left onto Ebenezer during rush hour won't be able to and will likely try to exit through the Westland entrance to turn left----to which he replied, they will have to compete to get out there too.**

Thank you for your time and consideration.

Ron Sentell

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

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**2 attachments**

**Plantation\_Springs\_Westward.jpg**  
1074K



**Plantation\_Springs\_Entrance-1.jpg**  
975K



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

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## [MPC Comment] Proposed apartment complex at Westland and Ebenezer

1 message

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**Phyllis Murdock** <pmurdock2@gmail.com>

Sat, Sep 8, 2018 at 6:08 PM

Reply-To: pmurdock2@gmail.com

To: commission@knoxmpc.org

Apparently altered plans have been drawn up for the property located at this intersection, with NO reduction in height, nor any additional setback from scenic Westland Drive. We object to the change of neighborhood feel in the plans under consideration.

Not only does the traffic pattern continue to present problems for traffic flow on Westland, with the numbers of additional cars coming from "south" Westland and making the turn onto Westland eastbound (additional subdivisions and apartment complexes down Westland toward Pellissippi) and now the eastbound cars emanating from this new complex. Traffic at certain hours of day currently require lengthy waits to turn left out of neighborhood located east of Ebenezer; traffic with these additional cars will require even lengthier waits and potential accidents as residents take risks to exit their respective neighborhoods.

Please take extra consideration of these objections. Zoning drawn up 35years ago is no longer the best choice in 2018 and should be re-addressed.

See you on Thursday—please consider the neighborhoods you represent, not just the developers....

Phyllis Murdock  
770-656-4111

Sent from my iPad

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

1 message

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

Mon, Sep 10, 2018 at 5:43 PM

Reply-To: jshembree@bellsouth.net

To: commission@knoxmpc.org

As a resident and board member of Plantation Springs Subdivision, I oppose the present plan of development by Mr. Murphy of Crescent Bend Development for Case 7-G-18UR

Westland Drive is designated a Tennessee Scenic Highway and this sets the road apart from most others in Knox County. Development along the corridor should be in character with existing neighborhoods on the road. The proposed 249-unit apartment complex containing 9 three-story buildings with approximately 35' setback does not look anything like the existing neighborhood, nor does placing the back of the apartments against Westland Drive look like the existing neighborhood.

In today's newspaper, Mr. Murphy referred to Bridalwood/Reserve apartments as comparable to the proposed ones-----not if anyone compares the two. Bridalwood is setback over 100' and perhaps 150' feet from the road. I would be happy if the proposed development did follow their lead. The exit/entry from Bridalwood onto Westland is wide and beautifully landscaped-----the proposed apartment complex Westland entry/exit is small and cut deeply into the bank of Westland and along Westland they have planned a composite paver as a retaining wall with the apartments on top of the land. That is not in anyway comparable to the neighborhood-----there are no retaining walls along Westland.

What little commercial development nearby is at the intersection of Ebenezer and Westland where a nursery is located and hardly noticed because of the low building and numerous plants, etc. There is an old iron works in a natural wood building at the corner which is set back so far one has to crane the neck to see it. Neither of these produces much traffic---certainly not comparable to 249 apartments.

The proposed left-turn lane into the Westland entrance will not mitigate the problem we at Plantation Springs will have getting in and out of our subdivision during rush hours. The number of wrecks on the curve just past us will accelerate. The right-turn lane proposed into the main entrance on Ebenezer will not help in any way for those wanting to turn left into the Ebenezer entrance or those wanting to turn left out of the Ebenezer entrance-----acknowledged to us by the traffic engineer hired by Mr. Murphy.

Our subdivision doesn't oppose apartments, but we ask that the design reflect the realistic character of the neighborhood and traffic situation. We ask for less density (current proposal at 11.7 just under the max of 12 per acre). We also ask for a deeper set-back from Westland.( at least 100'). There are ways to build apartments which blend into the neighborhoods and which honor the Westland Drive designation of a scenic highway. This proposed development does neither and that is a shame.

Respectfully submitted,

Julie Hembree, President  
Plantation Springs Subdivision