



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

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## [MPC Comment] Crescent Bend development proposal

1 message

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**ROBERT ALBISTON** <rkalbi@bellsouth.net>

Tue, Sep 11, 2018 at 9:31 PM

Reply-To: rkalbi@bellsouth.net

To: "terry.gilhula@knoxmpc.org" <terry.gilhula@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Lucinda Albiston <lucindaalbiston@yahoo.com>

Dear MPC Members:

Having lived in the Bluegrass neighborhoods for over 30 years, we have seen the steady increase of development in the area. There is now an explosion of traffic in our buzzing, but quiet local. There are now lengthy wait times to get out of our neighborhood (Gettysvue) onto both Ebenezer Road and Westland Drive. In fact, entering the racetrack known as Ebenezer is sometimes downright dangerous. We see no effort to control the numerous speeders and reckless drivers. This is a consequence of the development that has already taken place.

Should the Crescent Bend development be approved by you, the risks to physical safety of motorists, Bluegrass School and AL Lotts students, bicyclists, and pedestrians will necessarily increase. Widening and "improving" the roads and entrances to this development can not possibly address the increased traffic involving an additional 2,400 trips (your own estimate) on our roads. To allow the construction of such a high density residential project seems unresponsive to the reality of the impact on our roads and, quite frankly, would be indifferent to the voter and irresponsible.

The tax revenue projection presented at the recent Ebenezer Methodist Church gathering with a County Commissioner and the developers was stated to be \$200,000 per annum. We were told that the development would add six students to the elementary and middle schools, but statistical averages for such a development puts the figure at approximately 34 students. This estimate makes common sense. The cost of educating this many students amounts to approximately \$300,000. This amounts to a shortfall of \$100,000. This not only would leave a deficit to be born by the taxpayer, but leaves nothing to offset the costs of infrastructure improvement and maintenance. This seems fiscally unsound and would show questionable stewardship of our resources.

We register our objection to the approval of the Crescent Bend development as it will add to the din and danger of an already stressed traffic situation, burdens the schools, puts further demands on us taxpayers, and degrades the living environment.

We trust that this and other petitions do not amount to an exercise in frustration, but find an intelligent MPC dedicated to the protection and advancement of the quality of life of this area's citizenry. We will be in attendance at the forthcoming hearing on this matter.

Sincerely,

Robert K. Albiston, Ph.D.  
Lucinda M. Albiston, J.D



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

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## [MPC Comment] Case 7-G-18-UR

1 message

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**Jennifer Brantley** <jennlaird3@gmail.com>

Wed, Sep 12, 2018 at 11:46 AM

Reply-To: jennlaird3@gmail.com

To: commission@knoxmpc.org

MPC,

I am a resident of the Cambridge Woods neighborhood and I am writing in opposition of the development planned at the corner of Westland Drive and Ebenezer (7-G-18-UR). I have three main concerns that I do not believe have been adequately or realistically addressed: a dangerous increase in traffic, further overpopulation of surrounding schools, and a lack of conformation to the character of the adjacent neighborhoods.

My first concern is my main concern - a dangerous increase in traffic. My drive to work includes taking Westland Drive to Ebenezer. I have only lived in my neighborhood for a year and I have already been witness to several collisions and have seen several vehicles that had skidded into the deep ditches on Westland Drive. These incidents were specific in location around the blind curve that is between the Plantation Springs neighborhood on Evelyn May Way and Ebenezer. I can only imagine the increase in the incidence of accidents if an apartment complex with 249 units are added, especially when those residents are trying to make a left hand turn out of the complex behind a blind curve. In addition, there is a significant back up in traffic at the intersection of Ebenezer and Westland during peak hours that would only be worsened with an inflation of residents. I do not see how anyone can realistically state that the addition of this many residents (potentially 449 cars given the number of parking spaces projected) would not dramatically and dangerously amplify the number of collisions along this stretch of road.

My second concern is the overpopulation of schools. Bluegrass Elementary, West Valley Middle, and Bearden High are very popular schools and their current numbers reflect that. In fact, Bluegrass Elementary has "portable" buildings in order to accommodate overcrowding. To suggest that that a 249-unit apartment complex would only add four students is, quite frankly, ludicrous. Families, understandably, move into this area for the sole purpose of having their children attend these schools. It is impractical to not consider the fact that families will take the opportunity to move into this apartment complex for this reason. Also, Westland Drive in front of AL Lotts is already a nightmare of traffic during drop-off and pick-up times. The addition of this many residents who may utilize this road during these times as well will also worsen that snarl.

The final concern that I have is the aesthetics. Westland Drive is deemed a scenic roadway by the state. I do appreciate that the developer has already made adjustments to comply with the 35' height restrictions on buildings. However, given that the buildings will only be the required 35' from the road, the view of the back of an apartment complex would be, in short, an eyesore and anything but scenic. This would definitely not be in keeping with the character of the adjacent neighborhoods or be a positive addition to our state designated scenic roadway.

With these very valid concerns in mind as well as the concerns put forth by many others, I implore you to reconsider approving this monstrosity. I do not see how the negative and dangerous impact of this development could be construed as beneficial in any way to residents.

Sincerely,  
Jennifer Brantley

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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-18-UR/Crescent Bend Development

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**Amanda Decker** <a.decker.scm@gmail.com>  
Reply-To: a.decker.scm@gmail.com  
To: commission@knoxmpc.org

Wed, Sep 12, 2018 at 10:14 AM

Good day all,

I have noticed that the current schedule for the MPC meeting tomorrow contains a recommendation to approve the Crescent Bend Development, including requirements such as sidewalks, landscaping, etc. However, I have not seen any documentation addressing the additional strain on the school systems, and I am extremely concerned with this lack of explanation. The school districts this complex will funnel into are already overburdened, and the assertion that only 4 children will be added as a result of a 249 apartment complex is not reasonable (my own single family home ALONE has added 2 children into the district). What are the plans to address this additional strain on the schools? Even if only the 3 bedroom units have 1 child associated with them, this is 35 children added (not 4), and would be a very low estimate. I would like to have more details into why only 4 children are being used as a review of the school district, and what the plans are to prevent an impact on the facilities, staff, and current students.

Additionally, I don't see any details on how to improve the curve on Westland Drive, that already has a crumbling shoulder on one side, and a guard rail on the other side blocking a similar drop off on the opposite shoulder. With the increase in traffic, will these curves be improved?

I am very disheartened that there has been no attention put on the school infrastructure, and that this was recommended for approval so long as minor details such as sidewalks and landscaping are installed. I would implore you to imagine your own families in this situation, where a large developer is claiming that only 4 new children will be introduced to your own children's schools, when the realistic estimate is at least 800% more than this. I would ask for at least a delay in this proposal until this can be adequately addressed.

Thank you,

Amanda

[Quoted text hidden]

[Quoted text hidden]



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

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

1 message

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**utcatwoman via Commission** <commission@knoxmpc.org>

Wed, Sep 12, 2018 at 2:03 PM

Reply-To: utcatwoman@aol.com

To: commission@knoxmpc.org

Cc: jewelstarnes@gmail.com

To Whom It May Concern:

I have been a resident in Cambridge Woods for 31 years and have traveled both Ebenezer and both Westland Drive roads with sons who attended AL Lotts numerous times as well as weekly trips to and from airport due to full-time travel with my position. Both roads are extremely traveled and dangerous. Also, I always take pause with concern as coming out of Cambridge Woods onto Westland Drive, near Echo Valley, and across the street from already a huge apartment complex is a dangerous area. I cannot imagine this area taking on more traffic in a safe manner.

Being a health care professional, I am very concerned about safety. Not only in the above cited concern but also the potential for added traffic as a crossover for drivers through Echo Valley and Cambridge Woods. We have dealt with this issue since Cambridge Woods was developed. We have always feared for our children being in a safe neighborhood due to increased traffic as people use these roads as a cut through to shorten their travel. We CANNOT afford more traffic through our neighborhoods that are already unsafe. Adding your proposed development will definitely affect our neighborhoods having added travel.

I am a huge proponent of developments for the aging as I have been dealing with placing a loved one in an assisted living this past month. However, I plead with you to consider property which will not impact the safety of already a very unsafe area of West Knoxville. I thank you in advance for consideration of my request.

Kind Regards,

Dr. Lois Doane

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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] Proposed complex

1 message

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'TerryHarmon' via Commission <commission@knoxmpc.org>

Tue, Sep 11, 2018 at 7:46 PM

Reply-To: harmonjoe1@aol.com

To: commission@knoxmpc.org

Please consider very carefully all of the ramifications involved in this proposal. Traffic and massive congestion at the traffic light at Westland and Ebenezer Rd will be gridlocked. Furthermore, none of the home owners in Echo Valley and Cambridge Woods want traffic to take shortcuts through our neighborhoods.

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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] The use on review meeting scheduled for September 13, 2018- Case 7-G-18UR**

1 message

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**David LaRose** <dlarose@knology.net>  
Reply-To: dlarose@knology.net  
To: commission@knoxmpc.org

Wed, Sep 12, 2018 at 3:28 PM

Dear planning commission:

I am totally opposed to adding additional housing units at the end of Westland Drive, near Ebenezer. Westland Drive has too much traffic as it is and it is very difficult and dangerous to pull out of Plantation Springs Subdivision onto Westland Drive. Most people drive too fast on that road and it is difficult to see to the right because of the hill and to the left because of the S-curves. I have personally almost been hit several times and I was run off the road into a ditch in the S-curve when someone going too fast came around the curve in my lane. Until you fix the problem of traffic on Westland Drive near Ebenezer, we believe it is totally irresponsible and may be considered gross negligence to allow anyone to build high density housing that would add additional traffic to that end of Westland Drive.

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Best Regards

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David LaRose,  
concerned citizen

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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] Fwd: Development Westland/Ebenezer**

1 message

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

Tue, Sep 11, 2018 at 12:57 PM

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

From: **John Lee** <4jdlee@gmail.com>  
Date: Tue, Sep 11, 2018 at 12:53 PM  
Subject: Development Westland/Ebenezer  
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

I feel the development at Westland and Ebenezer would add to much traffic for both roads. Another problem is that Westland's pavement is terrible shape and traffic going East from the development would add additional damage to the road. It could also cause water problems if Ebenezer Branch were to backup into the subdivisions East of the development. If the property East of Gothic Manor Way is developed that will also create the same problems mentioned above. I realize that property taxes help with the operation of the county but existing property owners, tax contributors, should also be considered in the development process.

John & Phyllis Lee [960 Gothic Manor Way 37923](#)

Sent from [Mail](#) for Windows 10

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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-18-UR/ Crescent Bend Development**

1 message

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dm j <doug9901@gmail.com>  
Reply-To: doug9901@gmail.com  
To: commission@knoxmpc.org

Tue, Sep 11, 2018 at 10:09 PM

Please consider to the best of your abilities, the law of unintended consequences as it may relate to the traffic patterns nudged into tributaries through adjacent neighborhoods.

Thank you,

Douglas Matthews Jr  
Cambridge Circle 37923

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Doug Matthews Jr

**Brown Squirrel Furniture**  
(865) 693-1291

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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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**Marie J. McGuigan** <mjm246@bellsouth.net>

Wed, Sep 12, 2018 at 10:45 AM

Reply-To: mjm246@bellsouth.net

To: commission@knoxmpc.org

As a resident and former HOA president of Farrington subdivision, I oppose the present plan of development by Paul Murphy of Crescent Bend development , Case 7-G-18UR.

The West Knox area of Ebenezer/Westland Drive is filled with many subdivisions, all oriented to be attractive, with greenery and flowers facing the roadways. This area is a prime area for realtors as they describe the excellent schools, safe neighborhoods, attractive one family homes, green areas. We are a neighborhood of relative quiet in a changing community.

We are not opposed to multiple family units, but one would think it possible to make them attractive and in keeping with the neighborhood. All of the newer developments in this area have recognized the need for attractive landscaping to blend with the community. A drive southward down Ebenezer , and eastward along Westland emphasizes how all have succeeded in enhancing the beauty of this place.

Crescent Bend Development has proposed two three- story apartment buildings facing Westland, a Scenic Highway. The **rear** of these three story buildings will face Westland, with a retaining wall and relatively no green space between them and Westland .

Rather than make these units two story, as suggested, they have reconstructed them (at three stories) with FLAT roofs, even further making them look unattractive. There is NOTHING in this area so unattractive! The density (11.7 per acre) of these apartments is vastly out of keeping with other homes and businesses in the area.

There has been other commercial development; there is an old ironworks in a wood building set way back from the road: it is well landscaped; there is very little traffic there. The nursery on Ebenezer has a low building and numerous plants. It is a commercial nursery, so there is very little traffic. The Reserve apartments (on Westland) are set back at least 100' from the road, and beautifully landscaped . It can be done!

Please consider all these points when pondering the plans of Crescent Bend Development; it can be done better, and be a welcome part of the Ebenezer/ Westland community.

Thank you!

Marie McGuigan

1313 Farrington Drive

Knoxville TN 37923



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

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

2 messages

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**Neil Quigley** <tn\_kiwi@comcast.net>  
Reply-To: tn\_kiwi@comcast.net  
To: commission@knoxmpc.org

Tue, Sep 11, 2018 at 4:11 PM

To Whom it May Concern:

(please send reply email to confirm receipt of this letter)

I have been a resident and home owner in Cambridge Woods Subdivision for 25 years. My children attended AL Lotts Elementary, West Valley Middle and Bearden High. I have driven past the proposed development at least twice a day (Mon-Sun) for the last 25 years.

While I'm definitely not against developing suitable safe accommodation for older Knox County residents, this proposed development presents several serious problems to everyone who uses the connecting roadways.

**1: un-budgeted school traffic**

The developer's application listed certain schools that would be affected, but it omitted AL Lotts. There are neighborhoods (including Echo Valley and Cambridge Woods) to the east of the proposed development that would also be affected by the development as school buses and hundreds of parents use the segment of Westland Drive immediately to the north of the proposed development to ferry kids to and from AL Lotts Elementary. I do not think that stretch of Westland Drive (currently a narrow windy road) can safely accommodate more traffic.

**2: very problematic proposed entrance on the Westland Drive side**

The section of Westland Drive that is east of Ebenezer and north of the proposed development is notoriously dangerous - immediately east of the proposed development entrance on Westland is a very narrow and very windy stretch that is difficult to drive by day, challenging at night, treacherous in wet weather, and downright life-threatening when even just slightly icy or snowy. The MPC must confer with the Knox County Road engineering Department to learn their concerns and experiences with this stretch of Westland Drive before facilitating a large number of additional drivers to use this stretch of Westland Drive.

Also, westbound traffic turning left into the development from Westland Dr will cause enormous congestion as it's so close to the Ebenezer intersection and the windy section mentioned above.

My suggestion: Either, do not allow an entrance to the development from that stretch of Westland Drive, or implement suitable engineering barriers and designs to prevent (not just discourage) drivers from turning left into that proposed entrance.

### 3. proposed entrance on Ebenezer needs to be moved a little south

The proposed entrance on Ebenezer lies between the disconnected segments of Westland Drive. It's a very busy short stretch of road, and has been the site of a number of accidents in recent years. As currently designed, that entrance will either need a traffic light to be installed (which would be about 75 yards from 2 flanking existing intersections), or traffic engineering devices need to be installed to prevent vehicles southbound on Ebenezer from turning left into the development.

My solution: oblige the developer to obtain rights to the land immediately east of the intersection of (the AL Lotts section of) Westland and Ebenezer, so that a 4-way intersection can be constructed at that intersection, which leads into the development. This will allow residents, visitors and service vehicles to enter/leave the development via that intersection (exactly as happens now for the church at the other Ebenezer/Westland intersection about 150 yards to the north).

### Conclusions

One doesn't have to have used the Westland-Ebenezer-Westland road segments for decades to understand the severe traffic problems (and dangers) the current proposed entrances to the proposed development will present. It's a no-brainer that the MPC cannot rationally accept the development plan as it stands now.

Finally, I wonder what community-benefiting offsets the developers will be providing to the nearby subdivisions, which will all face increased through-traffic as people find ways to cut through these neighborhoods on their way to/from this development. Perhaps the MPC will require the developers to setting aside the south end of their property for a community park, or ballfields, arborarium or similar green-space.

Sincerely,

Neil Quigley

8532 Cambridge Woods Lane, Knoxville TN 37923

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

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**Betty Jo Mahan** <[bettyjo.mahan@knoxmpc.org](mailto:bettyjo.mahan@knoxmpc.org)>  
To: [tn\\_kiwi@comcast.net](mailto:tn_kiwi@comcast.net)

Wed, Sep 12, 2018 at 7:35 AM

Your correspondence has been received.