



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

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

1 message

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

Tue, Sep 4, 2018 at 1:14 PM

Reply-To: rhollifield@yahoo.com

To: commission@knoxmpc.org

To whom it may concern,

I am a resident, with children, in the Farrington subdivision and I am in opposition to the proposed development at Ebenezer and Westland. My top concerns include the increased traffic, additional strain on utilities, the number of transient individuals, which is a safety concern, and over crowding in the local schools. This is a family neighborhood and I feel that this development will diminish the feel and value of the area.

Thank you for taking the time to read my email and for considering the well being of the entire community when making your decision.

Robin Hollifield

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This message was directed to commission@knoxmpc.org

Aug. 27, 2018

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my objections to the density of the proposed Crescent Bend development at the corner of Ebenezer Road and Westland Drive (7-G-18-UR).

I have heard conflicting information and do not find clearly-stated density data in the information MPC has posted online. I am told by MPC staff it would have 250 units, although my neighborhood association is under the impression it would include 429 rental apartments. I believe that even the 250 units are too much for this area for reasons related to traffic, school enrollment, and runoff flow.

Ebenezer Road around Westland is already badly congested in the mornings, with traffic backing up more than half a mile behind the Westland light despite the road's five lanes. Although dual entrances would relieve this somewhat, an entrance on Westland presents safety concerns because of the winding, two-lane nature of the road; it would be hard to introduce a neighborhood entrance with good sight lines that would not invite accidents during peak times. I was also under the impression that Westland is designated as a scenic highway, and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

I understand that apartment complexes generally end up introducing fewer children to the school system than do subdivisions. However, I do not believe that a market-rate complex in one of the county's most desirable school districts would only introduce the 4 students estimated on the Crescent Bend paperwork posted online. We have a child at Bluegrass Elementary, where the equivalent of an additional classroom of students is added to the enrollment each year at the small, old school, as subdivisions cram in wherever they can. West Valley Middle School, where another of our children is a student, is almost inaccessible for the 50 minutes until school starts due to traffic turning onto two-lane George Williams Road. I think any apartment complex so close to both these high-performing schools would attract many more families than the average apartment complex, and I'm concerned that this additional burden on both school traffic and the schools themselves is being underestimated.

Finally, I question the impact of this development on runoff in our drainage basin. Our neighborhood borders this proposed development and we are concerned so many units will complicate the already precarious water overflow conditions during storms. Our property includes a ditch that runs through our neighborhood. If its ability to feed freely into the stream at Westland is impeded by new choke points downhill – and as this development hardens a huge area that is now absorbing runoff – we are concerned about where water will back up.

Finally, a word about the kind folks at MPC. Several different people made time to talk to me about this development and answer my questions. One said she would forward the latest traffic count data to me by email, but I never received it. Both told me the density on this project was 249 units, and I hope they were correct.

I am not universally opposed to any apartment complex on the Crescent Bend property, but 250 or more units is much too high a density for either the physical constraints of local roads and waterways or the character of the area. Thank you for taking the time to read my letter and taking my concerns into account when making your decision regarding this development and its impact on our community.

Sincerely,

Thomas A. Nelson, S. H. Duncan
1321 Farrington Drive
Knoxville, TN
37923



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

[MPC Comment] Opposition to development at Westland and Ebenezer

1 message

Jessica Sander <jessica.m.sander@gmail.com>

Tue, Aug 28, 2018 at 7:56 PM

Reply-To: jessica.m.sander@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my opposition for the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

This development is planning for a 429 unit rental apartment in a neighborhood that has no precedent in such. This would bring a considerable amount of transients to our neighborhood, which in turn will bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening and 429 units will be bringing a large amount of new trips to both Westland and Ebenezer in an intersection that is already congested.

I am also concerned that Westland is designated as a scenic highway, and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

Finally, I am extremely concerned about the water run that this development will create. Our neighborhood borders this proposed development and we are concerned about the impact that 429 units will have on the already precarious water overflow conditions during storms.

Thank you for taking the time to read my letter and taking into consideration my concerns when you make your decision regarding this development and its impact on our community.

Sincerely,

Jessica Sander
1002 Ashby Road
Knoxville, TN

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Apartment complex under consideration—Westland and Ebenezer

1 message

Phyllis Murdock <pmurdock2@gmail.com>

Tue, Aug 28, 2018 at 3:26 PM

Reply-To: pmurdock2@gmail.com

To: commission@knoxmpc.org

Having recently moved to Knoxville after 37 years in Atlanta, I am well aware of the issues associated with untempered growth. My concern regarding the apartment complex under consideration is the density issue. To not reconsider zoning/density issues for a parcel of land for thirty five (35) years is a recipe for consequences unforeseen at the time of initial zoning. The traffic along Westland will increase exponentially with the residential growth along Westland west of Ebenezer (including but not limited to Emory Church Rd apartments) and this complex, and the entrance's proximity to the Ebenezer/Westland intersection will add confusion to the recently reviewed traffic flow.

Unforeseen consequences will only add to the congestion problems of an area. We would be well served if the commission reviewed the density issue, the scale and the proximity of the buildings along Westland, and the change to the flavor of the area. In contrast, the Bridlewood complex (previously The Reserve) has an entirely different aesthetic than this complex under consideration, one that is in keeping with the neighborhood.

Thank you for taking into consideration the concerns of the future neighbors.

Phyllis Murdock
8753 Belle Mina Way

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Case #7-G-18-UR re proposed 429-unit complex on Ebenezer Road

1 message

Vicki Blizzard <vickiblizzard@gmail.com>

Sat, Aug 25, 2018 at 10:16 AM

Reply-To: vickiblizzard@gmail.com

To: commission@knoxmpc.org

Cc: Jimmie Persinger <jimmiepersinger@yahoo.com>, vida@vidakhavar.com, casey.hamar@gmail.com

August 25, 2018

To Knox County Commissioners re: Case #7-G-18-UR

Via email

Dear Commissioners,

I am writing to oppose the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

I have been a resident of Ebenezer Road since 1979, in Farrington since 1983 (35 years). Many changes have taken place on Ebenezer during this time, from repaving our little two-lane road in 1980 to widening it into a five-lane in the early 2000s. It has been a connector to many neighborhoods, with street lights *somewhat* accommodating traffic requirements.

This development is planning for a 429-unit rental apartment complex in a neighborhood that has no precedent in such. This would bring a considerable number of transients to our neighborhood which, in turn, will bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening; 429 units would bring a tremendous number of new trips to both Westland and Ebenezer in an already-congested intersection.

As a personal reference, before the five-lane went in, our little two-lane road had around 10,000 cars a day traveling on it. Imagine the impact of an almost 500-unit complex on this current five-lane, near daily drive-time capacity now.

Also, this planned development would almost back up to my street in Farrington. A couple of years ago, I was opposed to a proposed new outlet from a new subdivision on Nubbin Ridge Road into our neighborhood. We were concerned about additional traffic, safety, etc. at just *that* change.

Put yourselves in our situation and know we are conscientious, concerned citizens and good community members. Our children walk to school on paved sidewalks and cross at the recently-installed bike crossings. We are trying to keep this community as safe as possible, and don't need additional strain from a high-density property next door.

I am also concerned that Westland is designated as a scenic highway, and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

Finally, our neighborhood borders this proposed development; we are concerned about the impact 429 units will have on the already precarious water overflow conditions during storms.

Thank you for taking the time to read my letter and considering my concerns when you make your decision regarding this development and its impact on our community.

Sincerely,

Vicki A. Blizzard

[1128 Farrington Drive](#)

Knoxville, TN 37923

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] CASE #7-G-18UR, CRESCENT BEND LLC DEVELOPMENT - COMMENTS AND SERIOUS CONCERNS

volscj via Commission <commission@knoxmpc.org>

Thu, Aug 23, 2018 at 7:37 PM

Reply-To: volscj@aol.com

To: commission@knoxmpc.org

MPC Commissioners,

We were very thankful that the consideration of Case #7-G-18UR was postponed as recommended by the MPC Staff and requested by the development company. The reason for this addition to our previous e-mail is to be sure we all stay focused on the real problems. We notice the development company requested postponement to redesign their buildings to comply with the requirements of Westland Dr. being designated a scenic highway. This is admirable, but this does not address the serious traffic problems on Ebenezer Rd. and Westland Dr. that would only be exacerbated by the proposed construction of a large apartment complex and the additional traffic it would create.

We also know that the MPC Staff recommended postponement to reevaluate the entrance/exit on Westland Drive. Please continue this much needed evaluation. As you can see from the correspondence you are receiving from local residents, the people who live here, including us, feel this project is a huge, dangerous mistake. Please review carefully and please view it during rush hours and at school opening and closing times. We see it every day and are really concerned about additional traffic being added by the proposed apartment complex and the dangerous entrances/exits planned very close to other entrances/exits on two very busy roads. We believe you will see that there should be no new entrances/exits on Westland Dr. and the entrance/exit on Ebenezer Rd. would be really dangerous considering the proximity of the traffic light at Ebenezer Rd. and Westland Drive.

This is really not a good location for the proposed huge apartment complex. There are many other locations in the county that would be better suited for this development considering -- two additional entrances/exits on over-crowded roads, too much additional traffic, school over crowding and destroying established neighborhood character! Please disapprove this outrageous proposal.

We appreciate your additional consideration of these extremely serious safety problems.

Thank You,

John and Carolyn Ruble
Plantation Springs.

[Quoted text hidden]



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

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

1 message

'Jimmie Persinger' via Commission <commission@knoxmpc.org>

Tue, Aug 21, 2018 at 11:47 AM

Reply-To: jimmielpersinger@yahoo.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my opposition for the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

This development is planning for 429 unit rental apartments in a neighborhood that has no precedent in such. This would bring a considerable amount of transients to our neighborhood, which would in turn bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening and 429 units will be bringing a large amount of new trips to both Westland and Ebenezer in an intersection that is already congested.

I am also concerned that Westland is designated as a scenic highway and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

Finally, I am extremely concerned about the water run off that this development will create. Our neighborhood borders this proposed development and we are concerned about the impact of 429 units will have to the already precarious water overflow conditions during storms.

Thank you for taking the time to read my letter and taking into consideration my concerns when you make your decision regarding this development and its impact on our community.

Sincerely,
Stanley Persinger and
Jimmie Persinger
1120 Farrington Dr.
Knoxville, TN 37923

Sent from my iPhone

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This message was directed to commission@knoxmpc.org

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my opposition to the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

This development is planning for 429-unit rental apartments in a neighborhood that has no precedent for such. This construction would bring a considerable number of transients to our neighborhood, which in turn would bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening and 429 units will be bringing a great deal of new travel to both Westland and Ebenezer in an intersection that is already congested.

I am also concerned that Westland is designated as a scenic highway, and that the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away from and/or hidden from the highway.

Finally, I am extremely concerned about the water runoff that this development will create. Our neighborhood borders this proposed development and we are concerned about the impact of 429 units to the already troubling water overflow conditions during storms.

Thank you for taking the time to read my letter and taking into consideration my concerns when you make your decision regarding this development and its impact on our community.

Sincerely,

Charles Thompson
8717 Dunaire Dr.
Knoxville, TN 37923



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

[MPC Comment] Farrington

1 message

Jean Massengill <jmassengill@comcast.net>

Thu, Aug 16, 2018 at 9:34 AM

Reply-To: jmassengill@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my opposition for the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

This development is planning for 429 unit rental apartments in a neighborhood that has no precedent in such. This would bring a considerable amount of transients to our neighborhood, which in turn will bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening and 429 units will be bringing a large amount of new trips to both Westland and Ebenezer in an intersection that is already congested.

I am also concerned that Westland is designated as a scenic highway, and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

Finally, I am extremely concerned about the water run that this development will create. Our neighborhood borders this proposed development and we are concerned about the impact of 429 units will have to the already precarious water overflow conditions during storms.

Thank you for taking the time to read my letter and taking into consideration my concerns when you make your decision regarding this development and it impact on our community.

Sincerely,

Charles/ Jean Massengill

8610 Dalemere Dr

Knoxville TN 37923

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: #7-G-18-UR - BAD IDEA!!

1 message

Tim Kuhn <tim.kuhn@knoxmpc.org>
Reply-To: tim.kuhn@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Aug 15, 2018 at 8:22 PM

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

From: **Glenda Beeler** <glendabeeler@gmail.com>
Date: Wed, Aug 15, 2018, 7:16 PM
Subject: Re: #7-G-18-UR - BAD IDEA!!
To: Tim Kuhn <tim.kuhn@knoxmpc.org>

Dear Commissioners,

I am a resident of the Farrington neighborhood and writing this letter to express my opposition for the development planned at the corner of Ebenezer and Westland (7-G-18-UR).

This development is planning for 429 unit rental apartments in a neighborhood that has no precedent in such. This would bring a considerable amount of transients to our neighborhood, which in turn will bring security concerns. Furthermore, traffic on Ebenezer is already problematic in the morning and evening and 429 units will be bringing a large amount of new trips to both Westland and Ebenezer in an intersection that is already congested.

I am also concerned that Westland is designated as a scenic highway, and the developer does not seem to have taken into consideration that his buildings need to follow certain codes and be away and/or hidden from the highway.

Finally, I am extremely concerned about the water run that this development will create. Our neighborhood borders this proposed development and we are concerned about the impact of 429 units will have to the already precarious water overflow conditions during storms.

Thank you for taking the time to read my letter and taking into consideration my concerns when you make your decision regarding this development and it impact on our community.

Sincerely,

Glenda Beeler
8616 Dalemere Drive
Knoxville, TN 37923

On Aug 15, 2018, at 3:00 PM, Tim Kuhn <tim.kuhn@knoxmpc.org> wrote:

Hello Ms. Beeler,

We received two messages from you with an attachments that can't be opened (a .pages file was attached) and with no text in the body. Can you please try to send that message again.

If you have any questions or need assistance, please feel free to call or get back to me.

Thanks,
Tim Kuhn

Tim Kuhn
Manager
Geographic Information Systems
Knoxville-Knox County MPC
o. (865) 215-3806

Access thousands of MPC cases at the touch of a button:
<http://www.kgis.org/Maps/MPCCases.html>

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

From: Glenda Beeler <glendabeeler@gmail.com>

To: commission@knoxmpc.org

Cc:

Bcc:

Date: Wed, 15 Aug 2018 14:39:04 -0400

Subject: #7-G-18-UR - BAD IDEA!!

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposal for 1040 Ebenezer rd.

2 messages

Stephen Smith <ssmith686@comcast.net>

Fri, Jul 20, 2018 at 10:18 AM

Reply-To: ssmith686@comcast.net

To: commission@knoxmpc.org

MPC,

As a longtime resident of Charles Towne Landing subdivision I vehemently oppose the proposed building of apartment, and assisted/independent living facilities at 1040 Ebenezer Rd. It is my opinion and those of whom I've spoken with in my community that these facilities in an already high traffic congested area would have undesirable consequences for area residents.

Thank you,

Stephen Smith

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This message was directed to commission@knoxmpc.org

Michael Brusseau <mike.brusseau@knoxmpc.org>

Fri, Jul 20, 2018 at 3:11 PM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

This is for MPC file #7-G-18-UR

[Quoted text hidden]

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission

City-County [Building, Suite 403](#)

[400 Main St.](#)

[Knoxville, TN 37902](#)

Phone: (865) 215-2500

Fax: (865) 215-2068

www.knoxmpc.org

[Quoted text hidden]



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

'John Frost' via Commission <commission@knoxmpc.org>

Fri, Jul 27, 2018 at 4:56 AM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org, dan.kelly@knoxmpc.org

Good a. ernoon,

I am a resident of the Wesley Place Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersecon of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, parcularly t o the east of Ebenezer road. Both AL Los and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents aempt to pick up and drop off their children. The addion, of high density housing is inc onsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on exisng pr operty values, make the exisng traffic issues much worse, increase overcrowding at our local schools, and further strain the exisng infrastructure in the area.

I hope you will consider this leter of objecon fr om a concerned cizen.

John Frost
9133 Wesley Pl
37922

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[Quoted text hidden]



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

3 messages

Terry Gilhula <terry.gilhula@knoxmpc.org> Wed, Jul 25, 2018 at 3:31 PM
To: Commission <commission@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: **Heather Harrington** <heather_manto@hotmail.com>
Date: Wed, Jul 25, 2018 at 3:24 PM
Subject: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Good afternoon,

I am a resident of Bennington Subdivision in Knox County. I am aware of a proposal to develop apartments and an assisted living facility near Westland and Ebenezer. I oppose this development in my community due to concerns of increased traffic and congestion at a major intersection, and near a school zone. In the long run, this could impose a greater cost on the local government to re-evaluate the flow of traffic and rebuild the current infrastructure. In addition, it is my opinion that this development will decrease property values for single family homes in the area. I hope you will consider this letter of objection from a concerned citizen.

Thank you,
Heather Harrington

Terry Gilhula <terry.gilhula@knoxmpc.org> Fri, Jul 27, 2018 at 1:23 PM
Reply-To: terry.gilhula@knoxmpc.org
To: commission@knoxmpc.org

Begin forwarded message:

From: John Frost <johntfrost@yahoo.com>
Date: July 27, 2018 at 3:53:43 AM CDT
To: terry.gilhula@knoxmpc.org
Subject: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

Good a. ernoon,

I am a resident of the Wesley Place Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersecon of W estland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, parcularly t o the east of Ebenezer road. Both AL Los and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents aempt to pick up and drop off their children. The addion, of high density housing is inc onsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on exisng pr operty values, make the exisng

traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen.

John Frost
9133 Wesley Pl
37922

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This message was directed to commission@knoxmpc.org

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

Mon, Jul 30, 2018 at 10:06 AM

Begin forwarded message:

From: woody.cash@yahoo.com
Date: July 27, 2018 at 3:05:44 PM EDT
To: terry.gilhula@knoxmpc.org
Subject: Fwd[2]: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC
Reply-To: woody.cash@yahoo.com

Good Afternoon.

I am a resident of the Farrington Subdivision in Knox County. I have become aware of a proposal to develop apartments and an assisted living facility near the intersection of Westland and Ebenezer roads. I oppose this development of high density housing in my community which consists primarily of single family homes. The area around both Westland Dr and Ebenezer Rd already suffers from high traffic issues, particularly to the east of Ebenezer road. Both Allos and Blue Grass Elementary schools are already at capacity and are the cause of severe traffic jams in the mornings and afternoons, as parents attempt to pick up and drop off their children. The addition, of high density housing is inconsistent with the character of the surrounding neighborhoods, will likely have an adverse impact on existing property values, make the existing traffic issues much worse, increase overcrowding at our local schools, and further strain the existing infrastructure in the area.

I hope you will consider this letter of objection from a concerned citizen and resident of Farrington subdivision.

Woodra Cash

1008 Farrington Drive
Knoxville, TN 37923



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

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

Fri, Jul 27, 2018 at 1:23 PM

Begin forwarded message:

From: John Frost <johntfrost@yahoo.com>
Date: July 27, 2018 at 3:53:43 AM CDT
To: terry.gilhula@knoxmpc.org
Subject: Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

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I hope you will consider this leter of objecon fr om a concerned ciz en.

John Frost
9133 Wesley Pl
37922

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This message was directed to commission@knoxmpc.org



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

Fwd: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jul 25, 2018 at 3:31 PM

To: Commission <commission@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: **Heather Harrington** <heather_manto@hotmail.com>

Date: Wed, Jul 25, 2018 at 3:24 PM

Subject: Opposition to case # 7-G-18-UR / Crescent Bend Development, LLC

To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Good afternoon,

I am a resident of Bennington Subdivision in Knox County. I am aware of a proposal to develop apartments and an assisted living facility near Westland and Ebenezer. I oppose this development in my community due to concerns of increased traffic and congestion at a major intersection, and near a school zone. In the long run, this could impose a greater cost on the local government to re-evaluate the flow of traffic and rebuild the current infrastructure. In addition, it is my opinion that this development will decrease property values for single family homes in the area. I hope you will consider this letter of objection from a concerned citizen.

Thank you,
Heather Harrington



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

[MPC Comment] Fwd: Case 7-G-18-UR

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jul 25, 2018 at 12:14 PM

Reply-To: terry.gilhula@knoxmpc.org

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, Gerald Green <gerald.green@knoxmpc.org>, Commission <commission@knoxmpc.org>

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

From: **Marshall Stout** <stoutmj78@gmail.com>

Date: Wed, Jul 25, 2018 at 11:59 AM

Subject: Case 7-G-18-UR

To: contact@knoxmpc.org

Cc: ambassadors@knoxtrans.org, kelly.segars@knoxtrans.org

Regarding Case 7-G-18-UR for a proposed apartment complex and assisted living at Ebenezer and Westland in west Knox I strongly oppose this dense of a development in an already congested community intersection. Traffic in the mornings and evenings is dangerous and heavy, which would be drastically worsened by additional entrances to dense residential. I am also a bicycle commuter who uses this intersection to get to/from work at UT Medical Center and this additional traffic would negatively increase the risk to my safety along with other bicycle commuters who utilize this corridor since Kingston Pike and Northshore are more dangerous routes for us. Please note my opposition to this planned development.

Sincerely

Marshall J. Stout

[1516 Barley Circle](#)

[Knoxville, TN 37922](#)

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #7-G-18UR Cresccent Bend ,,

1 message

Jane Nicholson <janicholson333@gmail.com>

Thu, Aug 2, 2018 at 12:11 PM

Reply-To: janicholson333@gmail.com

To: commission@knoxmpc.org

have personally been rear ended while waiting to make a left turn into our development, as well as several others. Traffic has increased considerably over recent years and the number of apartments and the exit/entrance planned for Crescent Bend will only make it more dangerous. Further, Westland Drive is barely wide enough for 1 car and 1 truck traveling in opposite directions. Please consider this when you vote.

Thank you.

Jane Nicholson
Plantation Springs

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-g-18ur crescent bend development...a positive letter

1 message

'robert finelli' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 11:59 AM

Reply-To: robertefinelli@yahoo.com

To: commission@knoxmpc.org

Cc: robert finelli <robertefinelli@yahoo.com>

dear sir

i am a resident of plantation springs but WILL NOT send a negative letter

as someone who has developed property in the past i can sympathize with the developer

positives

the corner acreage at westland and ebenezer will have a community in the future

the present plan seems appropriate

the development will increase the county tax base

negatives

the entrance off of westland will increase the traffic volume

at the present entering and exiting plantation springs is very difficult at certain times of the day

solutions

westland drive needs to be enlarged and straightened at least to gallagher road

the drainage needs to be addressed appropriately via a civil engineer

or enlarge the entrance off of ebenezer and make it the main entrance with no entrance onto westland

i believe it is best to work with the developer and encourage improvements on traffic, drainage, and the impact on entering and exiting plantation springs and the reserve

thank you

bob finelli

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18-UR. Crescent Bend development

1 message

'Margie Pickens' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 12:21 PM

Reply-To: gmpickens2@yahoo.com

To: commission@knoxmpc.org

As a resident of the Farrington subdivision, I like many in the community are am not happy about the development of apartments at the intersection of Westland and Ebenezer. I am concerned about the traffic, the potential storm water problems and the fact that this is not in keeping with the neighborhood character. Please review these plans carefully and remember we are more than a group of subdivisions, we are a neighborhood.

Thank you,
Margie Pickens
Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Crescent bend

1 message

Marsha Shultz <ranmar814@comcast.net>

Thu, Aug 2, 2018 at 9:41 AM

Reply-To: ranmar814@comcast.net

To: commission@knoxmpc.org

I am extremely concerned about the increased traffic that these apartments will present. Left turns will be impossible for apartment dwellers off Westland or in to apartments from ebenezer. Please consider these situations because there would not be any solution Marsha shultz. Plantation springs resident

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

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

1 message

Vida Khavar <vida@vidakhavar.com>

Thu, Aug 2, 2018 at 10:18 AM

Reply-To: vida@vidakhavar.com

To: commission@knoxmpc.org

Dear Commissioners,

I am writing this letter/email to express my concerns regarding the proposed development at the corner of Ebenezer and Westland.

I and my family live in the Farrington subdivision off of Ebenezer. I have lived here for little over a year now and have had to deal with the heavy traffic that already exists at that intersection. Furthermore, Westland is assigned as a "scenic route", I would urge to follow the law and keep buildings at under 35 feet of height. There is no precedent for 3-story homes in this neighborhood.

All the other high-density properties close by are barely visible from the road or from the bordering well established single-family neighborhoods. I urge you to have the developer do the same for this development.

We can accept the same density on condition that they maintain established neighborhood character—no more than 2 stories, and a well-landscaped buffer at least 150 feet (double check this) on every side so this new development is hardly visible from the street or adjacent homes.

We are concerned about the increase in traffic that such development will bring. The safety of our children on our streets playing while cars will try to cut through our neighborhoods.

Knox County and Knoxville city are gems and it is a pity that we are developing single family neighborhood into multi unit apartments which will make us lose our pastor like beauty and environment.

Thank you for your time and I hope that you take into consideration the people who live in our neighborhoods.

Sincerely,

Vida K. Khavar
818.458.4050
1308 Farrington drive

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This message was directed to commission@knoxmpc.org

KM KENNERLY MONTGOMERY

Attorneys & Counselors Since 1916

E-MAIL: kstevens@kmfpc.com

August 2, 2018



Knoxville-Knox County Metropolitan Planning Commission
Knoxville City-County Bldg.
400 W. Main St. #403
Knoxville, Tennessee 37902

VIA HAND-DELIVERY

Re: File Number 7-G-18-UR
Notice of Opposition and Request for Postponement of Use on Review Hearing

To Whom It May Concern:

This law firm has been retained as of this date to represent the many property owner members of the Plantation Springs Home Owners Association, Inc. in opposition to the above-referenced use on review application filed by Crescent Bend Development, LLC (the "Applicant"), which proposes to develop the subject property as a 249 unit apartment complex and a separate assisted living facility. The Plantation Springs Development is adjacent to this proposed development complex, and its many homeowners are extremely concerned about this radical change to the use of the subject property.

This letter is to advise you that the homeowners in Plantations Springs strongly oppose this application, and to request that you postpone consideration of this application for 30 days to allow the homeowners in Plantation Springs to connect with other community groups in the area that have expressed similar opposition to the Applicant's plan, gather additional information, and coordinate a response on the community's behalf.

On August 1st, over 100 community residents met with the Applicant's representative, Paul Murphy, and representatives from various county offices to discuss the Applicant's proposal. Unfortunately, information was not very forthcoming at the meeting, and the Applicant was not willing to voluntarily agree to a requested postponement of the August 9th hearing to allow the residents an opportunity gather more information. Thus, the community is left trying to form an opinion about a proposal of which they know very little about.

In this vein, it is noted that the Applicant's use on review application fails to comply with Article IV of MPC's Administrative Rules and Procedures, which requires that the application be accompanied by a site plan showing the "the location of existing and proposed building(s) on the subject property, and distances of each from all property lines." The application in this case does not show the distances from the many proposed buildings to the property lines.

KENNERLY, MONTGOMERY & FINLEY, P.C.
550 MAIN STREET, FOURTH FLOOR | KNOXVILLE, TENNESSEE 37902
P.O. BOX 442 | KNOXVILLE, TENNESSEE 37901
PH (865) 546-7311 | FX (865) 524-1773 | WWW.KMFPC.COM

Moreover, Article IV of MPC's Administrative Rules and Procedures requires the submission of a "detailed landscape plan and floor plan for any proposed use for a church, medical facility, nursing home, lodge hall, or other similar proposed use identified by the Planning Commission staff." The Applicant proposes to use a portion of the property as an assisted living facility, but it has not submitted a detailed landscape plan and floor plan for consideration. In the absence of these materials, it is impossible for the community or MPC staff to determine the appropriateness of the proposed use within the context of the surrounding community.

In addition, the subject property is located directly on Westland Drive which is designated as a scenic highway under Tennessee Class II Rural Roads. Based upon this designation, any buildings within 1000 feet of Westland Drive may not exceed a height of 35 feet. The application in this case does not contain any information relative to the proposed height of any of the buildings. There is a reasonable possibility that some, if not all, of the proposed buildings may well exceed 35 feet and thus violate the requirements of Westland Drive's scenic highway designation.

Finally, as of the time of this correspondence, the MPC staff recommendations relative to the proposed use on review have yet to be released. My clients would like a reasonable opportunity to review the MPC staff recommendations and consult with MPC staff for clarification as appropriate.

For the foregoing reasons, we respectfully request a 30-day postponement of consideration of this application so that the Applicant can be required to provide the information provided in Article IV of MPC's Administrative Rules and Procedures, as well as to allow the community groups in the area to gather additional information and coordinate a response.

Respectfully,

KENNERLY, MONTGOMERY & FINLEY, P.C.

By: 
Kevin C. Stevens, Esq.



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

[MPC Comment] 7-G-18UR

1 message

Matthew Turner <mturner@graystanre.com>

Thu, Aug 2, 2018 at 1:38 PM

Reply-To: mturner@graystanre.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Good morning Plantation Springs Residents,

Thank you for the tremendous turn-out last evening to speak before the developer, Paul Murphy, and express your feelings on the proposed building of 249, three-story apartments one lot away from Plantation Springs on Westland Drive and Ebenezer Road. Over 110 residents from here and many other nearby subdivisions spent 2 hours expressing opinions and asking questions.

NOW IT IS EXTREMELY IMPORTANT THAT YOU VOICE YOUR CONCERN TO THE MPC COMMISSIONERS WHO ULTIMATELY VOTE ON THE USE ON REVIEW PROPOSAL. You may email comments to MPC , commission@knoxmpc.org Or you may call 215-2500 to express your opinion. Reference case #7-G-18UR, Crescent Bend LLC Development. The developer is Paul J. Murphy III

As the traffic issue will get most of the attention in comments, another very important concern your PSHA board has is the precedent that this development sets in changing the character of the neighborhood. Our density is 3.8 per acre and the Bridalwood/Reserve is less than 6 per acre versus 11.99 proposed for the apartments (the max they can have is 12). Also, there is no precedent for three stories along Westland or Ebenezer (the less attractive back of buildings will face Westland). The Bridalwood/Reserve buildings facing Westland are two stories, as are the Colonies two blocks away and Wesley Place across the street from the proposed complex. All these have extensive buffer on all sides and set-backs from the road (current planned Westland set-back is 35' and the same for the property line against Maple Grove). Again, using the Reserve---notice that set-back is over 100' and approaching 150' with extensive green space and landscape buffer. We want the complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes. Actually the Reserve/Bridalwood is a good visual comparison. Also, of note is that all of Westland Drive is designated by the state as a scenic highway which limits buildings within 1000' of the road to 35' in height and the plans don't have the height of the proposed three stories.

Please use some of this information in your contacts to MPC. We don't believe we can stop building apartments, but do believe that concessions are to be made in the design which decrease density and thus traffic and maintain the character of the neighborhood without setting a precedent for future developers to argue. We have retained an attorney, Kevin Stevens, to represent the interests of Plantation Springs with the developer and MPC hearings. Again, the reference to the case is 7-G-18UR, Crescent Bend Deveopment. MPC number is 215-2500 and email commission@knoxmpc.org .

Again, we need you and friends you have in the nearby subdivisions to contact MPC by email or phone and express your feelings on the use on review.

Thank you,

PSHA Board

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This message was directed to commission@knoxmpc.org



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

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

1 message

'Karen Clifton' via Commission <commission@knoxmpc.org>

Thu, Aug 2, 2018 at 4:44 PM

Reply-To: cliftonk10@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Sirs/Madams,

In regard to Case #7-G-18 UR, Crescent Bend LLC Development, please note that in addition to an overwhelming and dangerous traffic issue involving the intersection of Westland Drive and Ebenezer Road, this new development will change the character of the surrounding neighborhoods in the following ways:

1. Density per acre

Plantation Springs: 3.8

Bridalwood/Reserve: less than 6

Proposed apartments: 11.99

2. No president for three stories (height)

along Westland Drive or Ebenezer Road

3. Set back from Road only 35 feet

These infringements will violate Westland Drive's designation by the state as a scenic highway, which limits buildings within 1000 feet of the road to 35 feet in height.

Your attention to and consideration of this matter is greatly appreciated.

Sincerely,

Karen S. Clifton

[1103 Cotton Briar Way](#)

[Knoxville, TN 37923](#)

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] CASE #7-G-18UR, CRESCENT BEND LLC DEVELOPMENT - COMMENTS AND SERIOUS CONCERNS

1 message

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

Thu, Aug 2, 2018 at 11:18 PM

MPC Commissioners,

Thank you for reviewing our comments and concerns. Having served on the MPC staff as business manager a number of years ago, I know you receive negative comments on most every planned development, so we will try to be brief. We are not against development, but this one is dangerous and bad for our community. We have serious concerns and strongly feel that some changes need to be made to this plan before any development continues. We were really disappointed at the two hour meeting last night with the residents from various communities around the proposed development when the developer, Paul Murphy, refused to even discuss postponing his project to correct legitimate safety concerns and recommendations from local residents. There were over 100 residents at the meeting and he and the County engineer assigned to the case seemed to know it would be approved and that even though there would be real problems for the current residents, their attitude was that we just had "to get over it." We are asking you to consider some issues and require some corrections before the project proceeds, if in fact, it must proceed. The following are a few of our concerns:

1. Traffic on Westland Dr. and Ebenezer Rd. We do not think the planned locations of the entrances and exits on Westland or Ebenezer will be safe or satisfactory. Both will create serious traffic problems and most likely, serious accidents. We can not think of a worse place to put a 249 unit, three-story apartment complex. The entrance/exit on Westland Dr. is just around a dangerous blind curve when you are driving west and there is congestion there every day and serious congestion during rush hours and when there are problems on the interstate. Someone needs to physically observe this area and not just take numbers from previous studies which do not apply to this situation. There are accidents in this area regularly when people top the hill, go around the curve and come upon stopped vehicles. This will only increase when you have people stopping to turn into the proposed complex.

Going east from Ebenezer onto Westland, cars will be attempting to turn into the complex with other cars backed up onto Ebenezer and more coming. In addition, there is a Weigel's store and gas station scheduled to be built at the corner of Westland and Ebenezer and when it is completed, there will be two exit/entrances off Westland within a few hundred feet of each other.

The developer also proposes an entrance/exit on Ebenezer between the two traffic lights that connect east and west Westland across Ebenezer. Cars coming from the west will have to cross Ebenezer, get into the right lane and exit into the complex within a few hundred feet or less-- this is accidents waiting to happen. Our concern is the dangerous situation these entrances and exits create and the problems that anyone in my community (Plantation Springs) and other nearby communities will have trying to navigate Westland Drive to go west.. There are some serious corrections that need to be made before this development is allowed to proceed. The County engineer agreed there would be problems, but seemed to think we should just accept it and get over it. We do not agree!!! Please require corrections for these serious traffic issues!

2. Another very important concern is the precedent that this development sets in changing the character of the neighborhood. Our density in Plantation Springs is 3.8 per acre and the

Bridalwood/Reserve density is less than 6 per acre versus the 11.99 proposed for the apartments--the maximum the proposed development can have is 12. Also, there is no precedent for three stories along Westland or Ebenezer and the less attractive back of buildings will face Westland in the proposed complex. The Bridalwood/Reserve buildings facing Westland are two stories, as are the Colonies two blocks away and Wesley Place across the street from the proposed complex. All these have extensive buffers on all sides and set-backs from the road. The current planned Westland set-back is 35' and the same for the property line against Maple Grove. Again, using the Reserve---notice their set-back is over 100' and approaching 150' with extensive green space and a landscape buffer.

We need the proposed complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes and not built to its capacity!. Actually the Reserve/Bridalwood is a good visual comparison. Also, we have been told that all of Westland Drive is designated by the state as a scenic highway which limits buildings within 1000' of the road to 35' in height. Conveniently, the developer's plan does not list the height of the proposed three story complex.

3. Lastly, our understanding is that the A L Lotts School is at a maximum and they have students in portables. In the discussion last night the ones in charge seemed to dismiss this problem by saying there would only be 10 or 12 additional students placed in the school system from this project. How could they possibly know this? We can not imagine how this can be true. If you have 249 units and over 35 units have 3 bedrooms, we are sure there will be more than 10 or 12 students impacting our schools in the local area--A L Lotts, West Valley Middle and Bluegrass. These schools need to be considered.

There are many other concerns -- storm water run off, road repair, sewer systems, hampering entrance to the local church, etc. We have only pointed out a few of the concerns that we think need to be corrected before development continues. We know the property will be developed in the future, but we think the officials in charge of expansion need to step up and seriously look at the real problems this particular proposal presents. Please visit this property and intersection and you can see the problems with the way this development is proposed. We are asking the MPC Commissioners to please do this for our community.

WE ASK YOU TO PLEASE OBJECTIVELY LOOK AT THE SITE OF THIS PROPOSED DEVELOPMENT BEFORE YOU VOTE ON IT!

Thank You,
John and Carolyn Ruble
[8730 Warm Springs Way](#)
[Knoxville, TN 37923](#)
[865-539-0668](#).

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This message was directed to commission@knoxmpc.org



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

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

1 message

Lysette Aviles <LysetteAviles@outlook.com>

Thu, Aug 2, 2018 at 3:30 PM

Reply-To: lysetteaviles@outlook.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioners,

I, along with the rest of my neighbors from our Bexhill subdivision, vehemently oppose the crescent bend development and ask that you reject their proposal.

Thank you,

Lysette Aviles

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

Thu, Aug 2, 2018 at 7:11 PM

Reply-To: jshembree@bellsouth.net

To: commission@knoxmpc.org

MPC Commissioners:

The neighborhood of Plantation Springs is located just one lot east from the proposed 249 unit, three story apartment complex on Westland Drive and Ebenezer Road. Allowing the current design of the apartments would set a precedent that is not in character with the current neighborhood surrounding both sides of the proposed apartment complex. Westland Drive is designated a scenic highway in Tennessee's Class II Urban Roads. The maximum height allowed being 35' for any building within 1000' feet of the highway is problematic for the three story buildings along Westland. The plans submitted to MPC and posted on the website do not show building dimensions, only number of apartments in buildings.

The Reserve/Bridalwood complex has a density of about 6 per acre, Plantation Springs density is 3.8 per acre---the proposed apartment complex is 11.99 per acre, right at the top density allowed. No other development, the Reserve/Bridalwood, the Colonies Condos, Wesley Place condos for example, in the neighborhood is more than two stories. The Reserve/Bridalwood has at least 100'-150' set back and extensive screening by landscaping along Westland Road---the proposed apartments have 35', the minimum allowed, along Westland and the back property line. We want any complex to maintain established neighborhood character with the new development hardly visible from adjacent streets or homes.

We know the property will be developed but want it to be in character with the surrounding homes and condos, nor do we want a precedent set for other developments that may follow. The subdivisions in this vicinity would welcome the opportunity to work to achieve a development in character with the neighborhood. We respectfully ask that MPC reject the current development plans.

Thank you,
Julie Hembree, President
Plantation Springs Homeowners Association

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] case 7-G-18-UR

1 message

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

Thu, Aug 2, 2018 at 7:17 PM

Reply-To: jshembree@bellsouth.net

To: commission@knoxmpc.org

MPC Commissioners:

Following up the previous email concerning #7-G-18-UR use on review for Crescent Bend Development's proposed 249 apartments on Westland Drive and Ebenezer Road, a postponement of this case would also provide an opportunity for neighborhoods and the developer to discuss ways to insure compability with the existng neighborhood char acter in the area.

Thank you,
Julie Hembree, President
Plantaon Springs Homeo wners Associaon

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This message was directed to commission@knoxmpc.org

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

1 message

Ron Sentell <ron@sentell.org>
o: ron@sentell.org
o: commission@knoxmpc.org
Cc: PSHA Office <psha@knology.net>

Thu, Aug 2, 2018 at 11:13 PM

Commissioners and Staf

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 August 9. With approximately 110 other homeowners, I attended a Q&A meeting last night at Ebenezer United Methodist Church, located across Ebenezer Road from the proposed development. I believe that a quality new community will be developed, but I am concerned about the appearance of tall buildings immediately beside Westland Drive without an adequate visual buffer. Hopefully, you are aware of the state designation of Westland Drive as a scenic highway and will ensure that the developer follows the requirement that limits the heights of buildings within 1000 feet of the roadway to 35 feet. A good model for how a community has appeared to be compatible with a scenic highway designation is found in the Bridalwood Westland community on Westland Drive. A panorama photograph of the entrance to this community is shown in the attachment. Note the tall trees along Westland Drive.

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. This marking 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 painting stripes on the roadway.

Thank you for reviewing my concerns and your diligence in assuring scenic highway provisions are followed and neighborhood roadway safety is maintained.

Ron Sentell

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This message was directed to commission@knoxmpc.org

4 attachments**Bridalwood_Entrance.jpg****Bridalwood_Westward.jpg**



Plantation_Springs_Entrance.jpg
975K



Plantation_Springs_Westward.jpg



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

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

1 message

Casey Hamar <casey.hamar@gmail.com>

Fri, Aug 3, 2018 at 5:50 PM

Reply-To: casey.hamar@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

As a resident of the Farrington neighborhood, I am extremely interested in the proposed development 7-G-18-UR on Ebenezer and Westland. I expect this land will be developed, and I look forward to welcoming new neighbors to our beautiful, vibrant, safe community.

I am extremely concerned about the current proposal for the following reasons:

1. Westland is a designated scenic drive, which I understand requires a 1000 foot buffer from the road and buildings are capped at 35 feet. I adore Knoxville, and the unique opportunities it provides for families and businesses to grow including building housing which honors the history and current requirements of Knoxville. I do not believe the proposed development is in keeping with the scenic requirements.
2. When I review the entrance and exit of the proposed development, I am extremely concerned for the safety of our new neighbors and our current residents. Based on a national standard of 10 trips/day for each apartment, we can expect over 2490 trips/day. That is almost 5000 times a day that a car will be entering or exiting the proposed development with very limited space on extremely busy roads.
3. The design and height are not in keeping with the current neighborhood design including the density and height.

I sincerely hope you will consider my concerns. Thank you for your me.

Respectfully , Casey Hamar

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Casey Hamar
casey.hamar@gmail.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18UR, Crescent Bend Deveopment.

1 message

Toby Nye <tobyne@gmail.com>

Sun, Aug 5, 2018 at 4:38 PM

Reply-To: tobyne@gmail.com

To: commission@knoxmpc.org

Dear Commission,

I am a resident of Plantation Springs and very concerned about the apartments due to being built next to my subdivision. My husband and I built in this neighborhood 14 years ago. It is a quiet and lovely community. We take pride in our area to keep the subdivision as it was meant to be.

I feel that the plans for the apartments would cause massive traffic jams and wrecks on Westland Dr. A three story apartment would tower over our community and change the character that we have strived to build in this area.

I trust that you will take every concern into consideration and decide on the best decision for all the communities in this area.

Thank you for your dedication to serving Knoxville and it's residents.

Deborah Nye
Plantation Springs resident

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18-UR

1 message

'Peggy Rogers' via Commission <commission@knoxmpc.org>

Sat, Aug 4, 2018 at 9:30 AM

Reply-To: jhpbrogers@icloud.com

To: commission@knoxmpc.org

I am writing to oppose approval of the Crescent at Ebenezer project, 7-G-18-UR, as proposed and submitted. The developer, Mr. Murphy, refused to discuss these issues with us at the August 1 community meeting held to discuss the project with the developer and community. My objection is for the following reasons:

1. Westland Drive is designated as a scenic highway under Tennessee Class II Rural Roads. As such, any buildings within 1000 feet of Westland Drive may not exceed a height of 35 feet. Crescent Bend Development, LLC's application and drawings do not address heights of the buildings within 1000 feet of Westland Drive. It is inconceivable that those buildings do not exceed 35 feet since the developer's spokesperson stated all apartments would have 9 ft ceilings. This accounts for 27 feet plus space between floors and foundation accounts for at least an additional 4-5 feet, leaving only 3-4 at most for attic and roof.
2. The landscape along Westland Drive is composed of green plants and trees between the highway and buildings, providing visual barriers both from Westland Drive to the residences and from the residences to Westland Drive. I believe it is imperative to maintain this level of green space and landscaping in our communities along Westland Drive. Other residential communities along Westland Drive have consistently maintained this esthetic plan. We respectfully request the proposed apartment complex do the same.

We would respectfully request the developer address and correct these issues in his plan before action by the MPC.

Thank you for your time and efforts in the work of the MPC.

Sincerely,

Peggy Rogers
8741 Belle Mina Way
Knoxville, TN 37923

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] CASE: #7-G-18-UR Crescent Bend Dev.

1 message

Ruann Wood <isignaslily@gmail.com>

Fri, Aug 3, 2018 at 1:36 PM

Reply-To: isignaslily@gmail.com

To: commission@knoxmpc.org

Good Afternoon Commissioners.

This email is to express my concern over the proposed Crescent Bend Development that is proposed for the Ebenezer Road and Westland Drive intersection.

At one point Weigels planned to put one of their gas stations on the site. The land was cleared and I believe tanks were put into the ground based on my daily observation of the property as it was under preparations.

That project never manifested and the lot sits there empty.

I recently found out that Crescent Bend Development LLC is interested in putting 429 apartment and assisted/independent living units on the 25.8 acres of land.

If it were an assisted living ONLY development you may not see too much opposition because people in assisted living do not drive, in most cases. However, people that live in apartments and in independent living units do drive and honestly the traffic on Ebenezer Road is horrendous! It's become like Pellissippi Speedway. It is so odd seeing semi trucks driving down a residential road. No one pays attention to the speed limit and the awkward cross walks randomly placed on the road this past year has made the road even more dangerous because we've lost the middle turn lane.

The Ebenezer/Westland intersection, during the school year from 7:00a - 8:00a is backed up over a mile heading towards Kingston Pike. After 4:30p that whole intersection is backed up in all directions.

The schools that any kids living in the development would attend are burgeoning.

Developers have taken the land that a single house sits on and put 25 houses on it. There are kids everywhere and no room in the schools for them.

All the old subdivisions on Ebenezer Road that date back to the early 80's are in great opposition to this new development. That includes:

- Bexhill Subdivision
- Bennington Subdivision
- Farrington Subdivision

You can expect to hear from a whole lot of us.

Thank you for your time.

Ruann L. Wood
1436 Buxton Drive
Knoxville, TN 37922

Get your own  email signature

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Crescent Bend Development on Westland Drive and Ebenezer

1 message

'Diane Crook' via Commission <commission@knoxmpc.org>

Sun, Aug 5, 2018 at 9:46 PM

Reply-To: jacrook@me.com

To: commission@knoxmpc.org

Cc: Hembree Julie <jshembree@bellsouth.net>, Adele Crook Diane <jacrook@mac.com>

RE: CRESCENT BEND DEVELOPMENT ON WESTLAND DRIVE AND EBENEZER

As residents of Plantation Springs we wish to protest the Crescent Bend Development for these reasons:

1. Westland is a state designated Scenic Route and the present drawings bring the backside of building too close to the road, the entrance/exit on Westland would be impossible to beautify and the present drawings create an inconsistent regard to landscaping/screening as others area neighborhoods have done.

2. The traffic patterns for Westland Drive particularly are deplorable. The deep ditches on either side of the road create impossible pull overs and additional traffic as would be expected with 240 units is incomprehensible.

3. The 240 units is far too dense for the area.

4. Water run off appears unsatisfactory, especially concerning Westland Drive.

5. Not shown on any of the plans is the dangerous curve around the old cemetery on Westland Drive. To add another entrance/exit is a fatality waiting to happen.

The plans for Crescent Bend are not permissible as shown at this time. Please reconsider this development and require it to meet state regulations, safety and neighborhood desirability. Sincerely, Jim and Diane Crook

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 7-G-18-UR, Agenda Date August 9, 2018

1 message

Tammy Hassil <tammyhassil@gmail.com>

Sun, Aug 5, 2018 at 4:23 PM

Reply-To: tammyhassil@gmail.com

To: commission@knoxmpc.org

This letter is in regard to:

File # 7-G-18-UR

Agenda Item #37

Agenda Date August 9, 2018

Applicant is Crescent Bend Development, LLC

To the Members of the Knoxville Metropolitan Planning Commission,

I attended a meeting on Aug. 1, 2018, at Ebenezer Methodist Church with other members of the community to discuss concerns with Crescent Bend Development's (CBD) proposal for a high-density apartment complex, File # 7-G-18-UR. Representatives from Knox County Engineering & Public Works, Planning & Development Division and Wastewater division were present along with representatives from CBD.

I have significant reservations regarding the developer's proposed plans for the entrance/exit on Ebenezer Rd. I am concerned about the heavy influx of traffic a high-density residential plan would create at peak travel times. I am particularly concerned about the dangerous traffic conditions the development's proposed entrance/exit will create in the area.

It is my understanding that the Knox County Engineering & Public Works, Planning & Development Division has provided input on the entrances/exits of the proposed development. I urge this division to revisit its assessment and request that MPC commissioners vote to table this proposal until re-assessment is complete for the following reasons:

- A traffic study was completed in May; however, school traffic is not as heavy in May as it is in August. Cindy Pionke, a representative from Knox County Engineering & Public Works, Planning & Development Division, stated in the meeting that an additional study was planned in August after school starts. These data are critical to determining the safety of entrance/exit placement.
- The current traffic assessment fails to adequately address concerns of the community. Everyone in the meeting agreed there was no answer as to how the residents of the proposed development would be able to make a left turn in or out of the development via Ebenezer Rd during peak traffic times.

I will elaborate on the last point. The proposed entrance/exit, which is the current entrance/exit of the nursery, is too close to the intersection of Westland and Ebenezer. Based on what Cindy Pionke said, the entrance/exit cannot be located at the intersection due to utilities at the intersection. This intersection is already dangerous and I have seen multiple accidents there. During peak times, there is no gap in traffic for a resident to make a left turn in or out of the proposed development. The only chance to make a left turn would be during the change of the light, which could result in a collision if another driver runs a yellow or red light.

I want the road I and other community members travel on every day to be safe. Please vote to table this proposal until further research can be completed to ensure the best plan is selected for managing additional traffic on Ebenezer Rd.

Best Regards,

Tammy

President of Bluegrass Bend Homeowners Association

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This message was directed to commission@knoxmpc.org

2 attachments



fromlightintersection20180803-4.jpg
5439K



fromnurseryexit20180803.jpg
4563K



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

[MPC Comment] Opposition of apartment complex and assisted living on Ebenezer and Westland

1 message

Karen Gray <karensgray1@gmail.com>
Reply-To: karensgray1@gmail.com
To: commission@knoxmpc.org

Fri, Aug 3, 2018 at 1:41 PM

As a 20 plus year resident of Crestline Subdivision off Bluegrass Rd, I like many in the community are not happy about the development of apartments and an assisted living facility at the intersection of Westland and Ebenezer (1040 Ebenezer Rd). I am concerned about the heavy traffic that exists now and that it will be much worse in the future.

As someone who has to be at work by 8:00 am and fight the school traffic that is for Bluegrass Elementary, West Valley Middle AND Bearden High School is near impossible to get through. Traffic in the mornings and evenings is dangerous and heavy, and would exponentially be worse if you were to add a 249 unit apartment complex and 1-2 more cars on the road at the highest traffic times.

The area in which we have called home for over 20 years has expanded to an almost unbearable level. The idea of trying to cram many houses or apartment dwellings on a small tract of land is disturbing.

I am also concerned about the flood zone that runs through Ebenezer and Westland.

The character of the neighborhood is single family dwellings, not a three story apartment complex. Please note my strong opposition to this planned development.

Karen Gray
Crestline Subdivision
Karen Gray

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

1 message

'John Frost' via Commission <commission@knoxmpc.org>

Fri, Aug 3, 2018 at 3:01 PM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org

Good Afternoon,

I was pleased that the staff has recommended the subject application be postponed until Sept 13 to allow for further review. I also appreciated the public information meeting that was held on Wed August 1st. The meeting was very well attended and many of the residents expressed very well thought out opinions in opposition to this proposed project. I was disappointed that not a single one of the decision makers from the commission were in attendance to benefit from this constructive feedback.

The message I took away from this meeting and the feedback provided by the traffic people in attendance was really very simple. The existing highway infrastructure in the area of North Westland Drive, South Westland Drive, and Ebenezer Rd. is insufficient to support the current level of usage, particularly in the mornings and evenings. In addition, there is insufficient money in the current budget to make any substantive improvements to alleviate the existing traffic hazards associated with entering these congested areas.

Given the existing congestion in the proposed development area, it would be highly irresponsible to approve the addition of 250 new high density units without first including substantial improvements to the highway infrastructure. I urge the commission to deny this proposed development until such improvements have been made, or included in the development plan.

Thank You for Your Time

John Frost
Wesley Place

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 7-G-18-UR

1 message

'carey pal' via Commission <commission@knoxmpc.org>

Mon, Aug 6, 2018 at 10:13 PM

Reply-To: ccareypal@aol.com

To: commission@knoxmpc.org

Please take a closer look at this site. Nothing along Westland is more than two story and Bridalwood is 6 units per acre approximately much less than proposed appts. It is going to be very difficult to to make a left on either Westland or Ebenezer. Also Westland is designated a scenic hwy.

Regards

Carey Palamidis

in keeping with the area

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This message was directed to commission@knoxmpc.org



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

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

1 message

Larry Sink <lbsink@gmail.com>

Tue, Aug 7, 2018 at 7:18 AM

Reply-To: lbsink@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

By now I'm sure you've had numerous emails from my fellow neighbors deeply concerned with the the planned apartment community submitted by Creek Bend Development - Case #7-G-18-UR.

However, all of our concerns were validated at the community meeting with the developer and Knox County traffic and water engineering departments held on August 1st.

These concerns were numerous and too many to put into an email. however, the major concerns were traffic safety and the negative economic impact to the area.

Both of which, I completely agree with and ask this commission to declined Case #7-G-18-UR and not allow this project to proceed.

Thank you,

Larry Sink
Farrington Subdivision

--

This message was directed to commission@knoxmpc.org



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

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

2 messages

LOIS DEAROLF <ronandlois@comcast.net>

Mon, Aug 6, 2018 at 6:20 PM

Reply-To: ronandlois@comcast.net

To: commission@knoxmpc.org

All Members of Knox County Planning Commission,

We have lived in Plantation Springs for the past 17 years. The subdivision is located on Westland Drive approximately 1/4 mile east of Ebenezer Road. This stretch of Westland is a very narrow two-lane road with no shoulder room and with deep ditches on both sides. A curve just east of our entrance has large trees and foliage that greatly limit the ability to see oncoming eastbound traffic. It is very difficult to enter or exit during normal driving times and almost impossible during rush hours. Several accidents, as well as some narrowly avoided collisions, have occurred. An entry/exit on Westland Drive for the above-referenced development would be subject to these same problems. We believe the number of units proposed and the entrance/exit on Westland will create a more dangerous situation for our subdivision, the proposed development, and the entire neighborhood on both Westland and Ebenezer.

In addition, the character of the neighborhood would be greatly impacted by the proposed development. The only comparable complex in this area is Bridlewood Apartments (formerly The Reserve). It has a 100' setback (not 35') and 6 units per acre (not 11.9). It also has a 2-story configuration, which is in keeping with the "scenic roadway" designation assigned to Westland.

Thank you for your consideration of our concerns. We hope that you will not approve this development as it is currently proposed.

Sincerely,

Ronald and Lois Dearolf, Plantation Springs Homeowners

[8660 Belle Mina Way](#)

[Knoxville, TN 37923](#)

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This message was directed to commission@knoxmpc.org

Julie Hembree <jshembree@bellsouth.net>

Mon, Aug 6, 2018 at 9:07 PM

Reply-To: jshembree@bellsouth.net
To: Lois dearoff <ronandlois@comcast.net>
Cc: commission@knoxmpc.org

Thank you, wonderful letter

Sent from my Verizon Wireless 4G LTE Droid
[Quoted text hidden]



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

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

2 messages

LOIS DEAROLF <ronandlois@comcast.net>

Mon, Aug 6, 2018 at 6:20 PM

Reply-To: ronandlois@comcast.net

To: commission@knoxmpc.org

All Members of Knox County Planning Commission,

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Thank you for your consideration of our concerns. We hope that you will not approve this development as it is currently proposed.

Sincerely,

Ronald and Lois Dearolf, Plantation Springs Homeowners

[8660 Belle Mina Way](#)

[Knoxville, TN 37923](#)

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This message was directed to commission@knoxmpc.org

Julie Hembree <jshembree@bellsouth.net>

Mon, Aug 6, 2018 at 9:07 PM

Reply-To: jshembree@bellsouth.net
To: Lois dearoff <ronandlois@comcast.net>
Cc: commission@knoxmpc.org

Thank you, wonderful letter

Sent from my Verizon Wireless 4G LTE Droid

[Quoted text hidden]



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

[MPC Comment] Opposition to #7-G-18-UR

1 message

Kristen O'Keefe <zkaz0516@gmail.com>

Mon, Aug 6, 2018 at 3:54 PM

Reply-To: zkaz0516@gmail.com

To: commission@knoxmpc.org

Hello,

My family and I are residents of Farrington, and we are opposed to the Crescent Hill development of apartments and retirement community. This development would cause increased traffic congestion in an already high volume area. We are also concerned about how the large increase in area residents would affect the already crowded schools. I hope you will consider this letter of objection from a concerned citizen.

Thank you

Amos and Kristen O'Keefe

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposition to case #7-G-18-UR / Crescent Bend Development, LLC

1 message

'John Frost' via Commission <commission@knoxmpc.org>

Mon, Aug 6, 2018 at 5:53 PM

Reply-To: johntfrost@yahoo.com

To: commission@knoxmpc.org

At 4:45PM this afternoon traffic on south Westland drive was backed up from Ebenezer to AL Lotts waiting to turn left on to Ebenezer. Imagine how it will be when you add people trying to enter/exit the proposed Crescent Bend development on Ebenezer between north and south Westland drive !!

Say NO to Crescent Bend, or any other residential development until traffic improvements are made in this area!

Thank You for your consideratio
John Frost
Wesley Place

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: MPC MEETING

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org>

Mon, Aug 6, 2018 at 1:34 PM

Reply-To: mike.brusseau@knoxmpc.org

To: Commission <commission@knoxmpc.org>

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

From: **Annette Staples** <astaples@aol.com>

Date: Mon, Aug 6, 2018 at 11:12 AM

Subject: MPC MEETING

To: mike.brusseau@knoxmpc.org

Cc: lewisbmknx@yahoo.com, jcpell@charter.net, cjpell@chartertn.net, bobobfl@yahoo.com, chbtn@yahoo.com, paul@providenceadvisors.com, rhodessoccer@gmail.com, MKeel@utk.edu, rfinn1955@gmail.com, cgy1951@gmail.com, dianaseaver4@aol.com, wendywebb@gmail.com, dolores_schaffer@yahoo.com

Looks like the Zoning Commission is going to give all the subdivisions along Westland Dr. and even a rather large portion of Northshore Dr. What I would call a One/Two punch.

Punch One was when you allowed the development of Westland Oaks Phase I, a subdivision on Westland Dr. and behind the Pointe at Heritage Lake, without doing a traffic study. And that was because of a savvy developer who knew that if he kept the number of houses in that development to 75 or less; no traffic study would be mandated. So that's what he did...one less house, and the zoning Commission approved. They shouldn't have; but they did.

This subdivision is in it's initial development and we were promised that no more houses would be allowed without a traffic study.

Now Punch Two, is that you are considering another subdivision, which will be built on property above the first project. Approving the new proposed project prior to evaluating the traffic impact of Westland Oaks Phase I, will be another terrible mistake.

This may or may not be a part of Phase II of the above mentioned development, but the traffic generated by this newest project will also have to funnel into the traffic pattern on Westland Dr.

You need to evaluate the impact of the first project, Westland Oaks Phase I, before you add another multi-family housing development, which will further complicate the traffic flow on Westland Dr.

Seems like this is Phase II of the initial project, whether it is called Phase II, or whether it is the same developer or not. This should be considered under the promise that was given to us that there would be no more houses without a traffic study. This was a promise made to us, and the intent of that promise should be honored.

The Zoning Commission knew a traffic study should have been done on the first project, as it only needed one more house and it would have been mandated. The Zoning Commission should have known that Westland Dr. cannot be widened to alleviate traffic problems without considerable expense and planning. It is my understanding that the widening of Westland Dr. is not even under consideration at this time.

Here's what needs to be done. Wait until Westland Oaks Phase I is completed and the traffic from that subdivision can be evaluated. Don't "sneak" another subdivision approval in prior to knowing how the first project is going to adversely impact traffic. In fact, don't approve any, or rezone any additional development in this immediate area until the impact from Phase I can be evaluated.

Upon evaluation and completion of a traffic study; then consider rezoning and approvals for new projects. At that point we would have all the facts and could more accurately evaluate the impact of such approvals.

I would appreciate my letter being submitted to the Zoning Commission prior to this project being considered.

Respectfully,

Annette B. Staples
[1219 Barton Place Ln.](#)
Knoxville, TN 37922
918-978-6190

Sent from my iPad

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County [Building, Suite 403](#)
[400 Main St.](#)
[Knoxville, TN 37902](#)
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

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This message was directed to commission@knoxmpc.org



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

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

1 message

Amanda Decker <a.decker.scm@gmail.com>

Tue, Aug 7, 2018 at 2:38 PM

Reply-To: a.decker.scm@gmail.com

To: commission@knoxmpc.org

Good afternoon all,

I am writing in vehement opposition to the proposed 249 unit apartment complex currently on the agenda as "use on review", at the corner of Westland and Ebenezer. I would sincerely request that the commissioners be realistic in the true review of impact to the surrounding residential area. I am quite frankly shocked and concerned at the lack of realistic information found on the "use on review" application form in the "estimated impact" fields, and I firmly believe that the needs of the current area residents should supersede the financial desires of a development group.

The traffic congestion on these roads is already high during rush hour, and the entire area is congested during school hours/days due to the multiple schools in the area. The alternate routes (including Northshore) are equally busy, and adding more complex traffic patterns (construction delays, road damage due to construction and additional cars, turning lanes and patterns) will exacerbate this issue. Westland is too narrow (especially at the first curve, which would be the first to be impacted by a heavy increase in traffic), and it is not realistic to expect that traffic accidents/potential fatalities would not increase, particularly as I have encountered many bicyclists and pedestrians on this road (I have not been able to locate the Traffic Impact Study (why this is not included in the use on review packet, I'm not sure), but anyone who has driven these roads would personally challenge any assertion that the impact would be minimal).

Of more concern is the claim that only 4 school age children will be added to the surrounding school system, which is clearly unrealistic. All of the schools which are slated to be impacted by the influx of students already have student:teacher/counselor ratios that are higher than state averages (particularly Bluegrass Elementary), and speaking personally, we chose to move into the area (into a purchased home, paying a premium for the good quality of schools and neighborhood) to bring our children into a better, smaller school district. If our one household brought in 2 school age children, to expect almost 250 apartments to only bring in 4 children total is an impractical and unethical claim.

In short, a 249 unit apartment complex (not even considering an additional independent living facility) is completely out of character with the surrounding, well established neighborhoods and will put strain on both the infrastructure and the schools in the area. I join neighboring communities in voicing my strong opposition to this project, and fervently hope that the character of the area and concern of the established residents take precedence over a developer.

Thank you very much, and looking forward to the future meetings,

Amanda Beck
Bexhill Subdivision

--

This message was directed to commission@knoxmpc.org



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

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

1 message

Thomas Sailer <thomassailer@bellsouth.net>

Tue, Aug 7, 2018 at 2:33 PM

Reply-To: thomassailer@bellsouth.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

MPC Commissioners - We are residents of Westland Manor which is located just less than a mile east of the proposed development detailed in the referenced Case.

After attending a meeting regarding this development (Crescent Bend) on Aug. 1, we must express our concerns regarding the impact of this project. It is our opinion that Westland Drive east of Ebenezer can not handle additional traffic as the road has serious pavement deterioration which has only had patchwork attention in the last ten years. Additionally, there are numerous entrances along this portion of Westland (Our subdivision is the fifth entrance from the south side of Westland) and Westland Drive is the only outlet for people using these entrances. Also, there is additional growth occurring and being planned all the way to the Pellissippi along Westland. A good example of this growth may be seen on the same MPC meeting agenda - Case 8-A-18-RZ- wherein SE Properties is requesting the rezoning of a small piece of property from agricultural to planned residential. Actually, this parcel is part of a much larger piece of land that has been submitted to the MPC for the development of a subdivision which would contain 70+ homes accessible only from Westland and bordering much of the east side of our subdivision. I assume that the MPC staff looks at the accumulative effects of the individual projects it considers, but we don't see how any more traffic can be added to the referenced section Westland without some major improvements to this road.

There was also some discussion about vehicles leaving Crescent Bend being permitted to make left turns on Westland and Ebenezer. This seems to be a highly dangerous situation given traffic conditions on these roads where the Crescent Bend access points are occurring.

Finally, it seems that adequate attention has not been given to the impact of this proposed development on the creek which borders the southern edge.

Thank you for your consideration of our concerns.

Tom and Linda Sailer

--

This message was directed to commission@knoxmpc.org



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

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

1 message

Mary-Elizabeth Leggett <Mary_Leggett@teamhealth.com>
Reply-To: mary_leggett@teamhealth.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Aug 7, 2018 at 2:22 PM

I am concerned about the proposal by Crescent Bend Development, LLC, File # 7-G-18-UR. I am a resident of Farrington and presently it is difficult to get in and out of the neighborhood during rush hour, particularly in the mornings. Traffic tends to back up from Westland North past the north entrance of our neighborhood making it almost impossible to get to the turn lane to turn left onto Westland South.

Additionally, I saw on the documents that the student impact is estimated at 4. I believe that to be shortsighted considering the wonderful schools in the area. That would draw families with children.

It appears that there would be some negative impact to our community if this project is approved. I hope that it is being considered from all angles and not just looked at based on statistics to ensure that the impact will be more positive than negative.

Mary-Elizabeth Leggett

Lease Manager, Support Services

TeamHealth

[265 Brookview Centre Way, Suite 400 | Knoxville, TN 37919](#)

work: 865.293.5587 | cell: 865.660.6279 | email: mary.leggett@teamhealth.com

www.teamhealth.com | facebook.com/teamhealth | @TeamHealth

Fortune "World's Most Admired Companies" – 2015, 2016

Becker's Hospital Review "150 Great Places to Work in Healthcare" – 2015, 2016

Forbes "America's Most Trustworthy" Companies – 2014

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Case 7-G-18-UR on Ebenezer and Westland

1 message

L Toney <ltoney5017@comcast.net>
Reply-To: ltoney5017@comcast.net
To: commission@knoxmpc.org

Tue, Aug 7, 2018 at 11:21 PM

Dear Commissioners,

We strongly oppose the proposed development 7-G-18-UR on Ebenezer Rd and Westland Drive. We live in Farrington subdivision which has homes that are adjacent to the property. The proposed development is not consistent with the density or scenic nature of the surrounding residential areas. The traffic situation at that corner is already at capacity during commute hours. Additionally, there is a sharp narrow curve on Westland Drive which will be hazardous to the ingress and egress. I urge you to drive that section of Westland Dr and note the scenic nature of the route.

Thank you.

Lee and Leslie R. Toney
1300 Farrington Drive
[Knoxville, TN 37923](#)

--

This message was directed to commission@knoxmpc.org



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

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

1 message

Rosemary Ried <romare133@knology.net>
Reply-To: romare133@knology.net
To: commission@knoxmpc.org
Cc: Rosemary Ried <romare133@knology.net>

Tue, Aug 7, 2018 at 2:52 PM

Dear Board Members of MPC:

I am an 85-year-old very active lady that lives in Plantation Springs, who is in-and-out of my subdivision many times each week. The thought of more traffic flowing onto Westland from a new subdivision is mind-boggling!! Many days traffic is backed up from Ebenezer to Plantation Springs and further. Since making a left hand turn onto Westland is impossible, I am forced many times to make a right hand turn and take a different and longer route. And, often when the light at Ebenezer and Westland is green, the light at Westland and Gallaher View has also turned green and the traffic is impossible. Just imagine another subdivision joining in with another 500-700 cars!

Another big concern of mine is safety. All the subdivisions on Westland, (Westhampton, Westland Manor, CharlesTowne Landing, Reserve/Bridalwood and Plantation Springs) have only ONE entrance/exit. We have many trains a day that are on tracks extremely close to Westland and a gas tank storage facility at Westland and Gallaher View. Do you not see a big danger this presents for explosions or chemical spills, etc.? And, with one exit out of these subdivisions? And to add another subdivision would only complicate matters and present another danger to us. This is very serious.

Another concern is the type of apartments are you intending to build. The Reserve/Bridalwood apartments are up-scale, very nice looking and sit back from the road with nice landscaping. Since we will be very near this proposed subdivision, we feel this would be appropriate for you to continue this upscale look. There are only two-story apartments along Westland; the three-story buildings are in the back and are not seen from Westland. Plantation Springs, as are the other subdivisions, concerned about our property values.

Also, the possibility of you building an Assisted Living Complex, only makes all this more complicated with much more traffic. It is dangerous enough already. And, if there is to be a business at the corner of Ebenezer and Westland, it is horror story!

I feel the Board needs to hear our concerns; after all, we live here! I have lived for 16 years in this beautiful and peaceful area, and I hate for it to be destroyed.

Thank you for letting me vent my feelings!

Rosemary Ried
[915 Altamont Way](#)
[Knoxville, TN 37923](#)

P.S. I trust that this email will be seen by all the Board Members.



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

[MPC Comment] Opposition to 7-G-18-UR

1 message

Zachary Beck <beckzach05@gmail.com>

Tue, Aug 7, 2018 at 2:56 PM

Reply-To: beckzach05@gmail.com

To: contact@knoxmpc.org, commission@knoxmpc.org, terry.gilhula@knoxmpc.org

Good afternoon all,

I am writing in vehement opposition to the proposed 249 unit apartment complex (7-G-18-UR) currently on the agenda as "use on review", at the corner of Westland and Ebenezer. I would sincerely request that the commissioners be realistic in the true review of impact to the surrounding residential area. I am dishearteningly concerned at the lack of realistic information found on the "use on review" application form in the "estimated impact" fields, and I firmly believe that the needs of the current area residents should supersede the financial desires of a development group.

The traffic congestion on these roads is already high during rush hour, and the entire area is congested during school hours/days due to the multiple schools in the area. The alternate routes (including Westland) are equally busy, and adding more complex traffic patterns (construction delays, road damage due to construction and additional cars, turning lanes and patterns) will exacerbate this issue. Westland is too narrow (especially at the first curve, which would be the first to be impacted by a heavy increase in traffic), and it is not realistic to expect that traffic accidents/potential fatalities would not increase, particularly as I have encountered many bicyclists and pedestrians on this road. I have not been able to locate the Traffic Impact Study (why this is not included in the use on review packet, I'm not sure), but anyone who has driven these roads would personally challenge any assertion that the impact would be minimal).

Of more concern is the claim that only four (4) school age children will be added to the surrounding school system, which seems decidedly unrealistic. I can find no verifiable information in the Use on Review to justify this assertion. All of the schools which are slated to be impacted by the influx of students already have student:teacher/counselor ratios that are higher than state averages (particularly Bluegrass Elementary), and speaking personally, we chose to move into the area (into a purchased home) to bring our children into a better, smaller school district. If our one household brought in 2 school age children, to expect almost 250 apartments to only bring in 4 children total is wildly illogical.

Another concern that I personally know is shared by a majority of homeowners in my subdivision is that of property values. This area of Knox County is a well established sector with a housing market to match. The addition of such a substantial apartment complex could readily have a negative impact to property values along the Ebenezer corridor. Given the number of homes that could be involved, it is not a stretch to assume a class action lawsuit could be filed against the developer if property values are indeed negatively impacted. Grounds for such a claim could be tied into the class motion against Zillow for misrepresenting values, (though dismissed because the plaintiffs hadn't provided proper proof of affect) *Patel, et al. v. Zillow Inc., et al.*, Case No. 1:17-cv-04008.

In short, a 249 unit apartment complex (not even considering an additional independent living facility) is completely out of character with the surrounding, well established neighborhoods and will put strain on both the infrastructure and the schools in the area. I join neighboring communities in voicing my strong opposition to this project, and fervently hope that the character of the area and concern of the established residents in this area take precedence over a developer.

Thank you for your consideration of my concerns. I hope that this, along with other concerns that are now and in the future voiced, give enough cause to halt this ambitious yet ambiguous development plan.

Zachary Beck
Bexhill Subdivision

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This message was directed to commission@knoxmpc.org



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

7-G-18-UR Crescent Bend Development

1 message

sue petrie <sue.petrie.slp@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Aug 7, 2018 at 9:36 PM

Our family resides in the Farrington subdivision. We moved here for the beautiful and low traffic neighborhood. Farrington is a friendly, walking neighborhood where people walk for exercise and visit with each other while walking their dogs. We look out for each other. After the building of the high density neighborhood above us on Nubbin Ridge many of us have seen erosion to our yards after a heavy rain, even after the developer assured us this would not happen. Another high density development behind us is certainly not what we feel will be an asset to our neighborhood.

Traffic on Ebenezer is already problematic. If you are going to work or have an early appointment, you pray some nice driver will let you in the line of traffic. Otherwise you sit there for an extended time. Heaven forbid if you are planning to cross two lanes to get to Westland. Residents also have to take their lives in their hands when they take the left turn lane into Farrington when drivers coming north prematurely decide to turn on Westland and start at our turn lane. Many head on collisions have been avoided so far. More traffic on Ebenezer is not the answer.

Property values in Farrington have increased lately with families wanting to live in such a friendly, quiet neighborhood. We feel this will change with high density apartments behind us. Renters are many times transient and have no ownership or pride in their homes.

With young families moving to Farrington we have the added concern for safety of our children. Farrington will become a "cut through" to Nubbin Ridge during construction on Ebenezer and Westland. Nubbin Ridge is already a dangerous two lane road.

Please consider the cost of redoing Ebenezer and Westland after heavy construction vehicles have destroyed them.

Bluegrass and A.L. Lotts are two very successful schools that parents desire their children to attend. With these apartments there will be more children hoping to attend these schools which are at capacity now. Buses now have problems entering and leaving Westland and Ebenezer. Too many parents drive their children to and from school now causing traffic problems around the schools.

Please consider our concerns.

Sincerely,
James and Sue Petrie
[8613 Dalemere Drive](#)
Knoxville

To: KnoxMPC

Aug 7, 2018

Subject: #7-G-18UR

Crescent Bend LLC Development

As an attendee of the Ebenezer Methodist presentation explaining the proposed Crescent Bend development there were many questions that raise serious concerns about the impact of the project. The major complaints centered on the traffic problems that will be created on Westland and Ebenezer – especially during rush-hour.

Some of the complaints include:

- 1) The creation of a 3 story apartment complex that requires entry using left hand turns across oncoming traffic on both Ebenezer and Westland is just plain foolish. The Ebenezer speed limit may be 45 mph but many drive 55-60 mph this will create a very dangerous mix. Cars exiting the apartments will have the same problem when trying to make a left hand turns and will be further impacted by vehicles in the turn lanes trying to enter the apartments.
- 2) Most of the commuters that live on Westland drive East to Morrell Rd to get on the interstate - Westland cannot handle the increased traffic that this project will generate – it already has traffic problems.
- 3) I live in the Westland Manor neighborhood and traffic from the afternoon rush-hour can backup all the way from the traffic light on Ebenezer past the entrance of Westland Manor 0.8 mi.

These are just a few of the traffic problems that a 249 apartment complex will create – one of the first recommendations to relieve the expected traffic jams will probably be to widen Westland - there are bottlenecks that cannot be changed. The road is bounded by a cemetery on one side and the railroad right-of-way on the other. The recommendation by many of the affected locals is to scale back the project from 3 story apartments to a reasonable 2 story configuration.

The general view of the Crescent Bend project is that it has been rubber stamped by the MPC without due consideration for the many that will be impacted.

Jerry Brann

911 Gothic Manor Way

Knoxville, TN 37923

brooks11235@gmail.com

(865) 414-2954



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

[MPC Comment] case#7-G-18UR,Crescent Bend LLC

1 message

murphy1015@att.net <murphy1015@att.net>

Tue, Aug 7, 2018 at 9:05 AM

Reply-To: murphy1015@att.net

To: commission@knoxmpc.org

It has been brought to my attention that a large apartment complex composed of 3 story structures is being planned at the corner of Westland and Ebenezer. This is unacceptable and even dangerous in regard to traffic impact and planned access locations. Drainage and run-off is another big concern, as we residents of Charlestone Landing are well aware.

Westland has become a heavily traveled thoroughfare, and the curve at that location a site for numerous accidents. It is very congested at the light on the other end of Westland and it often takes multiple light cycles to turn left onto Ebenezer.

The project is out of character with the residential character of the neighboring homes due to number and size of the buildings, negative impact on travel, and lack of open green space.

Please do the right thing for our community and deny this application in its current form.

Thank you for considering my request,

Diane Murphy

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This message was directed to commission@knoxmpc.org



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

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

1 message

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

2 attachments

Plantation_Springs_Westward.jpg
1074K



Plantation_Springs_Entrance-1.jpg
975K



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

[MPC Comment] Proposed apartment complex at Westland and Ebenezer

1 message

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



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

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

1 message

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 going 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



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

[MPC Comment] Fwd: Development Westland/Ebenezer

1 message

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



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

[MPC Comment] Crescent Bend development proposal

1 message

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



Virus-free. www.avast.com

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

[MPC Comment] Proposed complex

1 message

'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



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

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

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>

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

1 message

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>

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

1 message

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



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

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

1 message

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



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

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

2 messages

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](https://www.google.com/maps/place/8532+Cambridge+Woods+Lane,+Knoxville,+TN+37923)

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This message was directed to commission@knoxmpc.org

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: tn_kiwi@comcast.net

Wed, Sep 12, 2018 at 7:35 AM

Your correspondence has been received.



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

[MPC Comment] Crescent Bend development proposal

1 message

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



Virus-free. www.avast.com

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

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

1 message

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



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

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

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>

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

1 message

utcatwoman via Commission <commission@knoxmpc.org>
Reply-To: utcatwoman@aol.com
To: commission@knoxmpc.org
Cc: jewelstarnes@gmail.com

Wed, Sep 12, 2018 at 2:03 PM

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



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

[MPC Comment] Proposed complex

1 message

'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



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

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

1 message

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

David LaRose,
concerned citizen

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Development Westland/Ebenezer

1 message

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



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

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

1 message

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

--
Doug Matthews Jr

Brown Squirrel Furniture
(865) 693-1291

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This message was directed to commission@knoxmpc.org



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

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

1 message

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>

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

2 messages

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](mailto:8532_Cambridge_Woods_Lane_Knoxville_TN_37923)

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This message was directed to commission@knoxmpc.org

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: tn_kiwi@comcast.net

Wed, Sep 12, 2018 at 7:35 AM

Your correspondence has been received.