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**[MPC Comment] Objection to the Crescent Bend Development**

1 message

**Jeremy Brantley** <jeremy.d.brantley@gmail.com>

Wed, Sep 12, 2018 at 5:30 PM

Reply-To: jeremy.d.brantley@gmail.com

To: commission@knoxmpc.org

Commissioners,

I am a resident in the Echo Valley / Cambridge Woods neighborhood. I have just become aware of the Crescent Bend Development proposal to build an apartment complex at the corner of Westland Dr and Ebenezer Rd. I am opposed to this development.

I have 3 concerns:

1. exacerbating the traffic congestion and hazards at the Westland / Ebenezer intersection.
2. incongruent aesthetic with the rest of the neighborhoods and apartments on Westland Dr.
3. increased student load at already crowded schools

The traffic at the Ebenezer / Westland intersection is already heavy. It is not uncommon for cars to get backed up all the way to the Plantation Springs neighborhood during rush hour. An additional 449 cars trying to insert themselves in the middle of that line will be significant. In addition to the high traffic volume, this particular stretch of Westland is already accident prone. It is inconceivable that a driveway could be added between the stoplight and the blind curve without a significant increase in automobile accidents. I have attached pictures from the perspective of proposed driveway (eastbound Westland) as well as from the perspective of cars approaching the proposed driveway (westbound Westland).

The proposed structures and minimal setbacks do not conform to the standards of the surrounding neighborhoods and apartment complexes. The Farrington, Benington, Plantation Springs, Echo Valley and Cambridge Woods neighborhoods as well as the Bridlewood apartment complex are setback from the road to allow for significant green space. The Plantation Springs neighborhood is not visible from the road. The Bridlewood apartment complex has a grassy lawn and barrier of mature trees at least 4 deep to maintain the scenic nature of the roadway. (pictures attached) I cannot imagine how a 3 story building 35 feet from the road will not disrupt this state designated scenic route.

The projected student yield seems quite low. Only 4 students out of 474 bedrooms must not be taking in to account the desirability of living in this school district. 156 2-bedroom units and 36 3-bedroom units seems ideal for multi child families. All of the schools impacted are already over capacity.

Thank you for your consideration,  
Jeremy Brantley  
8429 Barbee Lane

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

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**8 attachments****DSC\_1847.JPG**  
1365K**DSC\_1861.JPG**



1624K



**DSC\_1842.JPG**  
1529K



**DSC\_2393.JPG**  
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**DSC\_2405.JPG**  
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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## [MPC Comment] Ebenezer Development

1 message

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**Catherine Trapp** <chtrapp@att.net>

Wed, Sep 12, 2018 at 5:21 PM

Reply-To: chtrapp@att.net

To: commission@knoxmpc.org

MPC:

Do your jobs well! This parcel is way too inadequate for this dense of a development. Air Water Congestion Safety Comfort Future Effectiveness all matter more (for the quality of Life in this area) vs. money in greedy people 's pockets. They'll never need to drive the gauntlet of Westland Dr at Ebenezer Rd. Or the overflow to Gleason Rd. This development is not in the best interest of the tax paying citizens of Farrington or the other represented family areas. Remember who you represent. You are supposed to be working in our best interests.

Regards,

Catherine Trapp  
1136 Farrington Dr 37923  
865-607-7077

Reconsider your approval.

Sent from my iPhone

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