



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda 30 5-A-19-SP response to BURSSEAU

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Wed, May 8, 2019 at 11:22 PM

Reply-To: thompsonsgroup.sfg@yahoo.com
To: commission@knoxplanning.org

I just wanted to point out to you that, under TN law, Mr. Parikh does not have vested interest in the zoning of the property under TN law. He would have had to sell or develop the property himself prior to the statute of limitations, which, since he has now owned it for 17 years, has expired. The county could actually change the zoning without his request/approval if they decided to do so. He would then have to prove as to why it would need to remain up to 9DU/Acre. The property was also zoned for 1-9 units (which fits fully within LDR 1-5, but only partially within MDR of 6-12) by Sanchez on a "case by case" basis only. Therefore, under TN code 13-7-101, MPC didn't do anything wrong or out of their jurisdiction when they limited the full potential of the zoning to LDR by the Sector Plan in 2003, and again in 2015.

I think it is rather childish for Mr. Mike Bursseau to threaten a lawsuit when he has no grounds to do so. If I were the MPC, I would decide to look more carefully at the items he brings to the agenda from now on. From his sign placement to only distributing the minimum requirement of postcards, Mr. Bursseau, nor Bunch demonstrated they cared about our community. They tried to get this passed through quickly and swift and I'm sure did not expect the amount of community pushback they received.

On behalf of our entire community we want to make sure to thank you for listening to us, and reading our countless emails. It's nice to know that the amount of effort and time several of our residents put into helping write these sector plans was not spent in vain. The sector plans matter, our input matter. I appreciate all of you.

Adam Thompson
865-661-2317

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

3 attachments



2016 Tennessee Code
Title 13 - Public Planning
and Housing
Chapter 7 - Zoning
Part 1 - County Zoning
§ 13-7-101. Grant of
zoning power.

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170K

Universal Citation: TN Code § 13-7-101 (2016).
(a)(1) The county legislative body of any county is empowered, in accordance with the conditions and the procedure specified in this part, to regulate, in the portions of such county which lie outside of municipal corporations, the location, height and size of buildings and other structures,



size of buildings and other structures, the percentage of lot which may be occupied, the size of yards, courts, and other open spaces, the density and distribution of population, the uses of buildings and structures for trade, industry, residence, recreation or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry, soil conservation, water supply conservation or other purposes, and identify areas where there are inadequate or nonexistent public or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur. Special districts or zones may be established in those areas identified

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JUSTIA

established in those areas deemed subject to seasonal or periodic flooding, and such regulations may be applied therein as will minimize danger to life and property and as will secure to the citizens of Tennessee the eligibility for flood insurance under Public Law 1316, 84th Congress, or subsequent related laws or regulations promulgated under such provisions. Protection and encouragement of access to sunlight for solar energy systems may be considered in promulgating zoning regulations pursuant to this section.

(2) (A) (i) The transfer of development rights may be provided for in the promulgation of zoning regulations pursuant to this section. The creation, amendment or repeal of

**JUSTIA**

2016 Tennessee Code Title 13 - Public Planning and Housing Chapter 7 - Zoning Part 1 - County Zoning § 13-7-101. Grant of zoning power.

Universal Citation: [TN Code § 13-7-101 \(2016\)](#)

(a) (1) The county legislative body of any county is empowered, in accordance with the conditions and the procedure specified in this part, to regulate, in the portions of such county which lie outside of municipal corporations, the location, height and size of buildings and other structures,



JUSTIA



size of buildings and other structures, the percentage of lot which may be occupied, the sizes of yards, courts, and other open spaces, the density and distribution of population, the uses of buildings and structures for trade, industry, residence, recreation or other purposes, and the uses of land for trade, industry, residence, recreation, agriculture, forestry, soil conservation, water supply conservation or other purposes, and identify areas where there are inadequate or nonexistent publicly or privately owned and maintained services and facilities when the planning commission has determined the services are necessary in order for development to occur. Special districts or zones may be established in those areas deemed

**JUSTIA**

established in those areas deemed subject to seasonal or periodic flooding, and such regulations may be applied therein as will minimize danger to life and property, and as will secure to the citizens of Tennessee the eligibility for flood insurance under Public Law 1016, 84th Congress, or subsequent related laws or regulations promulgated under such provisions. Protection and encouragement of access to sunlight for solar energy systems may be considered in promulgating zoning regulations pursuant to this section.

(2) (A) (i) The transfer of development rights may be provided for in the promulgation of zoning regulations pursuant to this section. The creation, amendment or repeal of



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda 30 COMMENTS TOWARD BURSSEAU's EMAIL

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Wed, May 8, 2019 at 10:44 PM

Reply-To: thompsonsgroup.sfg@yahoo.com

To: commission@knoxplanning.org

Mr. Bursseau sent an email at 3:55 (55min post cut off I might add) that got posted as public record on agenda 30 (5-A-19SP). In that email he threatened the MPC with a possible lawsuit for not upholding the "zoning".

I want to point out that MPC actually didn't do anything wrong, and argue the fact that "doc" would have a good case in court if it went that far. According to Tennessee Code 13-7-101, "docs" rights were never "infringed" upon. The MPC had the right and jurisdiction to limit the density of the zoning in the 2003 sector plan. When the property zoning was originally approved in 90 by Sanchez, it was approved on a "case by case" basis only. That's very important to note. It was also approved at 1-9 DU/ac 1-9 fully fits in LDR, but only partially fits into the MDR category. In 2003 the sector plan notes that the properties within this area should be LDR only! It literally states that exact sentence due to flood prone zones.

Mr. Bursseau is trying to enact a scare tactic on the MPC, and quite frankly it should make each of you a little cautious toward him when dealing with him again in the future. He tried to pull the wool over the doctors eyes, and our community, as well as the MPC.

We spoke with the doctor who owns the property directly, he is a very very kind man who supports his community. He was told by Mr. Bunch that he would never be able to sell that property if he didn't sell it to him because no developer would ever be willing to develop a LDR subdivision there. This was a complete lie because we talked to Smithbilt, Ball homes, DR Horton, and several others and each of them told us they would be glad to take a look at the property. Obviously, at this point the doctor had already signed a contract with Bunch and couldn't get out of it. So don't fear a lawsuit.

The other point is, according to the Tennessee law, the doctor has no vested interest in the zoning of the property because he has sat on the property for 17 years and never has even attempted to sell to a developer before now. He was even offered more than appraisal by the community about a year prior to this, and he refused the sale. Under TN law, if the owner of a property does not utilize his property under the current zoning at time of purchase within a set statute of limitation, then he doesn't have a vested interest in the zoning of that property and the city or county can choose to change the zoning. It should also be noted that it the property owners responsibility to make sure the zoning and sector plans align.

Therefore, if the doctor decided to sue the MPC, he wouldn't get very far because his property rights were never infringed upon. I think Mr. Bursseau likes to play games, and it should be noted when dealing with him in the future.

I appreciate the MPC and everything they have done in upholding our sector plan. They are FAR more important than zoning, as they actually have the communities wants and needs, as well as professional recommendations on what is the best use of the land.

Thank you,
Jessica Nirmaier
865-566-8162

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This message was directed to commission@knoxplanning.org

5-A-19-SP-WD-5-9-19

KNOXVILLE-KNOX COUNTY

MPC
METROPOLITAN
PLANNING
COMMISSION

TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

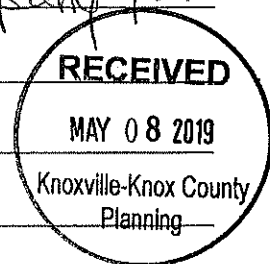
Request to Postpone • Table • Withdraw

Name of Applicant: Duke Development Company, LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 5-A-19-SP

Date Scheduled for MPC Review: May 9, 2019

Date Request Filed: 5/8/19 Request Accepted by: _____



REQUEST

Postpone

Please postpone the above application(s) until:

DATE OF FUTURE MPC PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Mark C. Bunch

PLEASE PRINT
Name: Mark C. Bunch

Address: 800 S. Gay St Ste 1670

City: Knoxville State: TN Zip: 37929

Telephone: 865-240-2969

Fax: _____

E-mail: bunchdevelopment@gmail.com

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Duke Development, LLC (5-A-19-SP)

1 message

Michael Brusseau <gatorbrusseau@gmail.com>

Wed, May 8, 2019 at 3:55 PM

Reply-To: gatorbrusseau@gmail.com

To: commission@knoxplanning.org, gerald.green@knoxplanning.org, Amy Brooks <amy.brooks@knoxplanning.org>, Liz Albertson <liz.albertson@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>, tom.brechko@knoxplanning.org, Marc Payne <marc.payne@knoxplanning.org>, Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Emily Dills <emily.dills@knoxplanning.org>, jeff.welch@knoxplanning.org

Cc: Mark Bunch <markbunch@comcast.net>, Bunch Development Services <bunchdevelopment@gmail.com>, lbrowning@summitsouthmortgage.com

Good afternoon,

Just a few comments on the Duke Development case requested to be withdrawn (5-A-19-SP) from the May 9 MPC agenda. The situation with this property is a perfect example of why I have always advocated for sector plans to be brought into conformance with existing zoning. The owners of the subject property, if they chose to make a stink about it, would probably have a good case in court. They purchased a property that was zoned PR at up to 9 du/ac, so there were expectations that 80+ units could at least be considered for plan approval by MPC as a use on review. Most citizens, when considering purchasing an investment property, would have no idea about the impact of the sector plan on the property's development rights. They simply look at the zoning regulations on the property and what uses the specific zoning district allows. Only because of my experience on MPC staff was I aware about this possible snafu in the process. I truly think a situation like this will cause a lawsuit at some point. The uses and regulations associated with the development of a property are determined by zoning. The sector plan is just for guidance and unless it is codified, it should not take away a property owner's development rights, which is what it did here. Luckily, we didn't spend the considerable amount of money it would take to develop a plan for 80+ units, submit it as a use on review, and then be told we would have to seek a sector plan amendment in order to move forward with the plans. In this case, that situation would have created one frustrated developer, considering that this plan amendment was almost certain to be denied if we had not withdrawn. Someone unfamiliar with this sector plan policy could have easily fallen into that trap, spending a whole lot of money, all for nothing, which is not right. I sincerely hope the planning staff and MPC commissioners will consider these comments when making future recommendations on sector plans.

That all being said, I would like to thank the staff for seeing the merits of the request, recognizing that an error may have occurred by not amending the sector plan in accordance with zoning, and recommending approval of our logical and reasonable request. I look forward to working with you all in the future. Have a good meeting tomorrow. I would say our withdrawal probably will shorten it considerably.

Thank you for reading,

Mike Brusseau, AICP, Bunch Development Services

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] FILE# 5-A-19-SP/ Upholding Sector plan

1 message

'sbobst2010@yahoo.com' via Commission <commission@knoxplanning.org>

Wed, May 8, 2019 at 1:20 PM

Reply-To: sbobst2010@yahoo.com

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

Good afternoon,

I wanted to send a request in with my opposition to the changing of the sector planning request in the location of Tazewell Pike/Fairview Road.

The property in question floods with every heavier rain we have, homes that sit directly across the road have heavy water standing in their yards and the creek that runs beside it floods often. Aside from the flooding this road is a heavily traveled road - Fairview is already a busy road as it is a cut through for people from Emory Road to Tazewell Pike trying to navigate around the main intersection. Those of us who live in that neighborhood already have a difficult time getting in and out of the area due to that traffic and with an apartment complex it will only make it more difficult and dangerous. Trying to get out onto Tazewell Pike during the morning and afternoon commutes is horrendous. The traffic backs up from the stop light all the way down past Fairview in the evenings and mornings with parents taking kids to school you can barely get through the stop light @ the main intersection.

And due to the way this is set up from everything I have found out any students that are above elementary level will either have to depend on parents to take them to school or walk. There are no sidewalks or anything in this area and even with sidewalks it is a long dangerous walk for children of any age. I know i sure wouldn't want any child of mine having to walk that road at any time.

I am just hoping serious consideration is taken on this and keep the sector plan the way it remains. Too much growth without the proper infrastructure is only going to make the things mentioned worse than it already is.

Thank you

Sandra and Bruce Bobst

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5/9/19 Agenda item #30

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Wed, May 8, 2019 at 12:47 PM

Reply-To: grassyvalleygenetics@yahoo.com
To: commission@knoxplanning.org
Cc: gibbspublicinfo@gmail.com

Dear Commissioners,

I'm in absolute opposition to this amendment request.

I noted in the approval recommendation by MPC staff, the mention of our new middle school and the road improvements to the intersection of Tazewell Pike and Emory rd. However, their recommendation is contradictory to the Sector Plan. Second, there is a single access point for this property, located within the PRZ zone and surrounded by congested traffic. Finally, the lack of accessibility and mobility does not support a multifamily dwelling development.

In 2015, there was a massive push to obtain our middle school. Knox County required an updated Sector Plan in order to move forward with the project. As you can see, circled and underlined in blue, the Sector Plan clearly plans for the addition of Gibbs Middle School. (Pages 6 & 29) On the same page, underlined in green, the traffic lights were already under construction during the update of the Sector Plan and was completed by May of 2016. (Page 29) Clearly, these two projects and infrastructure improvements are not new developments, unforeseen by the MPC staff. This reason for recommendation seems absurd and weak.

The single access point of this land locked property lies a mere 1,056 feet South of the severely congested intersection of Tazewell Pike and Emory rd. It lies within the PRZ zone, having no sidewalks, no crosswalks, and requiring students to walk 17 minutes to or from school. Tazewell Pike is deemed a severely congested arterial road, with no major road improvements scheduled for another 10 years. Thus, we have no turn lanes, and this access point is shared with the busy parking lot of the Midway IGA shopping center. It would simply compound already congested traffic, endanger our children, and potentially restrict response time of Rural Metro Fire & Rescue located at the opposite end of the IGA parking lot.

Lastly, our community is not served by public transportation. There are no sidewalks, bike trails, crosswalks, or parks near this property. The employment opportunities are limited, where the majority of us commute to surrounding areas to work. If this were approved, our new neighbors would be severely underserved by the infrastructure, lack of public transportation, and access to recreational enjoyment in public parks. A multifamily residential development simply doesn't make sense.

Sincerely,

Adam Thompson
865-661-2317

This message was directed to commission@knoxplanning.org

Sent from my iPhone

Sent from my iPhone

This message was directed to commission@knoxplanning.org

2 attachments



image1.jpeg
103K

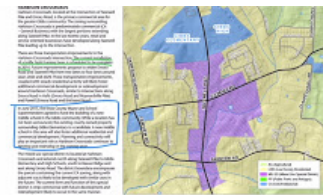


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The number of jobs located in the Northeast County was 4,182 with the bulk of workers (3,596) commuting to the sector from a place of residence outside the sector. Transportation and Warehousing was the largest industry with 913 jobs, while Manufacturing followed closely behind with 845. Agriculture, Forestry, and Fishing only accounted for 27 jobs, revealing how few people farm as a fulltime occupation.



Only 586 people actually work and live in the Northeast County, or 14 percent of the 4,182 jobs in the sector.

Table 4. Northeast County Sector Employment, 2011

Northern American Industry Classification System (NAICS) / Industry	Live in Northeast County Sector	% Share	Work in Northeast County Sector	% Share
Agriculture, Forestry, Fishing	23	0.2	27	0.6
Mining/Quarrying/Oil/Gas	20	0.2	25	0.6
Utilities	111	1.0	18	0.4
Construction	576	5.0	280	6.7
Manufacturing	956	8.2	845	20.2
Wholesale Trade	685	5.9	292	7.0
Retail Trade	1,559	13.4	258	6.2
Transportation/Warehousing	518	4.5	913	21.8
Information	211	1.8	2	0.0
Finance/Insurance	432	3.7	65	1.6
Real Estate/Rental/Leasing	141	1.2	24	0.6
Professional/Scientific/Technical Services	601	5.2	65	1.6
Management of Companies/Enterprises	178	1.5	2	0.0
Administration/Support/Waste Management	690	5.9	176	4.2
Educational Services	1,273	11.0	5	0.1
Health Care/Social Assistance	1,671	14.4	205	4.9
Arts/Entertainment/Recreation	132	1.1	0	0.0
Accommodation/Food Services	960	8.3	323	7.7
Other Services (includes Public Administration)	363	3.1	87	2.1
Public Administration	500	4.3	570	13.6
TOTAL	11,600	100.0	4,182	100.0

6 Northeast County Sector Plan

The Knox County School Board makes decisions regarding school construction and maintenance. In 2004, Holston Middle School underwent extensive renovations and the addition of a new classroom wing, while in 2007, the new Gibbs Elementary School on Tazewell Pike opened.



Coryton Elementary School

In June of 2015, the Knox County Mayor and School Superintendant announced a deal to build the Gibbs Middle School. The tentative location is on land next to Gibbs Elementary School.

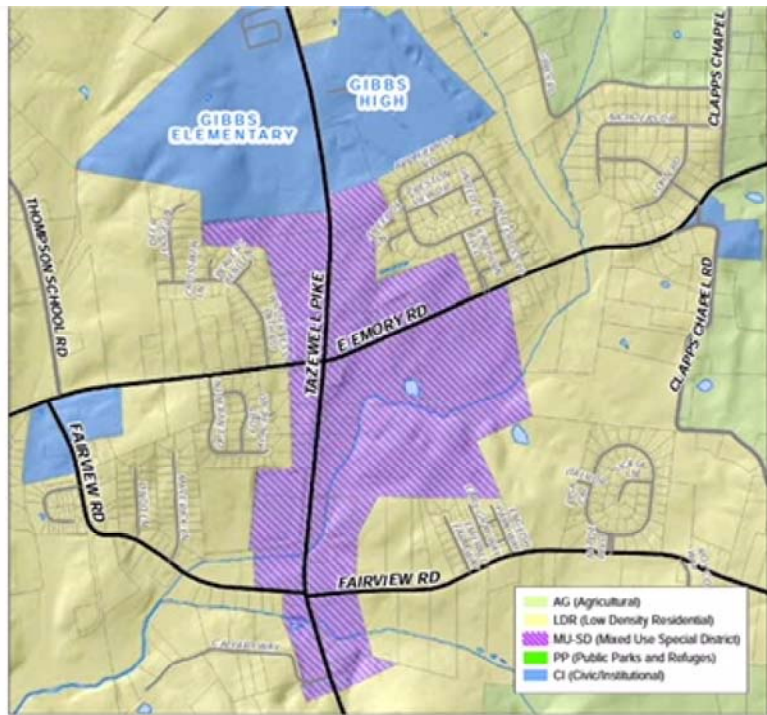
HARBISON CROSSROADS

Harbison Crossroads, located at the intersection of Tazewell Pike and Emory Road, is the primary commercial area for the greater Gibbs community. The zoning surrounding Harbison Crossroads is predominately commercial (CA – General Business) with the largest portions extending along Tazewell Pike. In the last twenty years, retail and service oriented businesses have developed along Tazewell Pike leading up to the intersection.

There are three transportation improvements to the Harbison Crossroads intersection. The current installation of a traffic light/turning lanes is scheduled to be complete in 2016. Future improvements propose to widen Emory Road and Tazewell Pike from two lanes to four lanes around years 2024 and 2029. These transportation improvements, coupled with steady residential activity will likely foster additional commercial development or redevelopment around Harbison Crossroads, similar to intersections along Emory Road in Halls (Emory Road and Maynardville Pike) and Powell (Emory Road and Brickyard Road).

In June 2015, the Knox County Mayor and School Superintendent agreed to fund the building of a new middle school in the Gibbs community. While a location has not been announced, the existing county owned property surrounding Gibbs Elementary is a candidate. A new middle school in this area will also foster additional residential and commercial development. Planning and connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years.

The mixed use special district is located at Harbison Crossroads and extends north along Tazewell Pike to Gibbs Elementary and High Schools, south to Beaver Ridge and east along Emory Road. The district boundary encompasses the parcels containing the current CA zoning, along with adjacent tracts likely to be developed with similar uses in the future. The current form and function of this special district is strip commercial with future development and redevelopment likely to occur in the same manner.





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Opposition to Sector Management Plan, File#5-A-19-SP

Karen Tyrell <ktyrell909@gmail.com>

Wed, May 8, 2019 at 9:46 AM

Reply-To: ktyrell909@gmail.com

To: commission@knoxplanning.org

Cc: gibbspublicinfo@gmail.com, John Bruck <johnbruck54@gmail.com>

Dear Metropolitan Planning Commissioners:

Please accept this email as opposition to the amendment proposed for the Sector Management Plan in the Gibbs area of Knoxville, File # 5-A-19-SP.

I have been a resident of Corryton for 30 years. I moved to this community after taking a faculty position at the University of Tennessee and living west of Knoxville for a year. I sought a rural, agricultural, and low-density residential area to live, work and to raise my family, who still live in the area. These are precisely the land use characteristics that our Sector Management Plan (SMP) reflects.

I have years of investment in this community and first-hand experience with negative impacts to water quality and control, pedestrian safety (especially near our schools), traffic congestion, and other environmental quality indicators including wetland and wildlife habitat and air quality that can occur in a community like ours from changes in development profiles. Compare the very substantial costs, traffic congestion, and land restoration measures needed to address the deleterious impacts to and of flooding of Beaver Creek that co-occurred with development near Halls Crossroads (see https://www.knoxcounty.org/stormwater/pdfs/beaver_creek_overview.pdf). Corryton is in the Beaver Creek watershed (see page 10, http://www.arch.utk.edu/Research_Outreach/scholarship/dekay/pdf/Beaver_Creek.pdf), and there is every reason to expect that similar issues would arise from increased land use pressures should the SMP be changed. Addressing these issues would require substantial time and money, as experience in the nearby community of Halls attests.

In consideration of these documented issues the current zoning ordinance, specifically the medium density residential allowance, is not consistent with the SMP (which specifies LOW density residential) and should be revised to match the SMP.

Dr. Karen Tyrell
8406 Wood Road
Corryton, TN 37721

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Gibbs Community

1 message

Christy Holbert <cmholbert@hotmail.com>

Tue, May 7, 2019 at 6:27 PM

Reply-To: cmholbert@hotmail.com

To: "Commission@knoxplanning.org" <Commission@knoxplanning.org>

I'm writing in regards to the upcoming meeting about the sector plan in the Gibbs community. Please keep this almost 10 acres as low density residential. Traffic on Tazewell Pike is very heavy and crowded. Pulling out at Midway IGA is already dangerous enough. Also, there would be many kids who would have to walk to Gibbs schools because a school bus wouldn't stop there since it's so close to school. This is a very dangerous road with no sidewalks. Low density also matches the rest of the community.

Thank you.

Christy Holbert

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Correction to previous email Agenda # 30 File # 5-A-19-SP

1 message

BRANDI BRANSON <bb688@comcast.net>

Tue, May 7, 2019 at 8:50 PM

Reply-To: bb688@comcast.net

To: commission@knoxplanning.org

To the Knox Metro Planning Commission:

A correction to my previous email (dated May 4) whereby I was under the mistaken impression that the entrance to the proposed apartments would be on Fairview Rd. and I explained why I thought Fairview/Tazewell Pike was a poor location to introduce hundreds of new vehicles.

Now, I have a better understanding of the entrance to the proposed apartments and realize that this is an equally awful location for the same reason. Yesterday, I sat waiting for a break in traffic, so I could leave the IGA parking lot by turning Left onto Tazewell Pike. I waited about 4 minutes.

Although I was mistaken about the precise entrance of the development, my objection remains the same since anywhere along that stretch of road (Tazewell Pike in the heart of the Gibbs community) is inadequate, given the existing traffic congestion in that area, the lack of turn lanes, etc.

I respectfully ask you to honor to the current sector plan and deny the request for medium density housing behind IGA.

Thank you for your time.

Brandi Branson

[7525 Ridgeview Rd.](#)

[Corryton, TN 37721](#)

Previous email:

To members of the Knox Planning Commission:

I am a resident of the Gibbs Community in Corryton (37721) writing to ask you to please uphold the current sector plan for this community. This issue is on the agenda as item #30 for the May 9 meeting.

There is request before you to change a piece of real estate (File #5-A-19-SP) from Low Density to Medium Density allowing for an apartment complex with over 100 units to be built on Fairview Rd., very near Tazewell Pike.

I live about one mile from the proposed location and believe this spot could not be worse in terms of the lack of turn lanes and the offset nature in which Fairview Rd. crosses Tazewell Pike. Accidents happen there all the time and introducing potentially hundreds of additional vehicles to that intersection will only aggravate existing traffic difficulties.

I ask you to stick to the current sector plan for this community; otherwise why have sector plans at all?

Thank you,

Brandi Branson

[7525 Ridgeview Rd.](#)

[Corryton, TN 37721](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment]

1 message

dauidandmorgan2@gmail.com <dauidandmorgan2@gmail.com>

Tue, May 7, 2019 at 8:47 PM

Reply-To: dauidandmorgan2@gmail.com

To: Commission@knoxplanning.org

Dear Planning Commission,

I would like to voice my concern over the Sector Amendment (File#5-A-19-SP agenda #30) in the Gibbs Community. Traffic is very congested several times a day through our small community and if medium density is brought into this area it will only make an already growing problem bigger. Please keep the low density zoning for this property.

Thank you,

Morgan Jones

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Sector Amendment

1 message

dauidandmorgan2@gmail.com <dauidandmorgan2@gmail.com>

Tue, May 7, 2019 at 8:56 PM

Reply-To: dauidandmorgan2@gmail.com

To: Commission@knoxplanning.org

Dear Planning Commission,

I would like to voice my concern over the Sector Amendment (File#5-A-19-SP agenda#30) in the Gibbs Community. Traffic is very congested several times a day through our small community and if medium density is brought into this area it will only make an already growing problem bigger. Please keep the low density zoning for this property.

Thank you,

Morgan Jones

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File# 5-A-19-SP / Gibbs Area Rezoning

1 message

Cheryl Helie <cheryl.helie@ucps.org>

Tue, May 7, 2019 at 4:09 PM

Reply-To: cheryl.helie@ucps.org

To: commission@knoxplanning.org

Dear Planning Commission:

As a local resident that lives off of Fairview, I am strongly opposed to the rezoning of the land next to the IGA plaza in order to build apartments in that location. While I do agree there does need to be shorter term housing in the area, this location for an apartment complex would be detrimental to our community.

This intersection is already hazardous without the addition of many more vehicles from an apartment complex. I've already been in on accident as well as been witness to several others at this location. The additional traffic this apartment complex will inevitably create even more hazardous conditions at this intersection and along this section of Tazewell Pike.

I am asking you to deny the change request from low-density to medium density area for this location and uphold the sector plan. There are multiple concerns about the proposed building plans for this site, but the increased traffic and safety of all Gibbs residents should come before the concerns of a developer.

Our area is growing and we welcome new residents to our community; however, the plans for this location is not to the benefit of all who live here.

--

Mrs. Cheryl Helie7009 Edon Hall Way
Corryton, TN 37721

865-659-8832 (Cell)

865-992-3441 (Work)

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP

1 message

Lindsey Lieb <lindsey@happego.app>

Tue, May 7, 2019 at 2:35 PM

Reply-To: lindsey@happego.app

To: commission@knoxplanning.org

Hello,

I own and live at [4605 Tazewell Pike](#). We are very concerned about increased traffic. Tazewell Pike in is extremely busy and dangerous.

I ask you to reject any multi-family housing projects until the narrow road can be safely expanded.

Regards,

Lindsey Lieb

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

ashley ownby <mrsaownby@gmail.com>

Tue, May 7, 2019 at 1:58 PM

Reply-To: mrsaownby@gmail.com

To: commission@knoxplanning.org

Unfortunately the hearing for file mentioned above is scheduled during the work day so I am writing to you today in opposition of medium density sector change hearing. Corryton roadways cannot handle the traffic as is. Traffic from the Gibbs four - way down Tazewell Pike to Broadway/640 is unbearable for those of us traveling to and from work in Knoxville and surrounding areas. A 15 minute drive to interstate 640 is easily a 30-45 minute commute on week days with Murphy Road subdivisions and school zones down Tazewell Pike. To upgrade the sector from low density to medium density within the Gibbs Community would be a disaster. No more subdivisions, No Apartment Buildings. There is one way into Corryton and one way out.

Sincerely,

--

Ashley Ownby

865.599.8535

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP

1 message

'Eric Dunn' via Commission <commission@knoxplanning.org>

Tue, May 7, 2019 at 1:30 PM

Reply-To: dunnes274539@yahoo.com

To: commission@knoxplanning.org

As a Corryton resident, I would like to demand the the agreed upon sector plan be upheld. This is such a wonderful community to live in but this development is not in the best interest. Our concerns are our new schools being over crowded, the amount of traffic increase in the area, there is alway flooding in said area, and most importantly the children would have to walk through the intersection of the Gibbs 4 way!!! This is absolutely absurd. This proposed development isn't worth sacrificing the safety and well being of our community, the residents, and mostly our children! We demand that the original sector plan be upheld and this development be stopped!!! Thank you!

Eric S. Dunn

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] May 9th MPC Meeting - Item 30 - Duke Development - 5-A-19-SP - Sector Plan Amendment - Opposed

Craig Daniel <cdaniel1@comcast.net>
Reply-To: cdaniel1@comcast.net
To: commission@knoxplanning.org

Tue, May 7, 2019 at 1:13 PM

Good afternoon.

First, a brief advance “thank you” for taking the time to read and review my brief letter opposing the requested Sector Plan Amendment 5-A-19-SP.

Sector plans, developed by professionals with input from community residents, are the culmination of much hard work and thoughtful study for the purpose of guiding and promoting responsible development within a given area. Sector plans consider the community fabric and history, current and future traffic flows, current and future utility infrastructure, flood prone areas, public transit, walkability and schools (including current, planned construction and future status) – as I know you are aware.

Below is the basis of my opposition to the amendment:

The current NE County sector plan was approved January 25, 2016. The same day that County Commission approved funding for the new Gibbs Middle School. Planning for the middle school, including initial design and school board approval, came much earlier. MPC, and therefore the sector plan, was able to fully consider the new Gibbs Middle School and existing Gibbs Elementary School when establishing the current LDR zoning. Both Gibbs Middle and Elementary are already at / nearing capacity. Interjecting MDR into the LDR and AG zones that make up the community creates an opportunity for overburdening these two (2) new schools. There several areas in the county where schools could benefit from an immediate increase in student population. Gibbs is not one of those areas.

The current NE County sector plan recognizes that public transit and sidewalks do not exist in the Gibbs Community. Recently, a small section was added along Tazewell Pike to better connect the elementary and middle schools. It is difficult to measure the current benefit of these sidewalks to the community, but they are a good and welcome start. Approving a change from LDR to MDR and having neither public transportation nor sidewalks available seems irresponsible and goes against the thought process established in the sector plan.

The property associated with the requested amendment falls within a PRZ zone. Given the above (no public transit, no sidewalks) and considering that NO SCHOOL BUS SERVICE is provided for the middle and high school students that could live in this PRZ zone, MDR isn't a responsible designation for this property.

An MDR zone naturally creates more impervious area. The property being considered for plan amendment is both adjacent to and drains toward the Beaver Creek watershed. FEMA has classified the Beaver Creek watershed, per the FEMA Flood Insurance Study of Knox County TN and Incorporated Areas as a principal flood source. Granted, on-site detention is helpful to limiting storm water run-off, but increasing the density of allowed development immediately adjacent a flood zone could be viewed as irresponsible.

The intersection of Emory Road and Tazewell pike is noted as a Seriously Congested Intersection per the current sector plan. The property being considered for amendment has access to the Tazewell Pike in one area only - just south of the noted seriously congested intersection on a two lane portion of Tazewell Pike and immediately adjacent to an existing shopping center entrance/exit. Without extensive modification to Tazewell Pike (State Route 131) in this area, adding an additional entrance / exit in the immediate vicinity of the existing shopping center entrance/exit would be unwise and unsafe.

This might be difficult to imagine for a non-resident, but should one spend a little time driving this stretch in either morning or afternoon traffic, one will certainly see the light of agreement. Again, MDR just doesn't seem like a good idea here.

Finally, a plan is only as good as those who are able to implement it. I ask that you please consider the thought and work put into the current sector plan when considering the requested 5-A-19-SP sector plan amendment. Surely, those who assembled the plan did so with the intent of promoting responsible development and creating better communities along the way. The Gibbs Community is endearing to responsible growth. It is my opinion that amending the plan for this circumstance would go against such.

Respectfully,

Craig A. Daniel

4724 Meadow Breeze Way

Knoxville, TN 37918

865-388-6228

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This message was directed to commission@knoxplanning.org

**[Planning Commission Comment] File # 5-A-19-SP**

1 message

Brandon Ford <topcopford@comcast.net>
Reply-To: topcopford@comcast.net
To: commission@knoxplanning.org

Tue, May 7, 2019 at 11:14 AM

Dear Metropolitan Planning Commission,

My name is Brandon Ford and I live at [8100 Morning Rose Lane](#) in Corryton, along with my Wife and 11 year old Daughter. I want to start out by saying how much I love my community. I have lived here most of my life, and attended Gibbs Elementary School and was the last 6th Grade class of Gibbs Middle School before being moved to Holston. I have watched this community grow at a decent rate over the last few years, however I am very concerned about the rate of growth recently. I feel as though we are starting to grow at an alarming rate and our community cannot handle this amount of change this quickly. Myself, along with my neighbors and friends WELCOME GROWTH!! We do, however, have reservations about the rate of growth and I would like to take this time to address a few concerns about the possibility of a sector plan change to accommodate medium density housing on the land behind IGA on Tazewell Pike.

Traffic and safety issues:

The Tazewell Pike and Emory Road intersection is a busy one, no doubt. Within the last couple years it got big enough to add the red light that it so desperately needed for years. Why would we add more traffic to an already congested intersection? This is a logistical nightmare in the morning due to work and school traffic, and if there is an emergency, creates an even bigger risk to the safety of the public. A Rural Metro fire station is at the border of that property and if there is an emergency north of there, can you imagine the fire truck trying to get through potentially hundreds more cars, pedestrians, and children trying to walk to school because this area lies within the Parental Responsibility Zone for all 3 schools which are north of the property and dangerous intersection???

Let's discuss the PRZ:

How responsible would it be to allow for such a densely packed housing development to come in here, with the potential of having lots of children that have to walk to school or have parents that have to take them adding to the traffic increase???. There are ZERO sidewalks or even safe areas to walk up to and through the intersection, not to mention no crosswalks for them to safely cross. Would we, as a community and county, be acting responsibly if we allowed such an increased population in an already densely packed area? Are we not putting lots of lives, especially PRECIOUS CHILDRENS' LIVES IN DANGER????

Schools:

We LOVE Gibbs!!! As I stated earlier, I was the last class of the old Gibbs Middle in the early '90's, and coincidentally, my Daughter is about to complete her 6th grade year at the new Gibbs Middle...how cool is that?!? But let's face it.... this school is already overcrowded!! My daughter has been pushed into walls trying to get down the hallway of a crowded school, and I have seen myself the amount of children flooding in and out of this school in the mornings and evenings. Why would we add more and more children to a school that was JUST CONSTRUCTED AND THAT WE FOUGHT TO HAVE BACK FOR DECADES?!?!? Our children cannot get the education that they so deserve if they are having to attend a school that is too small, where the student to teacher ratio is too high. Again, would we be a responsible community and county if we PUT THIS BURDEN ON OUR CHILDREN???. This goes for all 3 schools. Gibbs Elementary is not that old and already overcrowded. Gibbs High needs to be rebuilt as well, because it is decades old and overcrowded. Why would we add to this existing problem when we know from experience how long it takes to get approval and money to build new schools?!?!?

Flooding:

All members of this Commission... you should have seen this place just recently during all this rain!!!! As you know, just at the bottom of the hill from this proposed development lies an area with a serious flooding issue. Is it fair to look all the citizens of this community in the eye, all the property owners that work so hard for what little they have, and tell them "We are going to allow this Sector Plan change and WHEN your property floods even worse than usual...OH WELL!!!!" This area cannot handle the runoff already, and if this Sector Plan change happens and this property is developed that densely, you will be allowing our citizens' properties that they work so hard for, to potentially be ruined during a flood occurrence. I have a retention pond on my property that holds water in such an occurrence, and this last flooding situation had it full, just mere feet from my main property and home. I sit at the bottom of Fairview hill off Thompson School Road so I will be directly affected as well. Can you look ME AND MY FAMILY IN THE EYE AND SAY "OH WELL!!!!" when such a situation occurs???

To the members of the Metropolitan Planning Commission, I would like to take the time to thank you for hearing me out. Myself, along with my community and neighbors, are not opposed to change and growth, but we CAN NOT HANDLE THIS TYPE OF GROWTH. We are asking for you to uphold YOUR OWN DECISION FROM 2015!!!! Almost 100 people did NOT MAKE AN ERROR in making

5/7/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] File # 5-A-19-SP

this decision! You understood the importance of keeping this property as LOW DENSITY RESIDENTIAL back then and you understand it now!!! This was a decision from the Commission and THE COMMUNITY AND WE WOULD LIKE FOR IT TO BE UPHHELD!!

Sincerely,

Brandon L. Ford
8100 Morning Rose Lane
Corryton, TN 37721
865-679-4100

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP Gibbs Property Rezone

1 message

Sharon Graves <sharongraves007@att.net>

Tue, May 7, 2019 at 10:11 AM

Reply-To: sharongraves007@att.net

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

Please deny property rezone in the Gibbs Community from low density to medium density. Safety issues are to be considered as traffic congestion, lack of sidewalks for safety of children walking to school, lack of alternate routes for commute issues, flood issues in the projected building site. Many concerns to be addressed before any such rezoning should be a consideration. Please deny request for rezoning for Gibbs Community File # 5-A-19-SP

Thank you

Sharon Graves
7515 Graves Ln
Corryton Tn 37721
865-688-3599
865-809-5848

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Opposition to Sector Management Plan, File#5-A-19-SP

1 message

John Bruck <johnbruck54@gmail.com>

Tue, May 7, 2019 at 9:31 AM

Reply-To: johnbruck54@gmail.com

To: commission@knoxplanning.org

Cc: gibbspublicinfo@gmail.com, Karen Tyrell <ktyrell909@gmail.com>

Dear Metropolitan Planning Commissioners:

Please accept this email as opposition to the amendment proposed for the Sector Management Plan in the Gibbs area of Knoxville, File # 5-A-19-SP.

My wife and I are residents of Corryton and have invested our time, energy and money into a community that is clearly and most effectively described in the current Sector Management Plan (SMP). This SMP should NOT be amended as currently proposed. The current zoning ordinance, specifically the medium density residential allowance, is not consistent with the SMP (which specifies LOW density residential) and should be revised to match the SMP. The proposed amendment to the SMP will cause several significant problems including, but not limited to, the following:

1. a substantial increase in traffic, particularly along Tazewell Pike and Emory Road, will be an uncontrolled congestion problem that will occur years ahead of any possible road widenings or traffic controls
2. traffic safety will clearly be compromised by this increase, particularly for our children and elders
3. construction traffic, particularly heavy equipment and building materials (e.g., concrete) will cause safety and aesthetic concerns for local roadways and residents
4. construction noise will have a negative aesthetic impact
5. the local environment, including streams, ground water and ambient air quality will be negatively impacted both during construction and after
6. increased flooding will occur, both during construction and after
7. downstream wetlands will be negatively impacted, both during construction and after
8. local wildlife will be negatively impacted, both during construction and after

Thank you for your consideration, and we look forward to the MPC hearing on May 9.

John Bruck
8406 Wood Road
Corryton, TN 37721

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP Traffic at Tazewell/Emory Rd intersection

1 message

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Tue, May 7, 2019 at 8:31 AM

There are 2 photos attached that show traffic this morning out of my neighborhood, Fort Reynolds. 5/7/2019 at 8:20 am

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

Nadine Porter
Corryton Planning Advocates
(865) 258-4031
Jnporterhouse@gmail.com
Gibbspubicinfo@gmail.com

Sent from my iPhone

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This message was directed to commission@knoxplanning.org

2 attachments



image1.png
734K



image2.png
733K

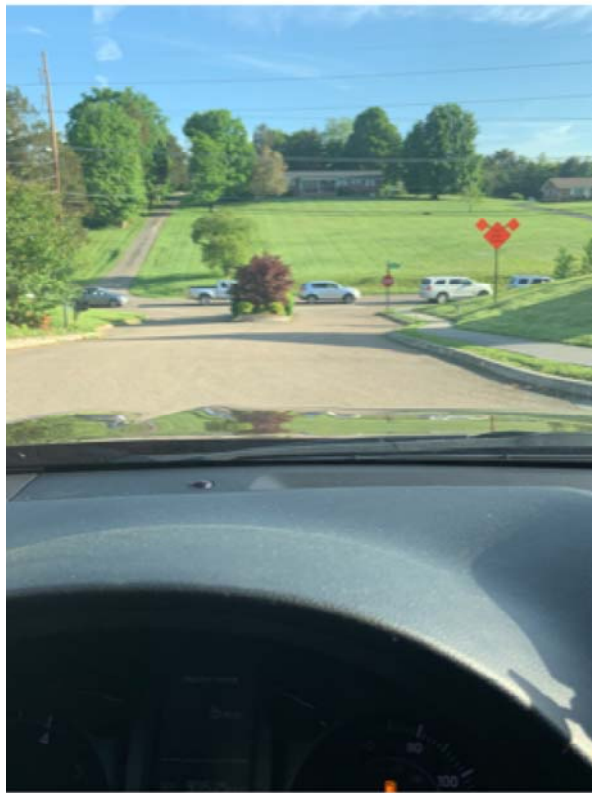
8:27



Corryton
Today 8:20 AM

Edit

LIVE



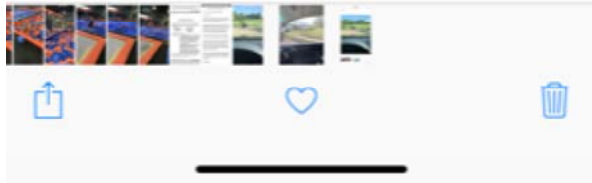
8:27



Corryton
Today 8:20 AM

Edit

LIVE





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP 2003 NE Sector Plan photo

1 message

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Mon, May 6, 2019 at 6:03 PM

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



image1.jpeg
84K

uses land inefficiently, pollutes the air, and endangers ground water sources. It also fosters an auto-based lifestyle that is harmful to the health of both adults and children.

Local residents review a historic map.

Better-planned communities with houses, schools, shops, and workplaces within walking distance are needed and many residents are looking to the traditional neighborhood development patterns as a solution. They do not want the sector to become an anchorless, car-bound suburb. The classic rural village settlement provides another good example for the future, with development clustered around preserved open space.

The conventional suburban development model is at odds with the rural landscape of northeast Knox County, and should not become the predominant building pattern. The conventional suburban approach results in the entire parcel being covered with house lots and subdivision streets. As one parcel after another is eventually developed, the formerly open landscape evolves into a network of wall-to-wall subdivisions.

Some homeowners have relocated to northeast Knox County in order to escape west Knoxville. While this trend of people leaving the suburbs wanting to live with nature right in their own back door creates a new set of problems related to exurban growth, the message is clear. New development should respect the sector's landscape and heritage, not destroy the very qualities that make it a desirable place to live.



Walkable neighborhoods provide a safe way to reach parks and schools.

<p>Critical Issues</p> <ul style="list-style-type: none"> • Lack of public facilities including parks, libraries, and community centers • Need for new elementary and middle schools • Timing of road and other community improvements • Increasing pressure to develop • Lack of control over utility 	<p>Significant Changes Since Last Update</p> <ul style="list-style-type: none"> • Increased pressure for agricultural areas to be rezoned • Adoption of Growth Policy Plan • Improvements to Rutledge Pike <p>Community Goals</p> <ul style="list-style-type: none"> • Make decisions that limit sprawl and encourage quality development
--	---



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP agenda # 30 updated email

1 message

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org
Cc: gibbspublicinfo@gmail.com

Mon, May 6, 2019 at 5:37 PM

Commissioners,

In the 1983 minutes for this property, commercial for this property was denied and remained AG.

In 1990, it was changed from AG to PR 1-9 units, INCLUDING LDR (1-5) and only partial MDR (6-9).

In 2003, the NE sector plan was updated to LDR. The sector plan specifically acknowledges the change. It was not looked over.

In the 2009 NE Sector Plan remained LDR.

In the current 2015 NE Sector Plan it also remained the same, LDR.

There was no error or omission, the change was purposeful in 2003.

In again referencing the zoning from 1990, "MDR on a case-by-case basis," in this case and in these current times, MDR simply DOES NOT fit. It couldn't be made any more clear than that. The MPC and the community agreed together for the last 12 years that LDR is the best use of this land and in line with the density surrounding the property.

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6 attachments

image1.jpeg
74K



image2.jpeg
296K



image3.jpeg
294K



image4.png
536K



image5.png
291K



image6.png
425K



View Map 13, Future Land Use Plan

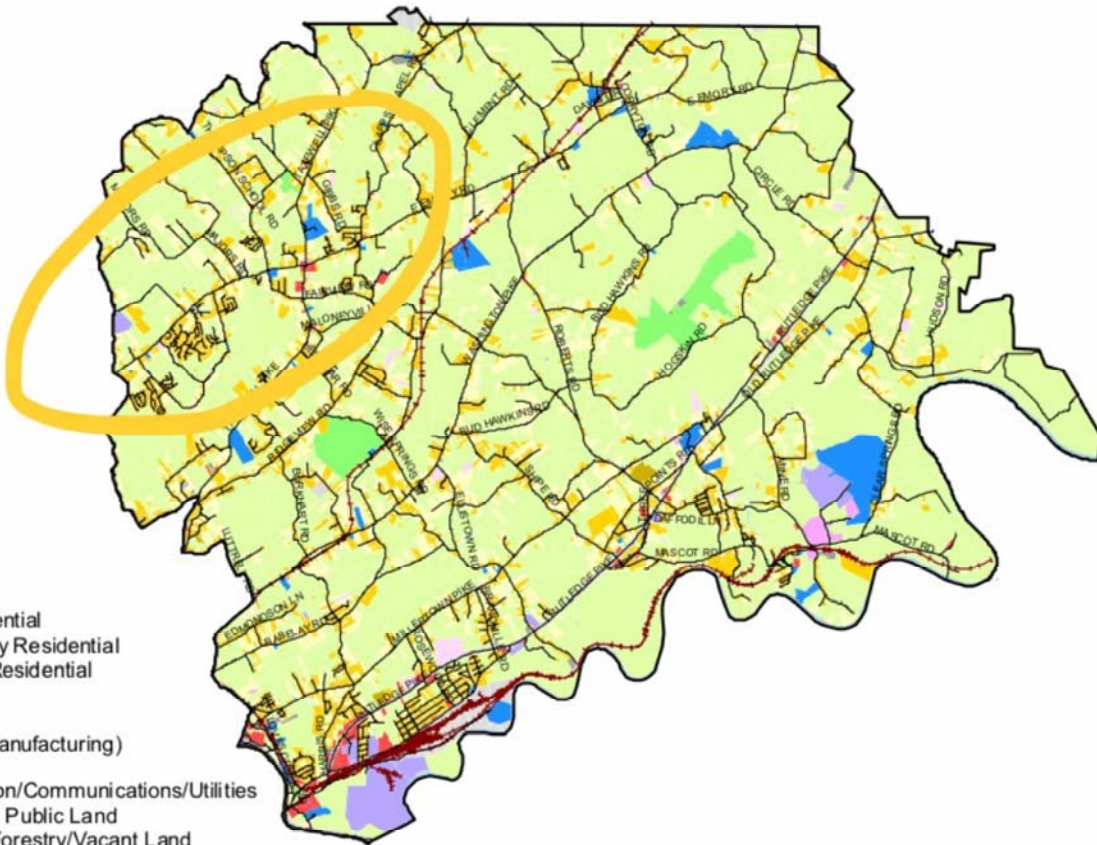
The Future Land Use Plan, along with proposals outlined in previous sections of this document, will guide future growth and provide assistance in making zoning and subdivision decisions. It will be incorporated into the General Plan for Knoxville and Knox County.



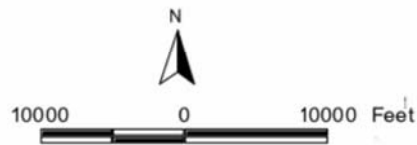
Existing commercial area on Rutledge Pike

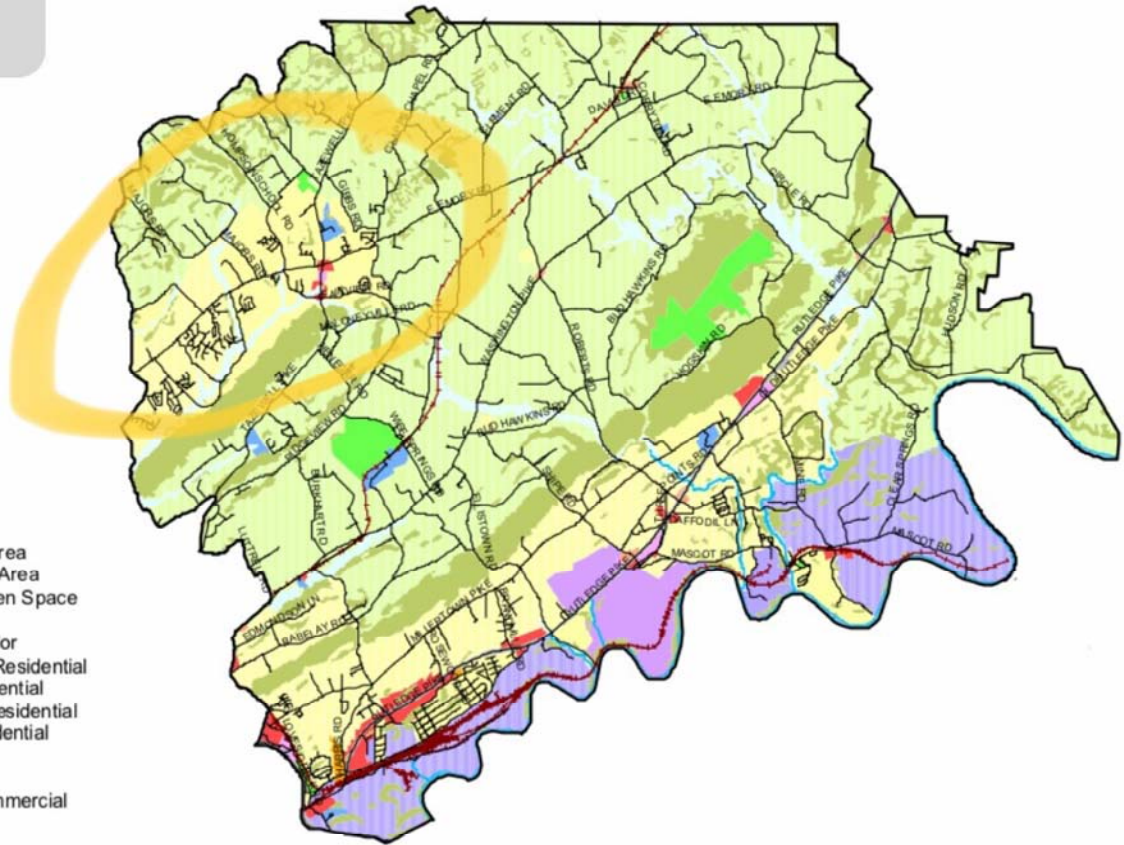
Changes in the future land use designation are proposed for these areas:

1. Emory Road • Low density residential (LDR) in areas within Knox County's planned growth boundary. Some adjustments to the Future Land Use Plan have been made to increase consistency with the Growth Policy Plan (discussed on page 25).
2. Washington Pike to south of Babelay Road • From agricultural to LDR. This area is within the City of Knoxville's urban growth boundary and will have improved access when the proposed Murphy Road expansion is complete. However, some areas are flood-prone and others are in slope protection areas.
3. Tazewell Pike • Removal of commercial land use designation from property zoned rural residential across the street from the proposed Middle School Site.
4. Millertown Pike • LDR in an expanded area along both sides of the road, formerly agricultural. Also, it is recommended that the Growth Policy Plan be amended during its next scheduled update to reflect this change.
5. Rutledge Pike
 - a. Woods Creek Road to Rosewood Drive, commercial area extended. Plan also designates some property as medium density residential (MDR) to buffer an existing residential area. Previously this portion of Rutledge Pike was designated LDR, but most of the property already has existing highway commercial establishments, many of them trucking related.
 - b. Branville Road to Ellistown Road, slight expansion of commercial node.
 - c. East of Ellistown Road to Shipe Road, previously agricultural, Future Land Use Plan recommends two options: Potential business park using the employment center zone, or equally acceptable as a mixed use/LDR-MDR development using Town Center or Traditional Neighborhood Development zone. The site on the south side of Rutledge Pike currently belongs to the Strong estate and is over 750 acres, large enough for an entire planned community. It does contain historic buildings which should be preserved.
 - d. Shipe Road to Roberts Road, properties with access to Old Rutledge Pike proposed as commercial and office. A mix of community uses already exists in the area.
 - e. Three Points Road and Daffodil Lane, recognizes existing commercial uses.
 - f. Shiptown Road and Roberts Road, establishes neighborhood commercial location.

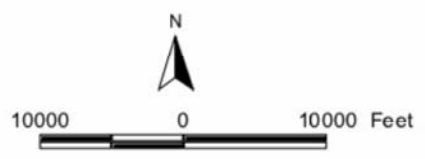


- Rural Residential
- Single Family Residential
- Multifamily Residential
- Commercial
- Office
- Industrial (Manufacturing)
- Wholesale
- Transportation/Communications/Utilities
- Public/Quasi Public Land
- Agriculture/Forestry/Vacant Land
- Public Parks
- Private Recreation
- Under Construction/Other Uses
- Water
- Right of Way/Open Space





- Slope Protection Area
- Stream Protection Area
- Public Parks & Open Space
- Other Open Space
- Landscaped Corridor
- Agricultural/Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Neighborhood Commercial
- Office
- Public Institutional
- Light Industrial
- Heavy Industrial, Technology Park
- Business Park
- Transportation
- Water



Northeast County Sector Plan, 2003

3:28



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Special Development Opportunity Areas

[View Site 11, Development Concepts](#)

Tazewell Pike: Future School Sites

The civic components of a village center should be created at Harbisons Crossroads.

Safe pedestrian connections need to be identified from the new Gibbs Elementary site to the High School complex. Refuge islands should be included as part of the planned improvements to the intersection of Emory Road and Tazewell Pike. A branch library on Tazewell Pike in the Gibbs community will serve the growing population and add to the mix of community services in the area. Opportunities for park and recreation facilities to compliment the school grounds exist and should be pursued before the land becomes developed.

Traditional Neighborhood Development style should be considered for residential land around school sites. Sidewalks should be built in all new subdivisions approved around both of the future school sites in anticipation of the parental responsibility zone.



Site components including a new school, branch library and recreation facilities should be created, with safe pedestrian connections linking all sites.

[Previous Section](#)

[Northeast County Home](#)

[Next Section](#)



3:29

LTE



archive.knoxmpc.org



Special Development Opportunity Areas

[View Map 11 - Development Concepts](#)

Corryton: A Village Community Surrounded by a Permanent Greenbelt

Components of a village community are in place, including school, branch library, post office, community center, churches, park and walking trail. Compact, pedestrian friendly development should be encouraged in the future. Lack of sewer extensions south of the railroad crossing currently constrains the ability to have compact development.

General rezoning to planned residential is needed to insure quality development in the future. The natural greenbelt provided by flood prone areas should be protected.

Improvements to Corryton and Davis Roads are needed for added safety when transporting children to the elementary school and also ensuring that rural metro can respond quickly to emergencies. Greenway connections between the park, existing trail and elementary school are also a priority.

 [Previous Section](#)

[Northeast County Home](#)

[Next Section](#) 



Attorney General Opinion No. 00-418

Does 1998 Public Chapter 1101 regarding development of a county growth plan apply to property owned by the United States Army or the Department of Defense, and may Hardin County or municipalities bordering the property include it within their urban growth or planned growth areas?

It appears that this property may be included within the urban growth boundaries of a city or a planned growth area because such inclusion does not appear to interfere with the federal government's use of the property.

Attorney General Opinion No. 00-422

1. *What is the meaning of the term "land use decisions" in T.C.A. § 6-58-107?*
2. *Would approvals by planning commissions, or elected bodies, where required or subdivision plats, site plans and "uses on review" or "specific use permits" be considered a "land use decision" under T.C.A. § 6-58-107 and therefore subject to the requirement that these approvals be consistent with the growth plan?*
3. *Does T.C.A. § 6-58-107 require that actions on rezoning applications by a planning commission, city council or county commission be consistent with the growth plan?*

The term "land use decision" includes any decision regarding the use of land within the jurisdiction of the legislative body or the planning commission. All of the examples listed in Questions 2 and 3, as a general matter, would appear to fall within this category.

4. *May a property owner in a county that approves a growth plan use his or her land for lawful purposes permitted by zoning designations that were in existence prior to the adoption of the growth plan, regardless of whether those zoning designations are consistent with the classification of such property as a PGA, RA or UGB under the growth plan?*

It appears that a property owner may continue to use his or her property in a manner consistent with zoning provisions in effect before the plan was adopted, even if those zoning provisions are inconsistent with the designation of the area under the growth plan.

5. *Does T.C.A. § 6-58-107 bar a property owner from rezoning his or her property to an otherwise lawful zoning designation, if such zoning designation would conflict with the land-type classification under the growth plan?*

Any land use decision made by the legislative body and the planning commission must be consistent with the growth plan. Depending on the facts and circumstances, this legislation would probably prohibit zoning changes by these governmental bodies that are inconsistent with the growth plan.

6. *Are lawful administrative approvals by municipality or county administrations or planning commission staffs subject to T.C.A. § 6-58-107?*

Whether any particular decision by an administrative or staff official would be subject to T.C.A. § 6-58-107 could only be determined by a court of competent jurisdiction based on all relevant facts and circumstances.

7. *In the event of a legislative body or a municipality's or county's planning commission makes a land use decision that is not consistent with the growth plan, what is the legal consequence of such action - what remedies are available to an aggrieved party, and who would have standing to enforce the remedies?*

This issue could only be determined by a court of competent jurisdiction based on all the relevant facts and circumstances.



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] May 9 Agenda Item #30

Home <scbccb@comcast.net>
Reply-To: scbccb@comcast.net
To: commission@knoxplanning.org

Mon, May 6, 2019 at 3:59 PM

Dear Members of the Planning Commission:

We were in attendance at a recent Corryton community meeting regarding the proposed sector change (File #5-A-19-SP). We are unconvinced that this development is in the best interests of the Gibbs community given the flooding problems at that location, not to mention traffic in that general area is quite wreck-prone.

Please uphold the current sector plan for low density housing.

Thank you,

Scobie and Catherine Branson
7721 Clapps Chapel Rd
Corryton 37721

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Gibbs

gail.corryton <gail.corryton@comcast.net>
Reply-To: gail.corryton@comcast.net
To: commission@knoxplanning.org

Mon, May 6, 2019 at 6:32 PM

We want to keep sector plan of low density in Gibbs community. Please do not suggest medium density. Change zoning to match sector plan of Low density. We have traffic issues, school issues, flooding issues and do not have sidewalks or infrastructure to support medium density sector plan. As residents we want Low density development only.

Thank you
Gail Whitaker
Sent via the Samsung Galaxy Tab® 4, an AT&T 4G LTE tablet

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] AGENDA #30

Nancy Everett LAST_NAME <naeverett@comcast.net>
Reply-To: naeverett@comcast.net
To: commission@knoxplanning.org

Mon, May 6, 2019 at 4:15 PM

FILE # 5-A-19-SP**We are writing to OPPOSE the sector plan amendment in the Gibbs/Corryton area.**

We live at [7520 Washington Pike](#) and frequently shop at the IGA grocery store, Walgreen's, Dollar Store, and other businesses in the Harbison Crossroads area. We also have grandchildren attending the Gibbs Schools.

While the traffic light at the big intersection has helped the flow of traffic, there is a huge volume of traffic traveling on Tazewell Pike from Knoxville and also from Union County. At peak times of the day, such as school beginning and ending as well as residents going to and from work in Knoxville, the traffic backs up for a mile both ways. To add the number of cars that the developer of the project has estimated will be on the road seems unreasonable in an already congested area.

We request that the current sector plan for low density residential NOT be amended and request Knox Planning enforce its own recommendation for this area.

Thank you,

Nancy and Ray Everett, Corryton residents since 1962.

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Note

hrmnlinda via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 5:53 PM

Reply-To: hrmnlinda@aol.com

To: commission@knoxplanning.org

I wish to disagree with the projected Duke development behind the IGA store in Corryton. I've dealt with Duke before. They build beautiful properties & then disappear. This development would cause major traffic headaches & cause danger to pedestrians. We don't need this kind of development in our community.

Linda J Harmon
7918 Majors Rd.
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] File 5-A-19-SP

'Don Holloway' via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 8:40 PM

Reply-To: don.holloway@yahoo.com

To: commission@knoxplanning.org

To all:

I am writing you as a concerned resident of the Gibbs/Corryton area, regarding the unsanctioned MDU proposed for the Gibbs area (File 5-A-19-SP).

The sector plan was created and agreed upon by the county and community allowing no more than 5 residences per acre. There is no reason the builder can not make a proposal that meets those requirements.

As I'm sure you are all well aware, the proposed MDU does not meet the requirements set up in the current Sector Plan; and for good reason.

Per the sector plan proposed MDU would be detrimental to the community due to:

- Vehicle Traffic
- Watershed
- as well as endangering dozens if not a hundred children to walking through an intersection not set up for large numbers of pedestrians

Don Holloway

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP Agenda # 30

1 message

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Mon, May 6, 2019 at 3:22 PM

Commissioners,

I would like to point out that in the minutes from February 8, 1990 regarding the density of this property, 1-9 units was approved.

Amending the current Northeast Sector Plan to be MDR, would not accurately reflect the current zoning/density of this property. Amending the NE Sector Plan to MDR would exclude the 1-5 units that was specifically included in 1990.

The minutes state, "density of 1 to 9 dwelling units per acre" and also states "up to 9 DU/AC."

I would also like to point out that classifying this property strictly as MDR would also exceed the limits of what this property was approved in 1990 since MDR is classified as 6-12 dwelling units per acre. This property can not exceed 9 per the accurate zoning.

This community cannot meet the needs of the volume of people that would be living in an MDR development in this small rural town. There are no job opportunities and those people will have to travel outside of this area to obtain employment or maintain their current employment. Public transportation is also not available at this location. This property is also not within walking distance to gainful employment opportunities.

Therefore, I request you uphold the current NE Sector Plan and realize that LDR is classified as the best use of this land and in the community's best interest.

Nadine Porter

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This message was directed to commission@knoxplanning.org

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



IMG_0996.PNG
478K

THE METROPOLITAN PLANNING COMMISSION

MINUTES FOR FEBRUARY 8, 1990

IN THE MAIN ASSEMBLY ROOM, CITY-COUNTY BUILDING

The Metropolitan Planning Commission met in regular session on February 8, 1990 at 1:30 p.m. in the Main Assembly Room, City-County Building, Main Street, Knoxville, Tennessee. Members present were:

Mrs. Marge Ervin	Mrs. Elizabeth Henry
*Ms. Anna Dirl	*Mr. Ron Davis
Mr. Larry Bailey	Mrs. Joan Allen
Mrs. Catherine Rogers	Mr. Jeff Wilkins
Mr. Jack Reese	Mr. Bill Knight
Mr. Jim Hubbs	Mr. Richard Graf Chairman

*Arrived later in the meeting.

2-R-90-R1 -

EDWARD & MARGARET SANCHEZ - WEST OF TAZEWELL PK., NORTH OF FAIRVIEW DR. - Rezoning from A Agricultural Zone to PR Planned Residential Zone at 9 DU/ac. Located appx. 400' west of Tazewell Pk., east side depth appx. 800', south side depth appx. 560', west side depth appx. 835', north side depth appx. 720', located appx. 375' north of Fairview Dr., part of parcel 10, CLY Map 21, Ritta Small Area Plan, 8th Commission District.

STAFF RECOMMENDATION:

APPROVE PR of the site because this zoning is consistent with other zoning and development found in the area and will provide a transitional use between the single-family housing to the west and the commercial development found on Tazewell Pk.

APPROVE a density of 1 to 9 dwelling units per acre because this density is consistent with the adopted Northeast Sector Plan which proposes that medium density development be considered on a case-by-case basis only where adequate services are available. (Page 58)

MOTION AND SECOND WERE MADE TO APPROVE STAFF RECOMMENDATION AT A DENSITY OF UP TO 9 DU/AC. MOTION CARRIED 11-0. PETITION APPROVED WITH DENSITY OF UP TO 9 DU/AC.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] SECTOR PLAN 5-A-19-SP AMENDMENT ITEM #30 ON AGENDA

1 message

'Porter, Joshua' via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 2:46 PM

Reply-To: joshua.porter@cns.doe.gov

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

Cc: jn porter <jnporterhouse@gmail.com>

Good afternoon,

I am writing this email to voice my strong opposition against the 5-A-19-SP Sector Plan Amendment. There are several reasons why this amendment should be denied. First and foremost, children's safety. The property requesting this amendment falls in the Parental Responsibility Zone (PRZ). My home also falls in this zone; therefor my child gets the privilege to walk along Emory Road to the intersection of Tazewell Pike and turn left to walk to his school. There is no sidewalk down Emory Road even after the recent addition of the red light. This intersection that these PRZ children are forced to walk through had approximately 30 accidents last year. It just takes one of these innocent children in the wrong place at the wrong time on their way to school to be seriously injured. My second reason for the request to deny this amendment is that "many residents choose to live in this area because of its rural character." This is a quote from the Northeast County Sector Plan. Where in this area is another Medium Density Residential development? A Medium Density Residential development doesn't exactly have rural character does it? Next, I would like to know if you will be planning on adding a red light to the property where it has road access on Tazewell Pike? To turn left out of the road access point to take kids to school, get gas, access Emory Road, etc. will cause major traffic congestion and most definitely more traffic accidents. Lastly, after reviewing the Northeast County Sector Plan I also see that the property requesting to be changed from LDR to MDR is clearly labeled Low Density Residential. This sector plan was adopted in 2015. I do not feel this was an oversight of any kind. In fact, all the land use plan shows around this area is LDR and AG. Why would anyone want to add a MDR development to this community at all? A better question is why would you want to place it in the most congested area of the community? The community does not have the infrastructure to support this type of development at the same time placing more kids in danger while doing so. Please deny this 5-A-19-SP Sector Plan Amendment. The community and children are depending on you to do what's best for this beautiful area in Knox County.

Thank you for your time,

Joshua Porter

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] # 5-A-19-SP

1 message

Morgan Mynatt <morganwmyatt@gmail.com>

Mon, May 6, 2019 at 2:25 PM

Reply-To: morganwmyatt@gmail.com

To: commission@knoxplanning.org

I'm writing in regards to file # 5-A-19-SP, and upholding what is in the original sector plan that was established in 2015.

Ignoring this sector plan, that was established in a joint effort between the commission and the North East Knox community, would ultimately negatively impact not only the relationship and trust between the community and commission, but it would also negatively impact Corryton as a whole.

I sincerely hope that you will not approve the change in zoning determination from the sector plan.

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Morgan Mynattmorganwmyatt@gmail.com

865-323-7219

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File 5-A-19-SP

1 message

Linda Taylor <embertoblaze@comcast.net>

Mon, May 6, 2019 at 2:12 PM

Reply-To: embertoblaze@comcast.net

To: commission@knoxplanning.org

As a member of the Halls/Corryton/North Knoxville community, I respectfully request the commissioners UPHOLD the agreed upon sector plan.

My parents live within a mile of this development as well as other friends and family members. We are very aware the tremendous traffic impact alone this would have in this area. The water runoff would also contribute a great concern in a flood zone area near Fairview and Tazewell intersection.

Again, please UPHOLD the sector plan that was agreed upon.

Corryton residents will remember broken promises.

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda item 30

1 message

Rebecca Longmire <rebeccalongmire@hotmail.com>

Mon, May 6, 2019 at 1:28 PM

Reply-To: rebeccalongmire@hotmail.com

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

I understand the need for the sector plan and density to align, but to me it seems so much simpler to change the density of the property from medium density to low density, rather than trying to amend the sector plan. The property in question is in the midst of low density, single-family dwellings that are truly affordable housing. There are no apartment buildings in the Gibbs Community. The sector plan was developed with input from the community, detailing what they want their community to be. Please change the density of the property in Agenda item 30 from medium to low density so that it will be in harmony with the neighborhood and the sector plan. Thank you so much.

Rebecca Longmire

Gratitude is the parent of all virtues. (Cicero)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Corryton

'carolyn edington' via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 12:00 PM

Reply-To: mothere49@yahoo.com

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

I'm not able to attend planning commission meeting. This email is a request for the commission to uphold the established sector plan for Gibbs/Corryton, Knox County. Building apartments behind Midway IGA will cause several problems including more flooding.

Signed:

Carolyn Edington
7320 Fairview Road
Corryton, TN 37721

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] File#: 5-A-19-SP

Chris Jones <cjones8409@gmail.com>

Mon, May 6, 2019 at 11:44 AM

Reply-To: cjones8409@gmail.com

To: commission@knoxplanning.org

Dear Commission,

My name is Chris Jones and I have lived in the Gibbs/ Corryton community since May 2007. Prior to that I lived in West Knoxville my entire life. The most appealing factor to me as I was looking for a new community to live in was less congestion in a rural community. I found that in Gibbs/ Corryton. I can tell you as I'm sure you know that as the years have gone by we are seeing more and more congestion within the Gibbs/ Corryton community. This would not be a problem if we had the infrastructure to support the growth.

I recently learned that there is a company that wishes to develop a 10- acre tract of land directly behind the IGA Shopping Center with hopes of building an apartment complex. I DO NOT agree with this idea and wish to express my concerns with you.

1) The 10- acre tract of land in question falls on the Beaver Creek Watershed. Anytime that there has been a downpour of rain in the Fairview Road area, it has been impacted greatly with flooding. This not only causes traffic concerns but also concerns for homeowners and businesses within the immediate vicinity.

2) As the community grows, so does the traffic congestion. The recently installed 4-way red light at the intersection of Tazewell Pike and Emory Road, along with the widening of the roadway, has helped out some but not enough. Especially, if there would be an addition of an apartment complex entrance (with an expected 934 trips per day) only feet from the 4-way intersection. There are many car wrecks on this stretch of road with the already existing congestion. To add more congestion in such a small (two-way road) and congested area would only add to the accidents, causing serious safety concerns for our community.

3) As I'm sure you are aware of, the land in question falls within the PRZ Zone for Gibbs Schools. This a serious concern as children would then be forced to potentially walk alongside an even more congested roadway (without a sidewalk) to and from school. Add to that the fact that the incredibly busy intersection the children would be crossing does not have a cross walk, nor any walk/ no walk stop lights at the intersection and this would be incredibly dangerous, if not fatal, for children walking to and from Gibbs Schools. In the last year alone, there have been over twenty motor vehicle accidents reported to the Knox County Sheriff's Office on Tazewell Pike between the intersections of Fairview Road and Emory Road, of which 10 of those accidents involved some type of injury. As you can see, this causes a serious pause for concern for any child that may be walking next to that roadway without any sidewalks, crosswalks, or no walk/ walk stop lights.

4) In 2015 the MPC worked alongside residents within the community to create the Northeast Sector Plan. Within that plan our residents expressed the desire to retain the Gibbs/ Corryton community as a rural community and the MPC worked with the residents to achieve that goal at that time. It is my hope, that will happen again. In this day and time, there are not many true rural communities left. That is the heart of the Gibbs/ Corryton community. That was the entire reason that I moved to the Gibbs/ Corryton community. A rural community by definition with less congestion, which in turn, would provide my family with much safer roadways to travel. This proposal would not support that. It would only add to the congestion and safety concerns.

5) It caused me great concern when I learned that Michael Brusseau was working with Mark Bunch on the development of the 10-acre tract of land in question. Mr. Brusseau worked with the MPC for 18 years. In which time, I'm sure that he had access to and insight into some of the future plans for the Gibbs/ Corryton community. Due to Mr. Brusseau's current relationship with Bunch Development, this causes a serious conflict of interest with any development involving the MPC. It raises the potential question of whether or not Mr. Brusseau was laying the foundation for future endeavors within the private sector.

In closing, due to the proposed development site's location I feel as if this development would not have any positive impact on our community and only add to existing safety concerns. These safety concerns should be met with infrastructure development, not a residential apartment complex development in an already congested area because that would only add to our problems. Due to the above stated serious concerns, I strongly OBJECT this proposed development.

5/6/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] File#: 5-A-19-SP

Respectfully,
Chris Jones
6745 Puritan Lane
Corryton, TN 37721
(865) 293-7519

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Opposed to File # 5-A-19-SP

1 message

Marka <markakuykendall@hotmail.com>

Mon, May 6, 2019 at 12:14 PM

Reply-To: markakuykendall@hotmail.com

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

To Whom it May Concern:

I am a resident of Gibbs. My family and I live about a mile and a half from the land in this proposed amendment. We are so thankful to have been able to build our house on family farmland in 2003. We plan to be in our house for the rest of our lives. I am in firm opposition to the amendment proposed to change the west side of Tazewell Pike, north of Fairview Road, from LDR (Low Density Residential) to MDR (Medium Density Residential). There are several reasons not to amend this area.

One, the referenced area is already crowded and congested with people and traffic. If the area is changed to allow more people, it will cause more crowding and congestion, which brings a host of problems, including traffic accidents. This presents an unsafe environment. There are multiple existing entrances to businesses that keep me on my toes when traveling through here, which is several times a day. If the area wasn't already crowded, the opposition might not be so great. It seems there would be a less crowded area to amend if necessary.

Two, buses do not run in this area because it is within the parental responsibility zone. This means kids would be walking to and from school on the busiest road and through the busiest intersection in this area, WITH NO SIDEWALKS. This presents an unsafe situation for children. Also, if parents are able to take students to school so they do not have to walk, they will need to turn left onto Tazewell Pike from the referenced area which is extremely difficult, and even more so at the two times of the day which they would need to. This would be a dangerous situation. If road construction to this area was done to allow for wider roads and sidewalks for more people, it would create a great hardship on the people of the area who are already dealing with delays from road construction on E. Emory Road near Fairview Road.

Three, if the proposed area is amended to allow more residents, construction of housing will follow, which creates a hardship on the land that is already prone to flooding. While larger drain pipes were put in when turn lanes and red lights were installed at the crossroads of Tazewell Pike and Emory Road, the addition of housing would require a reconstruction to even larger flood drains. I am strongly opposed to more road construction work of any kind. I dream of the day when the roadwork is completed on Emory Road and we can have a normal drive to school, the grocery store, the gas station, etc.

Four, and on a personal note, my son will be able to get a driver's licence in 2 years and my daughter in 4 years. I am deeply concerned about them driving through this area as it is, without the addition of more traffic and more people crossing lanes to turn left. If housing is added to the area, traffic will increase. This creates unsafe conditions, especially for new, inexperienced drivers (a.k.a. my children).

In summary, due to the multiple safety concerns discussed above, I respectfully request the amendment not be added to the referenced sector plan on Tazewell Pike in Corryton, TN. **Please keep it low density residential.** It would create a very unsafe traffic nightmare for me, my family, my friends, my neighbors, and the Gibbs/Corryton community.

5/6/2019

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Opposed to File # 5-A-19-SP

Sincerely,

Marka Kuykendall

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] AGENDA #30 - FILE 5 - A - 19 - SP

1 message

Julie Tackett <juliektackett@gmail.com>

Mon, May 6, 2019 at 11:44 AM

Reply-To: juliektackett@gmail.com

To: commission@knoxplanning.org

Good morning all -

I am submitting this letter to you as a concerned resident of Corryton, specifically nearby the intersection of Tazewell Pike and Emory Rd. As I am sure you are aware, Thursday's meeting has an issue (agenda item #30) that, if allowed to proceed, will have an incredible negative effect on the community.

First, I would like to request that the existing sector plan be upheld.

I also wanted to communicate my family's concern (and opposition) to this potential development. Both of my children attend Gibbs schools, and each day I experience the already congested traffic, along with the fairly new intersection that a community is trying to readjust to using. Allowing a developer to add so many potential vehicles to an already heavily impacted area will no doubt only add to the confusion, as well as the accidents that already exist on a regular basis. Aside from the intersection itself, the surrounding business exit/entries would also be impacted to a point of gridlock and confusion.

As a mother with children at Gibbs schools, my secondary concern is for any children who may live in such a development. Their property would be considered inside the PRZ (parental responsibility zone), and these kids would not have any school bus transportation available to them. The remaining choices would be to add those previously mentioned vehicles to the existing congestion, or to have these kids walk through one of the most dangerous intersections that the area has without any connecting sidewalks, walkways, or crosswalk lights. As a mother, I would never put my children at such a risk. That intersection is in no way suited for any sort of foot traffic.

Aside from vehicular and personal safety, the continuing development of this immediate area would bring unnecessary flooding to the area. Improper drainage, overuse of land, and overcrowding would also negatively effect the immediate area.

I implore you do what is right for this community. Please - uphold the existing sector plan, and consider the community's existing challenges before allowing anyone to add to it.

Thank you for your time,

Julie Tackett
8440 Wood Road
Corryton, TN 37711
865.599.2548

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

ROBERT CAMPBELL <camp49@comcast.net>
Reply-To: camp49@comcast.net
To: commission@knoxplanning.org

Sun, May 5, 2019 at 8:09 PM

To: Whom it May Concern,

As a resident of the Gibbs Community this is to advise that I support upholding the current sector plan for File # 5-A-19-SP. This area already has as much traffic as it can support. The area in question is subject to flooding and any change would make it worse. There are no sidewalks on Tazewell Pike making pedestrian traffic to Gibbs High, Middle, and Elementary schools very dangerous.

Robert K. Campbell

7907 Majors Rd

Corryton, TN 37721

865-922-1063

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

crockdmc via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 9:52 AM

Reply-To: crockdmc@aol.com

To: commission@knoxplanning.org

Please consider upholding the sector plan, PRZ zone, traffic, safety and flooding issues related to the above mentioned file number. I am a resident of Corryton and the infrastructure does not support the type of residences in the proposal.

Thank you
Dana Crocker
[7829 Country Rose Ln.](#)
Corryton 37721

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

'Preston Tipton' via Commission <commission@knoxplanning.org>

Mon, May 6, 2019 at 12:13 AM

Reply-To: pltipton1974@yahoo.com

To: commission@knoxplanning.org

Greetings,

My name is Preston Tipton and I lived in the Corryton community all my life. From Gibbs Elem, Gibbs Middle to Gibbs High School and graduated in 1992. This is the only place I have ever lived, the place I call home and the place I currently am raising my children ages 7 and 3. I will voice my opinion AGAINST changing to low to medium density in the area that has been mentioned. First the infrastructure can't handle that type of instant growth. Driving and commuting each day is bad enough already. In the mornings even with the red light it takes me 30-40 minutes to drop my child off and get down Tazewell pike out of traffic. Also during school time I would be absolutely horrified to think that not only a child but any human being would have to manoeuvre the 1 mile walk to the property they are wanting to build these dense populated apartments. Just this school year during school hours I have waited in line at least 6-8 times or wrecks at the red light (only school time) and I bet I've been in traffic another 10-12 times just this past year outside of school hours or accidents at the red light in between the property they are wanting to build and the schools. I am asking you to PLEASE keep this a rural feel community and keep it low density. Adding the additional amount of cars, traffic and congestion is not where I want Corryton to be nor as it should as it is IMPORTANT to uphold the sector plan that the MPC, FEMA & the community put into place. I think all the hours they put into this plan is what the community of Corryton wants. Please keep this into consideration. Do it for what is right and do it for the citizens of Corryton. Living here I can see the congestion...not an outsider who is only coming in to make money and not caring what is left in the aftermath. Thank you so much for taking my email and I hope you keep it into consideration when making this impact-full decision.

Preston Tipton

Looking to buy or sell your house?
Give Erica Tipton at Century 21 a call
Cell: 865-332-7887
Office: 865-531-2121
ericantiptontipton@aol.com
www.MyC21Legacy.com

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP Petition

1 message

BriAnne Mattox <briannemattox@gmail.com>

Mon, May 6, 2019 at 7:53 AM

Reply-To: briannemattox@gmail.com

To: commission@knoxplanning.org

To Whom It May Concern:

Please don't allow our area of Gibbs to be changed to Medium Density Residential. We are not set up to support such an influx of residents in this small area.

#1- this is with in the PRZ. I have a child who has to dangerously walk home from school. Knox County School would not concede. Having more people on the road scares me for his safety alone. If there are 200 or more cars coming and going, that will add congestion to the already over-congested Emory/Tazewell Pike intersection. He has to walk down Emory, crossing it and onto Tazewell Pike. I do not want his life in more danger than it already is. Knox County School doesn't care, but maybe you at the MPC will care and take my child's safety seriously.

#2- The elementary school is already over crowded. My kids are in classroom sizes of 25-26 kids. This will cause a very sudden increase in enrollment. There are over 900 kids at GES. A MDR zoning will quickly increase it.

#3- The traffic on Tazewell Pike is already horrendous, especially at certain hours. To have over 100 cars (at least, as Mark Bunch proposed it would be at least 100-unit building) coming and going from this small area that's right near the red light, will cause that much more congestion.

#4- When I purchased my home here in Gibbs/Corryton area, I enjoyed the sector plan and zoning of Low-Density Residential. Please don't take that away from me. I moved here for that designation. I moved from an apartment complex, to enjoy the country and quiet setting. I love that we're far off the beaten path. Please don't change the atmosphere by making it more transient and congested when I specifically moved here for the rural atmosphere.

Thank you for your time reviewing concerns that our community has.

Kindest regards,

BriAnne Claman-Mattox
7425 Openview Lane
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] File # 5-A-19-SP

1 message

Keenan Holbert <k_holbert@hotmail.com>

Mon, May 6, 2019 at 1:20 AM

Reply-To: k_holbert@hotmail.com

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

MPC Board Members,

Good evening. I'm writing in reference to the upcoming hearing on May 9th in regards to the sector plan review for approximately 10 AC in the Gibbs community. Please consider rejecting this agenda item under the following pretense:

A) Traffic in this area is already outpacing the infrastructure. In particular the area where this development gains access to Tazewell Pike is extremely congested during the morning and evening hours. It's already dangerous to pull out of that area. Adding this many homes in such a small area will make it much worse. Has there been a traffic study of any type completed to prove the safety of this development with the current infrastructure? What do the traffic patterns and/or wrecks in the area show at this point?

B) We've seen several heavy rain events during 2019. Removing the vegetation from this parcel and building medium density residences would likely increase the flood risk in the already flood prone area. Has there been any study to deem flooding risk non-existent in this area?

C) For those moving into the development, it's likely several would have children attending Gibbs schools. The development would be too close for kids to be able to ride the bus to school based on current PRZ Zoning. Therefore, they would be charged with walking to school if a parent couldn't take them. Walking along Tazewell Pike then crossing Emory Road is simply not safe for children. There are also no sidewalks for a portion of this walk. How would the county address these safety concerns for the children walking to the middle school?

D) The current sector plan for Low Density Residential aligns with all the other developments in this area. Please uphold the current sector plan.

Please reject the request for a medium density development in the Gibbs Community. It's not safe nor is it needed.

Thanks,

Keenan

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Re: File # 5-A-19-SP

1 message

'Andy DeRossett' via Commission <commission@knoxplanning.org>

Sun, May 5, 2019 at 11:01 PM

Reply-To: aederossett@yahoo.com

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

Good evening. This message is to convey our opinion about the requested sector change in Corryton to build an apartment complex.

As you know in 2016 a sector plan was devised and approved for the Gibbs / Corryton community designating that new construction in the area be restricted to Low Density Residential. This part of Knox County to this day is relatively rural, even though it has experienced a lot of growth in recent years with newer subdivisions.

We have only lived here a year and a half although my wife lived in the area before we met, we have a pasture across the street from our property and another behind us, definitely rural on our street. Many long time residents have commented on how much busier the area already is and how much more traffic there is.

A doctor has bought land in Corryton along Tazewell Pike with the intentions of building an apartment complex and has requested a sector change for the property to Medium Density Residential. My wife, myself, and many other residents of the community are **asking that this sector change be rejected**. As we noted, the area has grown a lot in recent years as many people have been drawn to this beautiful area and the traffic and accident rates have already increased. The multiple residents of an apartment complex would obviously greatly increase traffic even more on Tazewell Pike, which was intended years ago for less traffic than it already carries, and there are not many alternate routes.

Besides the increased traffic in the area, another huge reason for rejecting the sector change is because it is the right thing to do. The sector plan agreed to in 2016 clearly states the local residents and the MPC at the time agreed that this area should grow slower, not increase rapidly. **It is not right to change the approved sector plan at one person's request just to increase his profitability.**

Andrew and Denise DeRossett
7510 Boruff Rd
Corryton, TN 37721

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-a-19-sp

1 message

Derrick Overholt <derrickjoverholt@gmail.com>

Sun, May 5, 2019 at 10:57 PM

Reply-To: derrickjoverholt@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

It has come to my attention that a large apartment complex is in plans review off Fairview rd in Gibbs. I would like for you to Consider not approving this plan. Gibbs /Harrison's crossroads has been a small community for many years, I was born raised and still reside here, and the roads were only built for that. The traffic now in this area already is dangerous at times I would greatly be concerned for the safety of our current residents. There is only one way to Knoxville from plainsview and This is the main route for Corryton and anyone else in the area. I believe commercial residential real estate is too big for this community and would only cost the government more in future road widening and land purchased to widen it. I also believe this is a flood area and could potentially harm said residents cars and belongings or worse loose someone's life. I would request that you would keep this area zoned residential single dwelling or small business. Our neighborhoods and tazewell pike cannot handle this flow of traffic in this area. Thank you for your consideration.

Derrick Overholt**6828 Mountain Shadow Dr
Knoxville Tn 37918**

865-679-8307

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] # 5-A-19-SP.

'Laura Nolen' via Commission <commission@knoxplanning.org>
Reply-To: laurarnolen@yahoo.com
To: commission@knoxplanning.org

Mon, May 6, 2019 at 6:24 AM

Please uphold the recently established Low Density Sector Plan for the Gibbs Crossroads area on Tazewell Pike. This area is already highly congested despite the long road project that was recently completed to update to the current amount of throughput. There are much better places to locate Medium Density than at this already problematic area for the community.

Laura Nolen
[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] AGENDA #30 5-A-19-SP

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Sun, May 5, 2019 at 7:04 PM

Reply-To: thompsongroup.sfg@yahoo.com

To: commission@knoxplanning.org

Final copy of FULL petition. 309 total signatures. Each verified by witness, email, or phone number.

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This message was directed to commission@knoxplanning.org

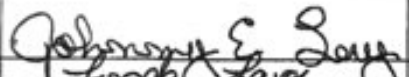

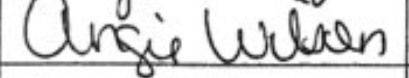
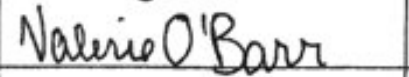
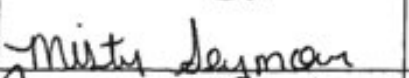

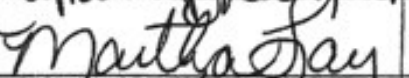
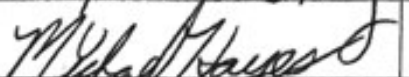
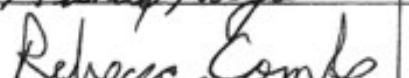


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This message was directed to commission@knoxplanning.org

 **FINAL PETITION.pdf**
4552K

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
1 JOANNY LAY		7417 PINTO LANE	vs_roofrat@yahoo.com	4-25-19
2 Fonda Large		9719 Washington PK	largeosou@gmail.com	4-25-19
3 Angie Wilson		7401 Wood Rd.	AWilson4170@gmail	4/25/19
4 Valerie O'Barr		1672 McKinnon Edge Ln.	deniseobarr@gmail.com	4-25-19
5 MISTY Seymour		5313 Circle Rd	misty578@gmail.com	4-25-19
6 Cynthia Wilkerson		4505 Kincannon Ct	cindy1226@comcast.net	4-25-19
7 MARTHA LAY		7417 PINTO LANE	JML67@BELLSOUTH.NET	4-25-19
8 Michael Hayes		7421 Pinto Lane	865-216-8923	4-25-19
9 Rebecca Combs		7426 Pinto Lane	865 850 2620	4-25-19
10 Robert Buckler		7418 Pinto Lane	865 314 3612	4-25-19
11 Randy Hayes		7414 Pinto Lane	865 214-4918	4-25-19

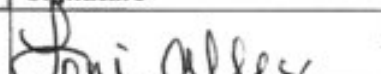
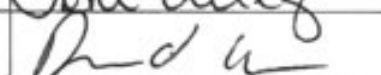
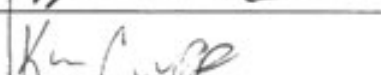
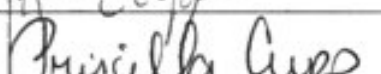
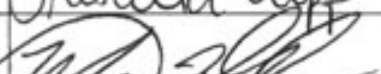
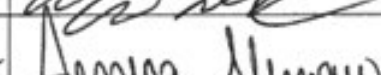


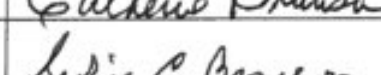
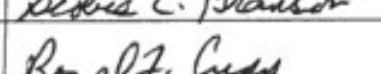
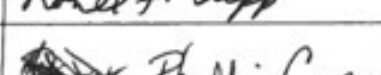
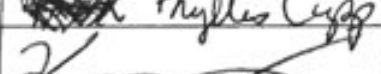
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
Alvin Hickman	Alvin Hickman			
12 ALVIN Hickman	Alvin Hickman	7313 Fairview Rd	865-688-3466	4-25-19
13 Carolyn Edington	Carolyn Edington	7320 Fairview Rd.	865-548-8677	4-25-19
14 RANDALL Rush	Randall Rush	7361 Fairview Rd	865-566-2535	
15 Michael Dawson	Michael Dawson	7401 maverick Ln.	865-388-8064	4-25/19
16 Lisa Dawson	Lisa Dawson	7401 MAVERICK Ln	865-773-5307	4-25-19
17 Sharon Ancell	Sharon Ancell	7401 Maverick Ln	865-456-2751	4-25-19
18 Jacob Ancell	Jacob Ancell	7401 MAVERICK Ln	865-456-2751	4-25-19
19 GENE Ford	Gene Ford	7461 MAVERICK Ln.	865 277-0650	4-25-19
20 Jennie Ford	Jennie Ford	7401 Maverick Ln	865-406-6901	4-25-19
21 Olysa Schoenfeld	Olysa Schoenfeld	7400 maverick Ln.	937-354-9491	4-25-19

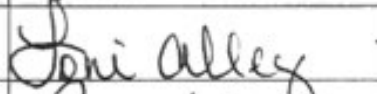

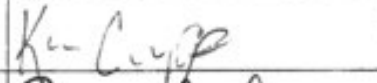
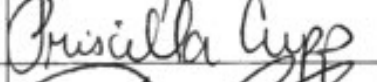
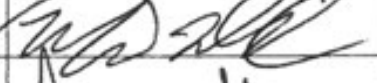
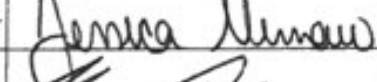

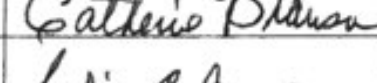
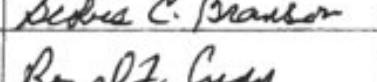
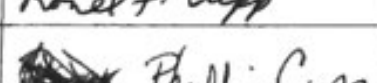
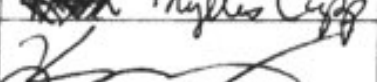

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

	Printed Name	Signature	Address	Phone or Email	Date
22	Lori Alley		7651 Gibbs Rd	865-414-4138	4/28/19
23	David Alley		7651 Gibbs Rd	865-548-2298	4/28/19
24	Kira Cupp		7416 Maverick Ln	865-307-3210	4/28/19
25	Priscilla Cupp		7416 Maverick Ln	865-919-7727	4/28/19
26	Michael Cupp		7416 Maverick Ln	865-687-7301	4-28-19
27	Jessica Nirmauer		7643 Cotton Patch Ln	865-566-8162	4-28-19
28	Richard Thompson		7643 Cotton Patch Ln	865-661-2317	4-28-19
29	Catherine Branson		7721 Clapps Chapel Rd	865-687-7035	4-28-19
30	Scobie C. BRANSON		7721 Clapps Chapel Rd	865-687-7035	4-28-19
31	RONEL F. CUPP		7336 ENG. PK. WY.	865-689-4590	4-28-19
32	Phyllis Cupp		7336 ENG. PK WY.	865-689-4590	4-28-19
33	Vendall Cupp		7416 Maverick Ln	865-253-0969	4-28-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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24 Kira Cupp		7416 Maverick Ln	865-307-3210	4/28/19
25 Priscilla Cupp		7416 Maverick Ln	865-919-7727	4/28/19
26 Michael Cupp		7416 Mavrick Ln	865-687-7301	4-28-19
27 Jessica Nirmann		7643 Cotton Patch Ln	865-566-8162	4-28-19
28 Richard Thompson		7643 Cotton Patch Ln	865-661-2317	4-28-19
29 Catherine Branson		7721 Clapps Chapel Rd	865-687-7035	4-28-19
30 Scobie C. BRANSON		7721 Clapps Chapel Rd	865-687-7035	4-28-19
31 Ronel F. Cupp		7336 ENG. PK. WY.	865-689-4590	4-28-19
32 Phyllis Cupp		7336 ENG. PK WY.	865-689-4590	4-28-19
33 Vandal Cupp		7416 Maverick Ln	865-253-0969	4-28-19

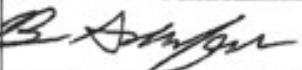
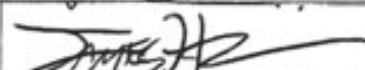
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Printed Name	Signature	Address	Phone or Email	Date
34 Sherry Goins	<i>Sherry L. Goins</i>	Corryton, TN (37721) 8020 Washington Pike	865/296-0834	4-28-19
35 Christopher Goins	<i>Chris Goins</i>	7921 Barker Rd. Corryton, TN 37721	865-360-0910	04 28 2019
36 JESICA Norman	<i>Jessica Norman</i>	7420 MAVERICK LN Corryton, TN 37721	865-244-8748	4/28/19
37 Brent Wright	<i>Brent Wright</i>	7420 MAURICK Corryton TN 37721	865-303-0044	4/28/19
38 David Rush	<i>David Rush</i>	6824 Tazewell Pike Knoxville 37918	865-255-3102	4/28/19
39 Amy Rush	<i>Amy Rush</i>	6824 Tazewell Pike Knoxville, TN 37918	865-689-4074	4-28-19
40 Barbie Allen	<i>Barbie Allen</i>	7992 Lett Rd	865-688-5681	4-28-19
41 DAVID ALLEN	<i>David Allen</i>	7992 Lett rd.	865-688-5681	4-28-19
42 Dawn Ruth	<i>Dawn Ruth</i>	7309 Fairview	6894905	
43 Faye E Ruth	<i>Faye E Ruth</i>	SARIE	SARIE	

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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Printed Name	Signature	Address	Phone or Email	Date
44 Ben Schoenfeld		7400 Maverick Ln. Corryton, TN	957-356-4479	25 APR 19
45 JAMES HAMMOND		7319 FAIRVIEW RD	865-591-4002	4-25-19
46 Tony Chesney	Tony Chesney	7319 Fairview Rd.	865-679-1419	4-25-19
47 Patricia Adickman	Patricia Adickman	7313 Fairview Rd	865-688-3466	4-25-19
48 Nadine Porter	Nadine Porter	7421 Openview lane	(805) 258-4031	5/5/19
49 Michelle Butler	Michelle Butler	7408 Wood Rd	865-382-4107	5/2/19
50 Lavern Oaks	Lavern Oaks	8919 Tazewell Rd Corryton	865-924-9803	5/2/19
51 Gerald Klaehn	Gerald Klaehn	10008 Washington Rd Corryton, TN 37721	865-688-1278	5/2/2019
52 Amber Fuster	Amber Fuster	7406 Boruff Rd. Corryton 37721	865-256-3074	5/2/19
53 Joyce Mullins	Joyce Mullins	9220 Emory Rd Corryton, TN 37721	865-687-4060	5/2/19
54 Betty Roller	Betty Roller	7413 WALTER RD Corryton, TN 37721	865-385-3109	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
55 Jerry Hoff	<i>Jerry Hoff</i>	4633 Corryton	865 687 1419	4-20-19
56 Darlene Tauber	<i>Darlene Tauber</i>	7033 Red Cr. 3912	865-640-1111	5-2-19
57 Jimmy Lamm	<i>Jimmy Lamm</i>	" " "	" " "	5-2-19
58 Ronel Cupp	<i>Ronel F. Cupp</i>	7336 English Pk	865-689-4590	5-2-19
59 Phyllis Cupp	<i>Phyllis Cupp</i>	" " "	" " "	
60 Rachel Cox	<i>Rachel A. Cox</i>	7124 Anna Haigner Rd.	(865) 406-0140	5/2/19
61 ROBERT GARLAND	<i>Robert Garland</i>	7912 CAMPBELL'S POINT RD	865.688.7290	5-2-19
62 Linda Campbell	<i>Linda Campbell</i>	4907 Majao Rd.	865 922-1063	5-2-19
63 Robert Campbell	<i>Robert Campbell</i>	" " "	" " "	5-2-19
64 Gene Ford	<i>Gene Ford</i>	7462 Maunick Ln.	865-727-0050	5-2-19
65 Scott Johnson	<i>Scott Johnson</i>	7405 Maverick Ln.	865-740-4321	4-2-19
66 Shannon Anderson	<i>Shannon Anderson</i>	7524 Gary Whitford	865 809-4304	5-2-19

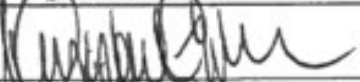
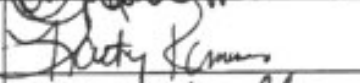
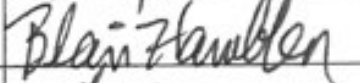
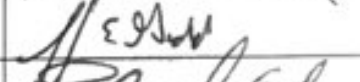

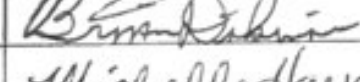
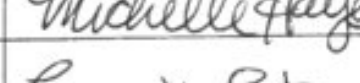
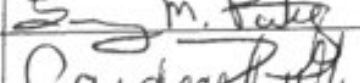
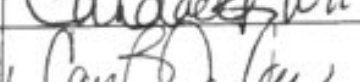

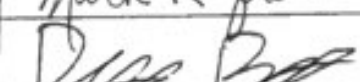

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

<p>Petition summary and background</p>	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
67 DAVID PRICE	<i>David Price</i>	6612 HONEGAR RD	865-661-1845	4-25
68 MARY SMITH	<i>Mary Smith</i>	8529 Ridgeland dr	865-405-2849	4-25
69 Shelby Miller	<i>Shelby Miller</i>	209 Westview		
70 Shirlene Miller	<i>Shirlene Miller</i>	209 West Mt View	865 604-3374	4/25
71 THOMAS L. MILLER	<i>Thomas L. Miller</i>	209 WEST MT VIEW DR.	865-604-1440	4/25
72 Victoria Winick	<i>Victoria Winick</i>	6339 Christian Service Center	865-441-2444	4-25
73 Scotty Gosnell	<i>Scotty Gosnell</i>	7410 Pinto Ln	865-363-6461	4-25-19
74 RON BRADY	<i>Ron Brady</i>	7324 FAIRVIEW RD.	865-382-2710	4-25-19
75 Taylor Chesney	<i>Taylor Chesney</i>	7319 Fairview Rd	865-600-7885	4-25-19
76 Tyler Chesney	<i>Tyler Chesney</i>	7319 Fairview Rd	865-705-5860	4-25-19
77 Brianna Graves	<i>Brianna Graves</i>	7905 Barker Rd	865-256-3103	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

	Printed Name	Signature	Address	Phone or Email	Date
78	Kymbern Gibson		W. Tazewell Pike	Kygibson2004@johnc.com	5-2-19
79	Dusty Rounives		7620 W. Wilderness Path		5-2-19
80	Blair Hamblen		7427 Deer Lodge Lane	865-689-9333	5-2-19
81	JAMES GARD		7431 Quail Creek Ln		5-2-19
82	Edw. W GRADY		7705 TIMA MARIA DR	865-216-2741	5-2-19
83	BRIAN DICKINSON		7641 Gibbs Rd 37721	865-282-1965	5-2-19
84	Michelle Hayes		7421 Pinestone	865-256-8923	5/2/19
85	MIKE PATT		7712 Timamaria Dr	865-742-5110	5-2-19
86	Candace Rutherford		7529 Lyle Bend Ln.	207-82660	5/2/19
87	Carrie B. Jordan		7702 Rocky Meadow	865-224-4684	5/12/19
88	Mark R JORDAN		7702 Rocky Meadow	776-9407	5/12/19
89	Dusty Burkhardt		7512 Wilderness Path	591-0221	5/2/19


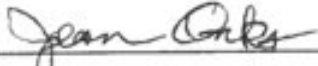
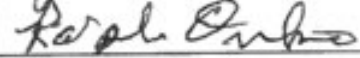
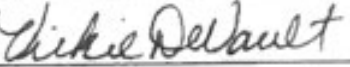
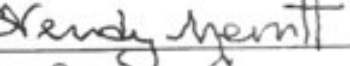
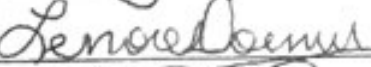

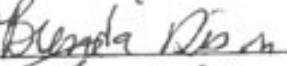

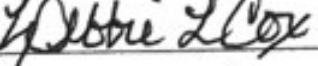
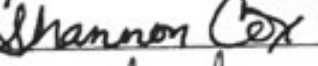
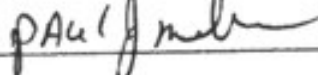
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
90 Mildred Sharp	<i>Mildred Sharp</i>	6633 ^{Maytownville} Rd 37721	865 6871417	5-2-19
91 Sandy Rayfield	<i>Sandy Rayfield</i>	8336 TOBE TIBBELL LN 37721	865-307-2623	5-2-19
92 Johnny Caldwell	<i>JC</i>	7010 King Edwards ^{CT}	Johnny_Caldwell@AOL.com	5-2-19
93 SANDRA FARMER	<i>Sandra Farmer</i>	7104 FAIRVIEW RD	865 689-2973	5-2-19
94 Karl Farmer	<i>Karl Farmer</i>	7104 Fairview Rd	865 689 2973	5-2-19
95 Phillip Graves	<i>PG</i>	7905 Barker Rd 37721	628-9103	5/2/19
96 Charles Leake	<i>CL</i>	7330 Fairview Rd	865-607-8219	5-2-19
97 Tawana Leake	<i>Tawana Leake</i>	7330 Fairview Rd	659-0089	5/2/19
98 Laurie Johnson	<i>Laurie Johnson</i>	7515 Wheatmeadow	865-207-9246	5/2/19
99 A7 Gentry	<i>A7 Gentry</i>	7410 Crossbar Ln	865 607 191	5/2/19
100 Donna E Jean Ashby	<i>Donna Ashby</i>	7525 Fulton Way		5/2/19
101 THOMAS L MILLER	<i>Thomas L Miller</i>	209 WESTMONTVIEW	865-604-1440	5-2-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
102 Amanda Adams		7324 Fort Apache Rd	865 659-1031	5/2/19
103 Jean Onks <small>Jean Onks</small>		8011 Barber Rd	865-687-5092	5-2-19
104 Ralph Onks <small>Ralph Onks</small>		8011 Barber Rd	1.	^
105 Vickie DeVault		7340 Ft Apache	865-604-1227	5/2/19
106 Wendy Merritt <small>Wendy Merritt</small>		6700 Punter Ln	865/610/2830	5/2/19
107 Lenore Dawner		7608 Prairie Rd.	865-387-5163	5/2/19
108 Craig Daniel		4724 Meadow Pkwy	865-288-6228	5/2/19
109 Brenda Dison		7112 Calgary Dr.	(865) 254-5126	5/2/19
110 Tim Dison		7112 Calgary Dr	(865) 254-5182	2 May 2019
111 Debbie L Cox		7804 Karnas Dr.	865-368-7946	5/2/2019
112 Shannon Cox		7804 Karnas Dr	865-368-7946	5/2/2019
113 Paul Johnson		8531 MAJOR RD	815 686-2092	5-2-2017


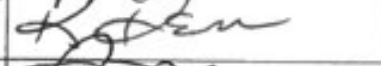

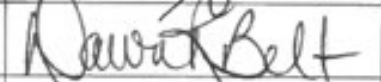
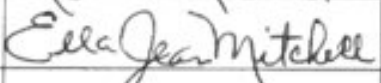
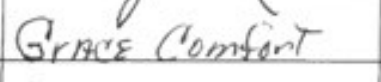
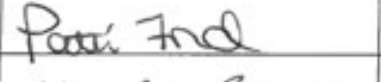
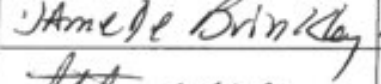
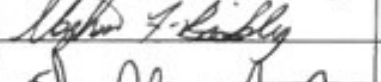
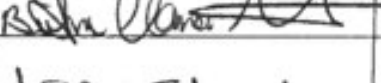
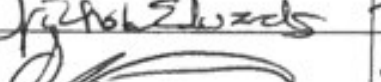

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
114 Cathy Gadd	<i>Cathy Gadd</i>	7431 Quail Creek	865-257-3875	5-2-19
115 JIM GRADY	<i>Jim Grady</i>	7705 TINA MARIA DR	865-556-4623	5-2-19
114 Sandra Hamblen	<i>Sandra Hamblen</i>	7427 Deer Lodge Lane	865-689-9333	5-2-19
117 Sarah Bobst	<i>Sarah Bobst</i>	7409 Pinto Ln.	865-228-9593	5-2-19
118 Michael Hayes	<i>Michael Hayes</i>	7421 Pinto Ln	865-216-8923	5-2-19
119 Grant Farrington	<i>Grant Farrington</i>	7625 Berrycoat Dr.	865-803-9617	5-2-19
120 Sara Farrington	<i>Sara Farrington</i>	7625 Berrycoat Dr	865-318-5554	5-2-19
121 Peggy Booker	<i>Peggy Booker</i>	7312 Emory Rd	865 696-0359	5/2/19
122 Steve Long	<i>Steve Long</i>	7420 Fairview Rd	865 688-4762	5-2-19
123 Susan Coffey	<i>Susan Coffey</i>	8035 Branson Rd	865-765-2032	5-2-19
124 Anthony Coffey	<i>Anthony Coffey</i>	8035 Branson Rd.	(865) 770-1037	5-2-19
125 Dennis Jones	<i>Dennis Jones</i>	8601 N.E. Emory	865 688 4571	5-2-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
126 John Bowman		6771 Punnett Ln	865-699-2932	5-2-19
127 Rick Deaver		7121 Pisa Circle	865-335-8867	5-2-19
128 Roy Mullins		9220 Emory Road	865-687-4060	5/2/19
129 Dawn Belt		7705 Nicholas Dr.	865-688-3027	5/2/19
130 Ella Jean Mitchell		7438 Denhodge Ln.	865-688-9577	5/2/19
131 Grace Comjark		7423 Deer Lodge Ln	865-688-7035	5/2/19
132 Patti Ford		8100 Morning Rose Ln	865-748-3235	5/2/19
133 James Brinkley		7800 County Road 2A	865-688-1854	5/2/19
134 Stephen Brinkley		7800 County Road 2A	865-688-1854	5/2/19
135 BriAnne Claman Mattox		7425 Opinions Ln, Corryton	423-956-5908	5/2/19
136 Nicholas Edwards		7425 Opinions Ln, Corryton	615-497-4853	5/2/19
137 Chad Pinkerton		7640 Cotton Patch Rd	865-237-9468	5/2/19

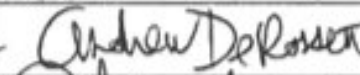
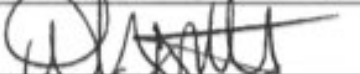
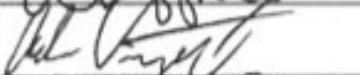
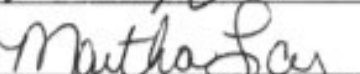
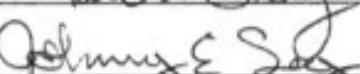
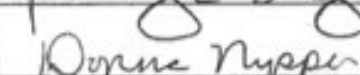
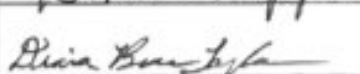
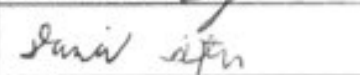
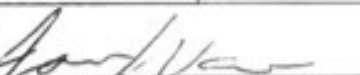
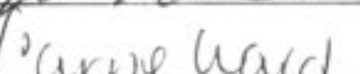
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
138 Martha Paul	<i>Martha Paul</i>	7446 Openview Ln Corryton TN	865-719-9282	5/2/19
139 Tracey Paul	<i>Tracey Paul</i>	7406 Openview Ln Corryton TN	865-405-7449	5/2/19
140 ROBERTS CAMPBELL	<i>R. Campbell</i>	8037 SHANNON HILLS RD Corryton TN	985 312 4855	5-2-19
141 Ryan Moody	<i>Ryan Moody</i>	7733 Nicholas Dr 37721	665-385-5347	5-2-19
142 Tim Edwards	<i>Tim Edwards</i>	7448 Openview Ln Corryton TN 37721	615 477 2110	5-2-19
143 Ronald Sparks	<i>Ronald Sparks</i>	7233 Fairview Rd 37721	865-254-7614	5-2-19
144 Patricia Hickman	<i>Patricia Hickman</i>	7313 Fairview Rd 823 CAMPBELL'S POINT Rd Corryton, TN 37721	865-688-3466	5-2-19
145 Preston Tipton	<i>Preston Tipton</i>	"	(865) 335 1304	5/2/19
146 Greta Tipton	<i>Greta Tipton</i>	"	865 332 7857	"
147 Buckley Beeler	<i>Buckley Beeler</i>	8000 Campbell's Pt	865-688-9678	"
148 Sarah Stott	<i>Sarah Stott</i>	7521 Gary White Rd 37721	865-386-9652	5/2/19


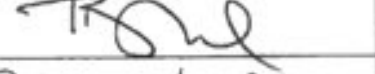
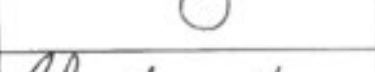



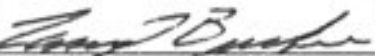
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
149 Andrew DeRosier		7510 Boruff Rd		5-2-19
150 Whitney Vineyard				5-2-19
151 Alan Vineyard				5-2-19
152 MARTHA LAY				5-2-19
153 JOHNNY LAY		7417 PENTON LN		5-2-19
154 Donna Ripper		7418 Pleasant Valley Rd		5-2-19
155 Donna Diana Brown Taylor		7440 Openview Lane	dbrowntaylor@gmail.com	5-2-19
156 Daniel Sexton		8104 majors	924-3187	5-2-19
157 Josh Ward		7601 Prairie Rd Corryton TN	865-936-8408	5-2-19
158 Carne Ward		7601 Prairie Rd Corryton TN	865-936-8410	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
139	Tommy Nelson		Corryton TN 865-216-17086	5-2-19
140	Marlene Nelson	Marlene Nelson	8501 Dalton Lane	TNelson1999@comcast.net 5-2-19
141	BRANDON FORD		8100 Maxine Rose Ln	TOPCOFFORD@COMCAST.NET 5/2/19
142	BRANDY NOCE	Brandy Noce	7333 Pisa Cir.	ecungirl@comcast.net 5/2/19
143	Daryl Henry		Corryton TN	5/2/19
144	Glenda Henry	Glenda Henry	Corryton TN	5/2/19
145	Michael Otto		Corryton TN	Michael.Ottoes.Ben@gmail.com 5/2/19
146	JOHN BLUCK		8406 Wood Rd	5/2/19
147	Karin Tygal		8406 Wood Rd	8656874082 5/2/19
148	Debbie Carter	Debbie Carter	7520 Gary White Rd	8659643215 5/2/19
149	Gwen Buckner	Gwen Buckner	8311 Emory Rd.	865-688-1768 5-2-19
170	LARRY L BUCKNER		8311 EMORY RD	865-688 1768 5-2-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
175 LARRY V. PARKS	<i>Larry V. Parks</i>	7508 Ridgeway	865-776-8672	5-5-19
176 Billy FARROW	<i>Billy Farrow</i>	6115 Hollow View Ln	865-621-5640	5-5-19
177 YANA GOE	<i>Yana R. Mc</i>	6021 Tazewell Pk.	865-227-7721	5-5-19
178 Melinda Little	<i>Melinda Little</i>	7221 Pasa Cir.	865-556-3752	5-5-19
179 Tiffany Baker	<i>Tiffany Baker</i>	7209 Haynesfield Ln. Corryton, 37918	865-384-2452 joshmcsweeney07@gmail.com	5-5-19
180 JOSH MCSWEENEY	<i>Josh McSwiney</i>	Corryton, 37721	865-195-3000	5-5-19
181 Richard J. Thompson	<i>Richard Thompson</i>	7803 Edwards Place Blvd	865-406-1170	5-5-19
182 Robert Bray	<i>Robert Bray</i>	6022 Ridgeway Rd	865-414-8075	5-5-19
183 CHRIS SPENCER	<i>Chris Spencer</i>	6618 Ruby June Ln	274-3672	5/5/19
184 GAY WYATT	<i>Gay Wyatt</i>	8003 Compton Rd	pswalker722@tutand.com	5/5/19
185 Sue Walker	<i>Sue Walker</i>	"	suewalker@att.net	5/5/19
186 Jack Walker	<i>Jack Walker</i>	"	suewalker@att.net	5/5/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background

There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy, or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.

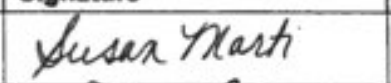

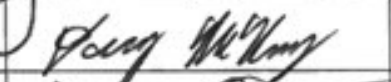

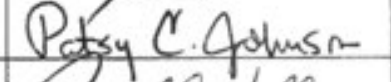
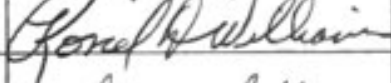
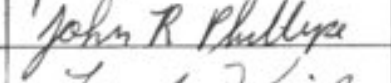
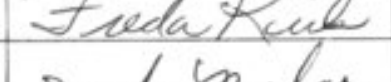
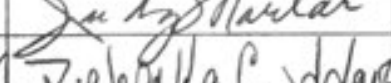
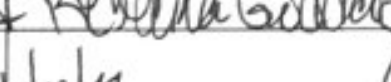


Action petitioned for

We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
187 Melissa Cupp	[Signature]	7744 Nicholas Dr	865 388-9369	5/5/19
188 Gary Cupp	[Signature]	7794 Nicholas Dr	865-389-2784	5/5/19
189 Bruce Lott	[Signature]	7834 Tazewell Pk	865-310-0662	5-5-2019
190 Josh Porter	[Signature]	7121 Opavee Lane	865.254.4031	5/5/19
191 Chris Akis	[Signature]	6521 Fairview Rd	865 228-0133	5/5/19
192 Nancy Chauven	[Signature]	7166 Alice Springs Ln	865 603-9119	5/5/19
193 John K Guinn	[Signature]	800 E. Emory Rd	229-565-2888	5/5/19
194 Karl S. Gass	[Signature]	8518 SCOTT RD	1-865-361-1594	5-5-19
195 Marilyn McAuley	[Signature]	7715 Tillet Lane	865 803-9146	5-5-19
196 Alice Gregory	[Signature]	7411 Twin Brooks Blvd	865-556-3285	5-5-19
197 Larry Gregory	[Signature]	7411 Twin Brooks Blvd	865-556-3680	5-5-19
198 Kandas Tedesco	[Signature]	1404 Ridgerview Rd	865-254-6144	5-5-19


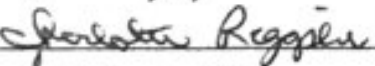


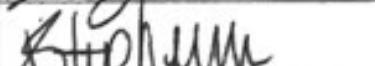


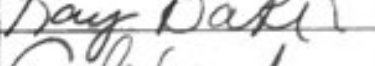
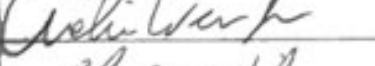
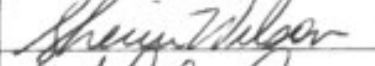

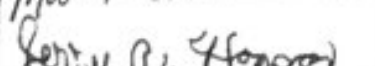
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

	Printed Name	Signature	Address	Phone or Email	Date
199	Susan Marti		6930 Sicula Ln. Corryton	smarti57@corryton.net	5/5/19
200	JAMES RALPH		6627 Bodette		5/5/19
201	Darcy McMurry		6913 Clapp Chapel Rd		5-5-19
202	BARRY IODINS		8430 Wood Rd	865 806-7271	5-5-19
203	Patsy Johnson		5819 Old Tazewell Pike	687-8852	5-5-19
204	KANEL WILLIAMS		7521 Ridgeway	687-2993	5-5-19
205	John R Phillips		7413 Pinto Lane	865-951-1266	5-5-19
206	Freeda Keib		6325 Boruff Rd.	865-323-9167	5-5-19
207	Judy MARLAR		5416 Waldorf	865-689-2601	5-5-19
208	Rebecca Gooden		6117 RICKY ALLEN		5-5-19
209	Laura Dudely		6117 Ricky Allen Rd		5-5-19
210	Kent Wolfenbarger		6117 Ricky Allen Rd		5-5-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
211 LARRY RIGGSBEE		6219 RIDGEVIEW		5/5/19
212 Charlotte Riggsbee		6219 Ridgeview Rd		5-5-19
213 MICHELINE ADKINS		7716 TAZEWELL PIKE		5/5/19
214 Larry Lett		7648 Gibbs Rd		5/5/19
215 Jody Stephens		7500 Ridgeview Rd	Jodystephens72@gmail	5/5/19
216 Jennifer Niets		447 Pecan Circle	Nocturne1104@yahoo	5-5-19
217 Kay Baker		5502 Carter Rd	8656610918	5-5-19
218 Archie Wilson Jr.		8514 Ridgeview Dr.	aw519me@gmail.com	5-5-19
219 Sherin Wilson		8514 Ridgeview Dr.	Wilsonsherric264@gmail.com	5/5/19
220 Michael O'Neil		4723 Plymouth Rd	256-7235	5-5-19
221 Jerry A. Hopson		7402 Fairview Rd	865-688-0659	5-5-19
222 JAMES MERRITT		7414 DEER LODGE LN	865-688-3906	5-5-19







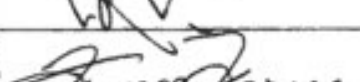


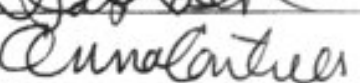
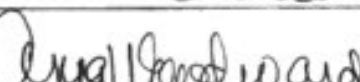
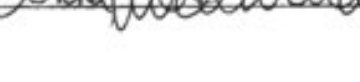
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Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
223 James T. Russek	<i>James T. Russek</i>	7471 Doolidge Ln	865-697-2447	5-5-19
224 Tody Stat	<i>Tody Stat</i>	730 English Park Way	865-898-1533	5-5-19
225 Jerry Aroniac	<i>Jerry Aroniac</i>	7130 Corryton Rd	865-705-7927	5-5-19
226 Opal Thompson	<i>Opal Thompson</i>	8903 Washington Pike Corryton	865-687-7395	5-5-19
227 James Thompson	<i>James Thompson</i>	8903 Washington Pike Corryton	865-687-7395	5-5-19
228 James Reeves	<i>James Reeves</i>	6321 Boruff Rd Corryton	865-687-8548	5-5-19
229 Judy Reeves	<i>Judy Reeves</i>	6321 Boruff Rd Corryton	865-230-0171	5-5-19
230 Jennifer Houston	<i>Jennifer Houston</i>	220 Monday Rd Corryton	865-441-2849	5/5/19
231 Jacki Harris	<i>Jacki Harris</i>	6108 Renee Rd.	865-688-2065	5-5-19
232 Dobby Mink	<i>Dobby Mink</i>	275 Elinch Mt. Rd Powder Springs	865-659-0067	5-5-19
233 Todd Flynn	<i>Todd Flynn</i>	7009 Fair View Rd	865-689-4163	5-5-19
234 Vicky Flynn	<i>Vicky Flynn</i>	7009 Fair View Rd	865-689-4163	5-5-19


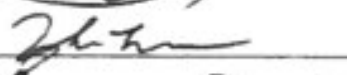
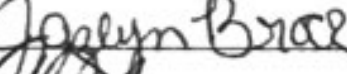
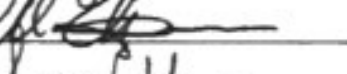
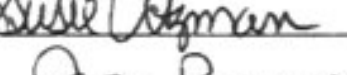
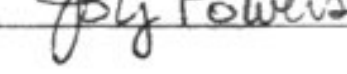

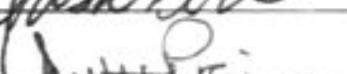

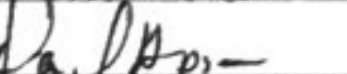

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
246 Kerry Kerry Richards		8206 Campbell's Pt.	659-9122	5/5/19
247 Tora Richards		-	659-9173	5/5/19
248 Stacy Amanns		7201 Agatha Rd	865-283-1892	5/5/19
249 FREDDY MARLAR		5416 1/2 Dorff Ln	865-805-1744	5/5/19
250 KIM CLARK		6304 Christian Springs	865-414-8043	5/5/19
251 Rick Clark		6304 Christian Springs	865-438-0474	5/5/19
252 JASON ESTES		7530 APPLE CROSS RD	214-625-3045	5/5/19
253 FRANCES FARMER		7100 E EMORY RD	865-635-1484	5/5/19
254 Lance Call		7522 Ridgeview	731-237-4770	5-5-19
255 Gale Losell		7607 Cotton Patch	809-1226	5-5-19
256 Anna Cantrell		6397 Tazewell PK	687-5384	5-5-19
257 Anna Woodward		7213 Agatha Rd	865-407-9204	5.5.19.

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments</p> <p>The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
258 Angela Sharp		6112 Maloneyville Rd	865-604-3510	4/5/19
259 Rodney Satterfield		7901 Roberts Rd	865-228-3577	4-5-19
260 Zach Lawson		7341 Emerald ³⁷⁷⁷⁹ Ever Way	865-437-7535	4/5/19
261 Jazlyn Brock		3245 Hwy 61 E Luttrell	865-973-4474	4/5/19
262 AL UZMAN		7201 ANGEL PI LN	906-369-0278	4/5/19
263 Susie Uzman		7201 Angel PI LN	906-369-0484	4/5/19
264 Jory Powers		7737 Walter Rd	865 414 1765	4/5/19
265 Christa Pano			865-809-1882	4-5-19
266 Christa Pano		7658 Gibbs Rd	865-414-4917	4/5/19
267 Yvette Pique		7658 Gibbs Rd	865-740-1986	4/5/19
268 Louis Pique		5709 Hight Rd	865-223-7312	4/5/19
269 Daryl Appson				

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
270 Scott Cottrill	<i>Scott Cottrill</i>	7709 Tivamoxie	865-387-7260	5-5-19
271 John Unalaska	<i>John Unalaska</i>	241 W. Emory St	865-748-8600	5-5-19
272 Debra Clevenger	<i>Debra Clevenger</i>	7316 Clapps Chapel Rd	Corryton 865-919-5009	5-5-19
273 Mike Clevenger	<i>Mike Clevenger</i>	7314 Clapps Chapel	865-898-3033	5-5-19
274 Mike Nipper	<i>Mike Nipper</i>	7418 Pleasant Valley Rd	865-617-9291	5-5-19
275 Shaun Lyon	<i>Shaun Lyon</i>	7505 Gibbs Rd	865-765-2773	5-5-19
276 John Solomon	<i>John Solomon</i>	8114 Tiavelle	865-308-2949	5-5-19
277 Cheryl Bowman	<i>Cheryl Bowman</i>	7009 Edon Hallway	865-659-8832	5-5-19
278 Joshua M. Tate	<i>Joshua M. Tate</i>	7800 Wood Rd.	865-321-3851	5-5-19
279 Renee Tate	<i>Renee Tate</i>	7800 Wood Rd.	865-321-3878	5-5-19
280 Daniella DeBuck	<i>Daniella DeBuck</i>	7911 E Emory Rd	865-440-4652	5-5-19
281 Simmy DeBuck	<i>Simmy DeBuck</i>	7911 E Emory Rd	865-315-2376	5-5-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background

There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.


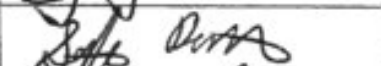

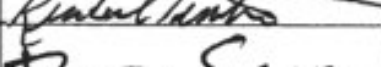
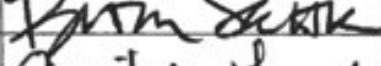
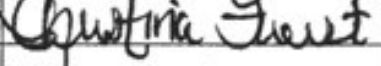
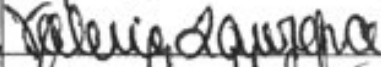
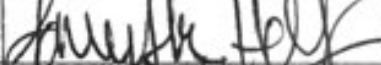

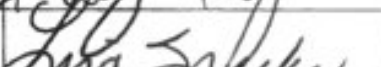

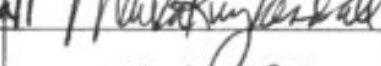
Action petitioned for

We the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
282 Kim Mann		1543 Maple Road Corryton TN 37721	865-822-2175 -865-Animalvrt@aol.com	5/5/2019
283 Charles Mann		7545 Sparks Rd Corryton TN 37721	888-2800	5/5/19
284 Teresa Beason		5717 Roberts Rd Corryton 37721	363-3211	5-5-19
285 Gary Peterson		6501 Lambert Knox 37918	865-689-4813	5/5/19
286 Teresa Peterson		6501 Lambert Knox 37918	865-689-4814	5/5/19
287 Brandon Pauleb		7600 Paisley Lane Corryton 37721	865-611-7823	5/5/19
288 CHRIS JONES		6745 AURITAN LN. CORRYTON, TN 37721	865-293-7519	5/5/19
289 James Cobb Howell		7827 Edwards Place Blvd Corryton, TN 37721	865-363-1114	5/5/19
290 Richey Scott		8141 Wood Rd Corryton, TN 37721	765-214-9515	5/5/19
291 Tiffany Atkins		7940 Clapps Chapel Corryton, TN 37721	865-216-5647	5/5/19
292 Kim Britt		2918 E. Emory Rd.	865-387-0643	5/5/19
293 Sarah Pitts		7233 Fairview Rd Corryton 37721	Smsparks1016 @gmail.com	5/5/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments</p> <p>The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area</p> <p>Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
294 Tony Mcbhee		7911 Noble Ln	205-454-1881	5-5-19
295 Stefani Pemberton		7205 Angel Place Ln	748-7461	5-5-19
296 Brock Pensac		7205 Angel Place Ln	(606) 521-5606	5-5-19
297 Brian Settle		8205 Pointview	865-661-8699	5-5-19
298 Christina Fierst		7408 Ridge Haven Ct	865-293-6387	5-5-19
299 Valerie Lawrence		7526 Tazewell PK	865 384 9569	5-5-19
300 Samantha Haley		7509 Clapps chapel	865 256 9405	5-5-19
301 Craig Haley		7509 Clapps chapel	865 256 1335	5-5-19
302 Lisa Sparks		7233 Fairview Rd	(865) 680-1961	05-05-19
303 Marka Kuykendall		7540 Rustic Ln.	865 368 1333	5-5-19
304 Andy Ratliff		8403 Emory RD	865 216 5245	5-5-19
305 Carrie Ratliff		8403 Emory RD	865 216 5244	5-5-19



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Proposed Northeast Sector Plan Change

1 message

Phillip Graves <pgraves06@hotmail.com>

Sun, May 5, 2019 at 9:53 PM

Reply-To: pgraves06@hotmail.com

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

Good evening commissioners. My name is Phillip Graves. I am a lifelong resident of Corryton, and I was a participant in the Northeast Sector Plan of 2015. When this matter shows up on your agenda this week, I would ask that you uphold the plan as written and keep all of 37721 as "Low-Density Residential." I daily travel the road that this development would sit on. It is not equipped to handle that much more traffic in that area. I have seen Gibbs grow quite a bit in my 35 years, but it has always developed in a manner that reflects the heart of our community. This proposed development would not be a good fit for Corryton. I hope to be at the meeting with my neighbors this Thursday, but if not, I wanted you to know my thoughts and feelings on the matter. Thank you for your me.

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

ROBERT CAMPBELL <camp49@comcast.net>

Sun, May 5, 2019 at 8:09 PM

Reply-To: camp49@comcast.net

To: commission@knoxplanning.org

To: Whom it May Concern,

As a resident of the Gibbs Community this is to advise that I support upholding the current sector plan for File # 5-A-19-SP. This area already has as much traffic as it can support. The area in question is subject to flooding and any change would make it worse. There are no sidewalks on Tazewell Pike making pedestrian traffic to Gibbs High, Middle, and Elementary schools very dangerous.

Robert K. Campbell

[7907 Majors Rd](#)[Corryton, TN 37721](#)

865-922-1063

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] # 5-A-19-SP.

1 message

'Brittany Severs' via Commission <commission@knoxplanning.org>
Reply-To: brittanytara@yahoo.com
To: commission@knoxplanning.org

Sun, May 5, 2019 at 10:38 PM

Please Keep low density sector plan of no more than 5 units per acre. Gibbs is a great place to live , please keep it this way.

5-A-19-SP.

- Brittany Gore

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP

1 message

Priscilla Cupp <cuppphotography@att.net>

Sun, May 5, 2019 at 9:01 AM

Reply-To: cuppphotography@att.net

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

Greetings,

I would have hoped the employees of the Metropolitan Planning Commission for Knox County would put children's safety in mind when making staff recommendations. That is not the case in this instance.

The staff has recommended that the LDR status of property behind the IGA in Corryton be changed to MDR to enable over 80 apartments to be built. Their calculations suggest only 30 children will be part of this new development. Even so, the lives and safety of those children should be their utmost concern.

According to TBI there are 47 REGISTERED SEX OFFENDERS (see attachment) within a five mile radius of the property the staff is recommending for approval. This is very concerning considering children as young as 10 years old would be walking to school as they would not be eligible for School Bus Service, being in the Parental Responsibility Zone of Knox County Schools. Middle school students would be walking 1.92 miles round trip each school day, and high school students would be walking 1.72 miles round trip each day. These children would be expected to walk through a dangerous intersection with frequent accidents. There is also limited sight of the intersection for drivers coming from the House Mountain direction so that they would not be able to see a student crossing the opposite side until they were right up on the intersection. These students would be walking in early morning hours, when part of the year there is limited visibility, rain, snow, and electrical storms.


I would ask you, the Planning Commission, to realize what the staff obviously does not, and reject their recommendation and therefore deny the sector plan change, keeping it LDR. There is plenty of money to be made for developers building up to 5 dwelling units per acre. Would you allow greed to put so many children's lives in danger?

Sincerely,

Michael Cupp
7416 Maverick Lane
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org

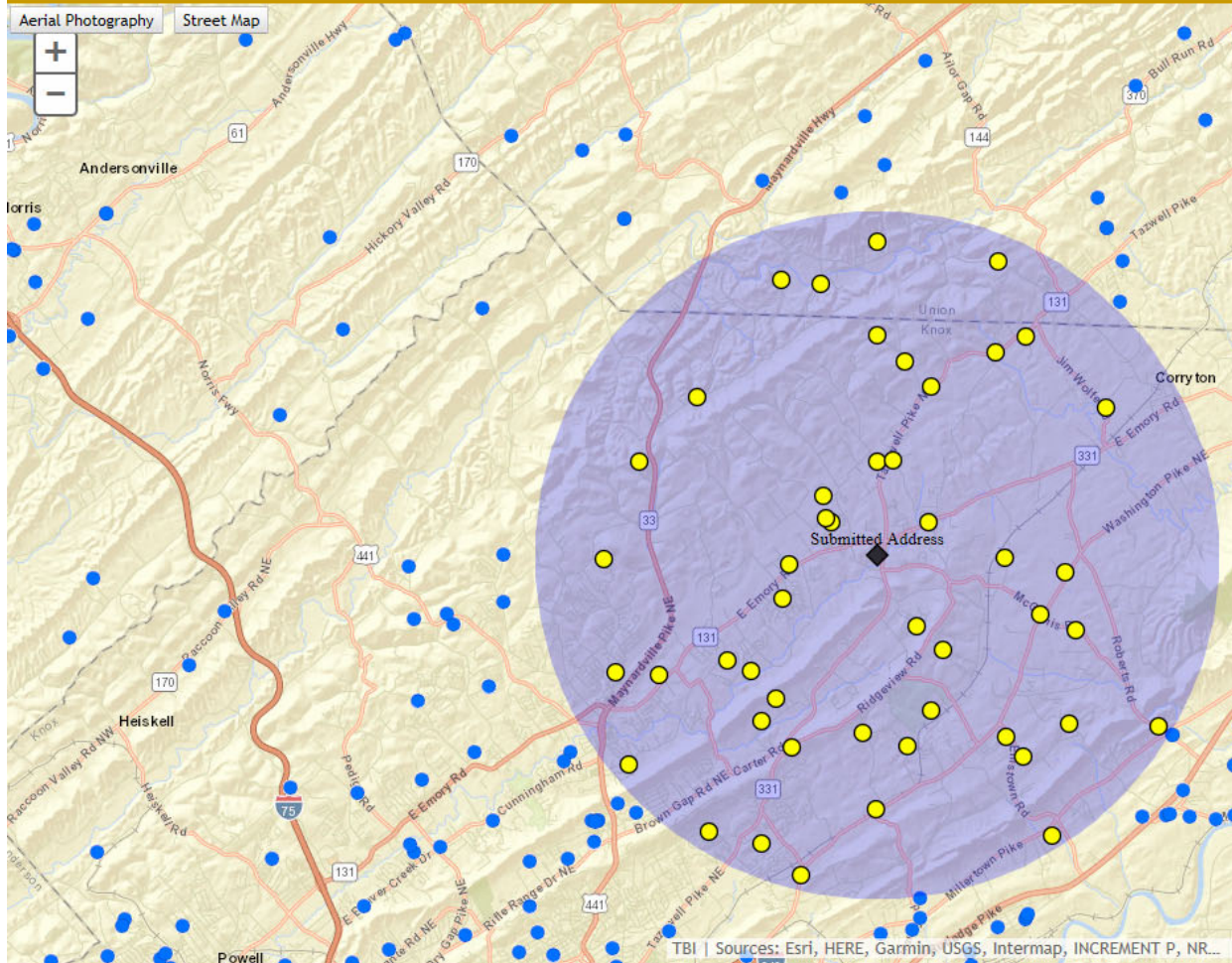
 **Registered Sex Offenders.pdf**
331K



TENNESSEE BUREAU OF INVESTIGATION

Truth • Bravery • Integrity

"That Guilt Shall Not Escape Nor Innocence Suffer"



Search By Location

Search By Offender Name

Search/Identify Results

Matching address: 7345 TAZEWELL PIKE, KNOXVILLE, TN, 37721
Number of records returned within the 5 mile radius: 47
CLICK NAME FOR DETAILED INFORMATION

1. [MICHAEL JOE KITTS](#)

Address: 150 JOE COOPER LANE, MAYNARDVILLE
Race: W Sex: M
DOB: 05/05/1969
Classification: SEXUAL
Show Photo

2. [JIMMY JOHN KINDLE](#)

Address: 6813 BLUE JAY LANE, KNOXVILLE
Race: W Sex: M
DOB: 07/04/1967
Classification: VIOLENT
Show Photo

3. [ARLIE CLIFTON CONATSER](#)

Address: 6316 OLD WASHINGTON PIKE, KNOXVILLE
Race: W Sex: M
DOB: 09/04/1963
Classification: VIOLENT
Show Photo

4. [CAREY LAUDERDALE](#)

Address: 8419 TAZEWELL PK, CORYTON
Race: W Sex: F
DOB: 01/30/1987
Classification: SEXUAL
Show Photo

Offender Detail



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Duke Development Company, Agenda Item #30

Kim Frazier <hvpa2018@gmail.com>

Sun, May 5, 2019 at 8:44 AM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: Gerald Green <gerald.green@knoxplanning.org>, gibbpublicinfo@gmail.com, justin.biggs@knoxcounty.org, larsen.jay@knoxcounty.org, liz.alberston@knoxmpc.org, richie.beeler@knoxcounty.org

Follow up:

Here is a little more info / history on the zoning and density questions regarding this property.

Mr Butler was the original landowner that appealed the MPC denial to commission meeting.

Mr. Butler sold the property to Mr. Sanchez.

Mr. Sanchez then applied for rezoning from AG to PR 1-9 units/acre.

MPC approved the changes based on the Northeast Sector Plan in 1990.

Under staff recommendations on page 3,

"because this density is consistent with the adopted Northeast Sector Plan... medium density development be considered on a case-by-case basis only where services are available."

The sector plan was updated in 2015 to reflect and meet the current and future needs of our area based upon existing development and community input.

The current sector plan didn't overlook the zoning of 1-9, it simply updated the previous sector plan to reflect the influx of development and community needs since the previous sector plan was implemented.

The current Sector Plan was detailed and specific enough to point out the limitations of residential development in this area. Thus, this property's residential capacity was reduced from 9 to 5 units/acre because that was the limitation of the area after all other factors were considered.

There's a reason Sector Plans make recommendations. The research and collaboration between departments and agencies, resulted in recommendations to avoid these negative consequences. Likewise, the MDR classification was reassigned for this property because the negative consequences were too great. Significant impacts on flooding, infrastructure, traffic, accessibility, all are negative consequences for allowing a MDR development on this property.

I, in support of the Gibbs Community, respectfully ask the board to uphold the current NE Sector Plan.

In Service,
Kim Frazier
HVPA
ETCPA

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File#5-A-19-SP

1 message

Lance Call <lbccall1@gmail.com>

Sun, May 5, 2019 at 1:51 PM

Reply-To: lbccall1@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission,

My name is Lance Call and I live at 7522 Ridgeview Rd, Corryton Tennessee 37721. I have lived in the Gibbs community for nine years. I am writing to express my concerns regarding the proposed sector amendment change for the Gibbs community. I do not believe that the change from LDR to MDR for the area behind the IGA grocery store will be in the best interests of the Gibbs community. While growth and population increases are inevitable, this increase in population density on an already overburdened road system will be almost impossible to remedy. Being in such close proximity to the areas schools will require any school age children to either walk down a narrow road with no sidewalks (obvious safety hazard for those children as well as motorists) or be driven to school by a parent which will add an additional strain on an already congested area. Just this morning, 5-5-2019, a Sunday, there was a single car accident on Tazewell Pike at exactly the spot where the sector change is being considered, and it caused havoc on the diluted weekend traffic through the Gibbs community. Cars were backed up south passed the Fairview Rd/ Tazewell Pk intersection, and north almost to Gibbs High School. This congestion also ran over to Emory Rd at the Emory Rd and Tazewell Pike intersection.

I urge you to please consider the concerns of the residents of the Gibbs community and do NOT approve the proposed increase in population density for the land behind the IGA on Tazewell Pike. There is much to consider, but the safety of those that live here and the ones that will live here must be considered first.

Lance Call

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org

**[Planning Commission Comment] Agenda #30, 5-A-19-SP**

1 message

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Sun, May 5, 2019 at 1:58 PM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

My name is Jessica Nirmaier, and I am a life long resident of Corryton, TN. I would like to state my opposition to the proposed sector change by Mr. Bunch in file number 5-A-19-SP.

Before I start, I would first like to argue that given the prior relationship of Mr. Busseau and his 18 year long stent with MPC as a senior staff member, this situation presents opportunity for a biased decision concerning the matter of file 5-A-19-SP, and quite frankly he should be forced to recuse himself from this hearing with basis on equality.

That being said, I would first like to state that I would appreciate it if the MPC would uphold the current sector plan that was adopted in 2016. In that sector plan, it outlines and acknowledges that the middle school will be built. Therefore, the middle school isn't something "new". It was already acknowledged and planned for when this sector plan was written.

Also, the sector plan also mentions the traffic light at Emory rd/Tazewell Pike so that's not a justified cause for a sector plan change as stated in Mr. Brusseau's email because it was already planned for as well.

The other major issue with this property is flooding. The people that live on Fairview rd, and Maverick lane will attest to this. During the flood of Feb 2019, water was on the porches of some of the houses on Maverick and even flooded several garages on Fairview. Pictures have been sent to confirm that.

Now, moving on to the biggest issue of all. This property would be within the PRZ zone. I know the staff recommendations states that only "30" students will be estimated. That is based on over a 20 year old formula that is not accurate. You and everyone else knows that we should expect more than 30 students if approved. Also, even if it were just "30", those children will still be forced to walk without any sidewalks, no crosswalks, not even any stop/walk lights. That's preposterous for the county to even think about approving.

This development simply doesn't fit this area. Everything around it is zoned LDR, when the zoning was changed 30 YEARS AGO, it was based on different circumstances. Times have changed folks, Corryton has grown a lot since then and a lot of new subdivisions have already been added in the last 5 years to support the continued growth. Corryton isn't opposed to growing, but we are opposed to developments that don't fit the geographic area and rural feel of Corryton. People move here to get away from the city, not to have it brought to them. This development would not match anything else in Corryton. It simply doesn't fit, and the neighborhood is highly opposed. We want our current sector plan, that our tax dollars went towards providing upheld!

The other point I want to make is that Mr. Brusseau was actually the senior planner on staff when the Northeast Sector Plan was developed, approved, and implemented. So why is he just now, 3years later, stating this was simply, "overlooked" as he calls it? I'll tell you why, it's because it's now financially advantageous for him to do so since he's on the payroll of a developer. The MPC staff released their "recommendation" 5 days early, before any evidence of opposition from the community was submitted or even considered. That doesn't make the MPC look very good at all. It's actually rather disappointing.

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda#30 File 5-A-19-SP

1 message

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Sat, May 4, 2019 at 1:51 PM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

Sign placement-

Here you can clearly see where the Sector Plan Change sign has not been in a clear vision path. It's not and never has been perpendicular to the street, directly in front of the IGA. Instead, it was placed next to a light pole, where only part was mowed, and the rest was weeds covering the sign. The sign has not been and still is not clearly visible to the public. It is still this way today. Pics from two different days attached.

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

3 attachments

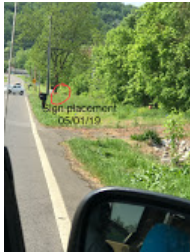


image1.jpeg
1265K



image2.jpeg
1058K



image3.jpeg
761K



Sign placement
05/01/19



Sign placement 05/01/19



Sign
placement
05/2/19



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] AGENDA #30 at May 9th meeting File # 5-A-19-SP

1 message

Carrie JORDAN <scatrodee@comcast.net>

Sun, May 5, 2019 at 12:27 AM

Reply-To: scatrodee@comcast.net

To: commission@knoxplanning.org

File # 5-A-19-SP AGENDA #30

Please vote to uphold the sector plan and keep the low-density sector plan of no more than 5 units per acre.

The proposed changes would allow development that has a high possibility of contributing to flooding, that is already a serious problem in the area, due to additional runoff from such a large overdeveloped area.

It will also increase an already heavy traffic situation, bringing in potentially 200 or more cars to the immediate area. This intersection and area are already overburdened with school and work traffic. The land is within the parental responsibility zone for middle and high school, meaning Knox County Schools won't provide bus transportation for students. Tazewell Pike is narrow, and without sidewalks. The intersection of Tazewell and Emory is not safe for foot traffic.

Gibbs is a great, and safe, place to live please help us keep it that way.

Thank you,

Carrie B. Jordan

865-224-4684

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Housing on Fairview rd

1 message

Gail Whitaker <gailwhitaker6105@gmail.com>

Sat, May 4, 2019 at 6:39 PM

Reply-To: gailwhitaker6105@gmail.com

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

Please do not allow to happen the traffic is terrible now. tarewell pike can not handle any more traffic

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda # 30 File # 5-A-19-SP

1 message

BRANDI BRANSON <bb688@comcast.net>

Sat, May 4, 2019 at 9:39 PM

Reply-To: bb688@comcast.net

To: commission@knoxplanning.org

Cc: richie.beeler@knoxcounty.org

To members of the Knox Planning Commission:

I am a resident of the Gibbs Community in Corryton (37721) writing to ask you to please uphold the current sector plan for this community. This issue is on the agenda as item #30 for the May 9 meeting.

There is request before you to change a piece of real estate (File #5-A-19-SP) from Low Density to Medium Density allowing for an apartment complex with over 100 units to be built on Fairview Rd., very near Tazewell Pike.

I live about one mile from the proposed location and believe this spot could not be worse in terms of the lack of turn lanes and the offset nature in which Fairview Rd. crosses Tazewell Pike. Accidents happen there all the time and introducing potentially hundreds of additional vehicles to that intersection will only aggravate existing traffic difficulties.

I ask you to stick to the current sector plan for this community; otherwise why have sector plans at all?

Thank you,

Brandi Branson

7525 Ridgeview Rd.
Corryton, TN 37721

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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

Jean Onks <jeano12345@comcast.net>

Sat, May 4, 2019 at 10:55 AM

Reply-To: jeano12345@comcast.net

To: commission@knoxplanning.org

I am emailing my concern for the above file number for rezoning a parcel of land in the Gibbs Community.

I am asking the planning commission uphold the sector plan and the property remain Low Density with five units per acre.

At this time the traffic in this area is a major concern, and with the addition of vehicles coming from this project would add additional problems. Also, Gibbs Schools are already at capacity.

I thank you for your consideration of these concerns.

Jean Onks
Ralph Onks
8011 Barker Road
Corryton, Tennessee 37721
Telephone # 865-687-5092

Sent from my iPad

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] No to this!!! I just want to feel safe

1 message

hleighann <hleighann@bellsouth.net>

Sat, May 4, 2019 at 7:44 AM

Reply-To: hleighann@bellsouth.net

To: commission@knoxplanning.org

Please don't do this to my home! We do not need this! I just want to feel safe at home in Gibbs! With this coming our wa, people will not feel safe. It literally makes me sick to my stomach! Please don't do this to our home!

Sent from my Verizon, Samsung Galaxy smartphone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] # 5-A-19-SP

1 message

Gmail <hollygirl1221@gmail.com>

Fri, May 3, 2019 at 9:39 PM

Reply-To: hollygirl1221@gmail.com

To: commission@knoxplanning.org

To whom this may concern,

5-A-19-SP

My name is Holly I own a home in Corryton and have lived in this community going on 4 years raising a family- I love that Corryton is a small community. I will not be able to attend the meeting on May 9 due to work, but I would like to say if we add 100 units to Corryton with the potential of 200 cars that would make traffic horrible and make everything so much more crowded! If I wanted to deal with a lot of traffic everyday on my way home or live in a crowded community I would of stayed in West Knoxville! Please consider the way Corryton has been forever and not let them approve these units! It's ridiculous if you ask me and would cause me to want to move if approved! I love the way Corryton is now and how neighborhoods are slowly being put in, but 100 units cramped up behind the IGA is not how to do it!! Someone with common sense and a LOVE for this community would not allow this!! This is someone just thinking about money!

Thanks for taking the time to read my email and I hope this can somehow stop this from happening.

Thanks,

Holly Simerly

5-A-19-SP

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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File #5-A-19-SP

1 message

Gwendolyn Mulholland <gwen.findingsanity@gmail.com>

Fri, May 3, 2019 at 5:49 PM

Reply-To: gwen.findingsanity@gmail.com

To: commission@knoxplanning.org

Good Evening,

I am writing in regards to File #5-A-19-SP which is scheduled to be #30 on the Agenda for the upcoming Planning Commission meeting on the 9th of May 2019.

I live at [7508 Joyful Lane Corryton, TN 37721](#) and have lived here since we moved to the area in May 2015.

My husband and I are not in support of this proposed change for a variety of reasons including the inability of the area to handle the increase of traffic from a medium-density residential property.

When we moved here, there was still a four way stop at the intersection of Tazwell Pike and Emory Rd. We were hopeful that the light would reduce the traffic back-ups, accidents, etc but unfortunately over the years it has proven to not be the case. To get to Gibbs High School from our subdivision on Thompson School we have to turn left on Emory (across from Fairview) and then turn left on Tazwell Pike. Depending on the day this can take up to 30 minutes with traffic from Tazwell & Emory Rd often backed up to Thompson School Rd.

With Emory being one lane each way, traffic is often backed up in each direction at cross streets. On top of those issues Tazwell Pike is a very busy & dangerous road. My daughter was almost hit getting off the bus yesterday by a driver not paying attention to the stopped bus with her STOP sign out. This is a frequent occurrence in the area due to the amount of traffic that flows on Tazwell Pike and Emory Rd.

Other things to note that are not conducive to a medium-density residential property are as follows:

- Lack of Public Transportation
- Lack of Jobs in the immediate area
- Extra Strain on Police, Fire, and Emergency Services
- Lack of sidewalks between the proposed development and the schools. (This location falls within the area where Knox County does not provide Bus services. There are no safe ways for children to walk to and from school due to the lack of sidewalks.) Walking along the roads is dangerous and unsafe for pedestrians and motor vehicles.

We strongly request that you uphold the current zoning restriction and do not allow the change from Low-Density Residential to Medium-Density Residential.

If you have any questions about our stance, please feel free to contact us via phone at 865-444-1998 or email gwen.findingsanity@gmail.com

Gwendolyn and James Mulholland

[Finding Sanity in our Crazy Life](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda #30 5-A-19-SP

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Fri, May 3, 2019 at 11:34 PM

Reply-To: thompsonsgroup.sfg@yahoo.com

To: commission@knoxplanning.org

Community Meeting to discuss agenda #30, file number 5-A-19-SP.


Sign in sheets for community attendance. Total attendees 128 + 1 additional with Mark Bunch that didn't sign in and we didn't know who he was.

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

 **2019-05-03 23-31.pdf**
1308K

GIBBS COMMUNITY MEETING, MAY 2, 2019, FILE NUMBER 5-A-19-SP

	NAME	ADDRESS	PHONE
1	Betty Roller	7613 WALTER RD, Corryton	865 385 3109
2	Robert Campbell	7907 Majors Rd, Corryton	865-222-1063
3	Gene Fon	7401 Maverick Ln Corryton	865 222-0050
4	Peggy Booker	1312 E. Mary Rd Corryton, TN	865 696-0959
5	Scott Johnson	7405 Maverick Ln Corryton	865-740-4321
6	Shannon Anderson	7524 Garywhite Rd corryton	865 809-4304
7	Amanda Adams	7324 Fort Apache Rd. corryton	(865) 659-1031
8	Jean Onks	8011 Barber Rd	865 687-5092
9	Ralph Onks	" " "	
10	Vickie DeVault	7340 Ft Apache, Corryton TN	865 604-1227
11	Tabitha Leake	7330 Fairview Rd Corryton 37721	865-659-0089
12	Kendy Merritt	6700 Puntan Ln. Corryton 37721	865-640-2830
13	Lenore Downer	7608 Prairie Rd. Corryton 37721	865-387-5163
14	Craig Daniel	4124 Meadow Breeze Knoxville 37918	865-388-6226
15	Brenda Dison	7112 Calgary Dr, Corryton, TN.	865 254-5126
16	Jim Blum	7112 Calgary Dr, Corryton, TN	865-254-5182
17	W. Debbie Cox	7804 Karnes Dr Corryton, TN	865-368-7946
18	Shannon Cox	7804 Karnes Dr - Corryton TN	865-368-7946
19	Patricia Hickman	7313 Fairview Rd Corryton	865-658-3466
20	Christie Hickman	7313 Fairview Rd Corryton	688-3466
21	Tim Edwards	7448 Openview Ln Corryton 37721	65477210
22	Paul New	8531 MABERS RD Knoxville 37938	686-2092
23	Carrie Ward	7601 Prairie Rd, Corryton, TN	936 8410

GIBBS COMMUNITY MEETING, MAY 2, 2019, FILE NUMBER 5-A-19-SP

	NAME	ADDRESS	PHONE
24	Adam Bawn	8133 Finchwood Lane	865-257-4175
25	Rebecca Longmuir	9909 E Emory Rd	865-607-2966
26	Rick DEADFZ	7121 PISA Circle	865-335-8867
27	Grace Comjart	4423 Deer Ridge Ln	865-688-7035
28	Patti Ford	8100 Morning Rose Ln	865-748-3235
29	Stephen Brinkley	7800 Country Rose Ln	865-688-1654
30	Brianna ^{Claman-} Mattox	7425 Openview Ln, Coryton TN	423-956-5908
31	Kathy ROMINES	7620 Wilderness Path 37721	865-640-4602
32	Chad Pinkerton	7840 Cotton Patch Rd 37721	865-237-7468
33	JAMES GADO	7431 Quail Creek Ln 37721	865-257-3870
34	Cathy Gadd	7431 Quail Creek Ln 37721	865-257-3875
35	^{Blair} Sandy Hamblen	7427 Deer Lodge Ln 37721	865-689-9333
36	Grant Farrington	7605 Betty Court DR 37721	865-318-5554
37	Sara Farrington	" " " "	865-803-9617
38	C. Todd Robb	7902 United Lane 37721	865-306-1146
39	Sandy Rayfield	8336 TOBE TINDELL LANE 37721	865-307-2623
40	Jay Shuf	6633 Malongvale Rd 37721	865-687-1919
41	Todd Shuf	6633 Malongville Rd 37721	268-8631
42	Darlene Palmer	7033 PISA Cr. 37721	865-640-1111
43	Jimmy Palmer	7033 PISA CIRCLE	865-335-7731
44	Ronell Cuff	7336 ENG PK WAY 37721	865-689-4590
45	Phyllis Cuff	" " " " " "	" " "
46	Rachel Cox	7124 Anna Itulen Rd. 37721	(865) 406-0140
47	ROBERT GARLAND	7912 CAMPBELL'S POINT RD 37721	865-688-7290
48	Linda Campbell	7907 Majors Rd. Coryton 37721	865-922-1063

GIBBS COMMUNITY MEETING, MAY 2, 2019, FILE NUMBER 5-A-19-SP

	NAME	ADDRESS	PHONE
49	Michelle Butler	7608 Wood Rd. Corryton 3701	865-382-4107
50	Lavern Capps	8919 Jazewell Pk Corryton 37721	865-924-9803
51	Jerry Kuehn	10000 Washington Pk Corryton 37721	865-688-1076
52	Amber Foster	7406 Boruff Rd. Corryton 37721	865-256-3074
53	Jaya Mullins	9220 Emory Rd NE Corryton 37721	865-687-4060
54	Kory O'Quinn	9220 " " " " "	865-687-4060
55	Joanna Bunn	6771 Poinsett Ln	865-49-2922
56	Richard Piller	7615 Watkin Rd, 37221	865-385-3118
57	Ella Jean Mitchell	7458 Deer Lodge Ln. 37721	865-688-9577
58	Janelle Bunch	7803 Country Rose Lane	865-688-1854
59	Yvonne Gilman	4143 Winking Will Ln. 37918	865-257-1739
60	Nicole Edwards	7448 Openview Ln. 37721	(252) 497-4853
61	Jan Grady	7705 TINAMARCA DR. 37721	865-556-4623
62	ED GRADY	" " " " "	865-216-2741
63	Sandy Bobst	7409 Pinto Ln 37721	865-228-9593
64	Brian Dickinson	2641 Gibbs Road 37721	865-282-1965
65	Ken Lay	171 Kethues Ln 37918	
66	Melinda Sharp	6633 Malonyville Rd 37721	
67	Michelle Hayes	7421 PINTO LN	256-8923
68	Michael Hayes	7421 Pinto Ln	216-8923
69	Mike P	7721 TINAMARCA DR.	865-942-5110
70	Candace Ty Rutherford	7529 Lyle Bend Ln.	207-8260
71	Johnny Caldwell	7010 King Edwards CRT 37721	789-2654
72	Steve Long	7420 Fairview Rd 37721	865-688-4262
73	SANDRA FARMER	7104 FAIRVIEW RD 37721	865-687-2773



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] [Scan] Petition Agenda#30 5-A-19-SP

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Fri, May 3, 2019 at 11:05 PM

Reply-To: thompsongroup.sfg@yahoo.com

To: commission@knoxplanning.org


Agenda#30
File -5-A-19-SP

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This message was directed to commission@knoxplanning.org

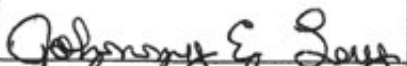

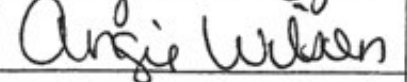
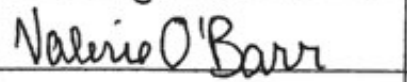
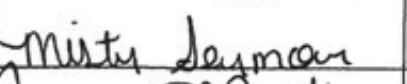

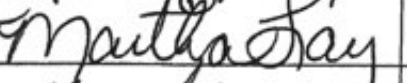

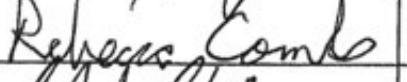


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This message was directed to commission@knoxplanning.org

 **Petition Agenda#30 5-A-19-SP.pdf**
3049K

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
JOANNY LAY		7417 PINTO LANE	vs_roofrat@yahoo.com	4-25-19
Fonda Large		9719 Washington PK	Largeosou@gmail.com	4-25-19
Angie Wilson		7401 Wood Rd.	AWilson4170@gmail	4/25/19
Valerie O'Barr		1672 McKinnon Edge Ln.	deniseobarr@gmail.com	4-25-19
MISTY Seymour		5313 Circle Rd	MISTY578@gmail.com	4-25-19
Cynthia Wilkerson		1505 Kincannon Ct	cindy1226@comcast.net	4-25-19
MARTHA LAY		7417 PINTO LANE	JML67@BELLSOUTH.NET	4-25-19
Michael Hayes		7421 Pinto Lane	865-216-8923	4-25-19
Rebecca Combs		7426 Pinto Lane	865 850 2620	4-25-19
Robert Buckler		7418 Pinto Lane	865 314 3612	4-25-19
Randy Hayes		7414 Pinto Lane	865 214-4918	4-25-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

<p>Petition summary and background</p>	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Alvin Hickman	Alvin Hickman			
ALVIN HICKMAN	Alvin Hickman	7313 Fairview Rd	865-688-3466	4-25-19
CAROLYN EDINGTON	Carolyn Edington	7320 Fairview Rd.	865-548-8677	4-25-19
RANDALL RUSH	Randall Rush	7361 Fairview Rd	865-566-2535	
Michael Dawson	Michael Dawson	7401 maverick Ln.	865-388-8064	4-25/19
Lisa Dawson	Lisa Dawson	7401 Maverick Ln	865-773-5307	4-25-19
Sharon Ancell	Sharon Ancell	7401 Maverick Ln	865-456-2751	4-25-19
Jacob Ancell	Jacob Ancell	7401 MAVERICK LN	865-456-2751	4-25-19
GENE FORD	Gene Ford	7461 MAVERICK LN.	865 277-0650	4-25-19
Jennie Ford	Jennie Ford	7401 Maverick Ln	865-406-6901	4-25-19
Allysa Schoenfeld	Allysa Schoenfeld	7400 maverick LN.	937-354-9491	4-25-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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Action petitioned for:	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
Lori Alley		7651 Gibbs Rd	865-414-4138	4/28/19
David Alley		7651 Gibbs Rd	865-548-2298	4/28/19
Kira Cupp		7416 Maverick Ln	865-307-3210	4/28/19
Priscilla Cupp		7416 Maverick Ln	865-919-7727	4/28/19
Michael Cupp		7416 Maverick Ln	865-687-7301	4-28-19
Jessica Nirmawar		7643 Cotton Patch Ln	865-566-8162	4-28-19
Richard Thompson		7643 Cotton Patch Ln	865-661-2317	4-28-19
Catherine Branson		7721 Clapps Ct. Rd	865-687-7035	4-28-19
Scobie C. BRANSON		7721 Clapps Chapel Rd	865-687-7035	4-28-19
Ronell F. Cupp		7336 ENG. PK. WY.	865-689-4590	4-28-19
Phyllis Cupp		7336 ENG. PK WY.	865-689-4590	4-28-19
Vendal Cupp		7416 Maverick Ln	865-253-0969	4-28-19

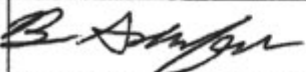


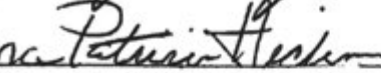

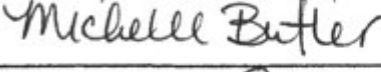
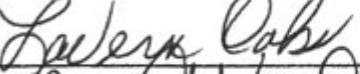

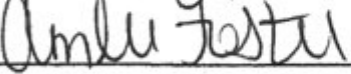

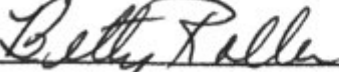
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Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
Sherry Goin	<i>Sherry L. Goin</i>	Corryton, TN (37721) 8020 Washington Pk	(865) 296-0834	4-28-19
Christopher Goin	<i>Chris Goin</i>	7921 Barker Rd, Corryton, TN 37721	865-360-0910	04 28 2019
Jesika Norman	<i>Jesika Norman</i>	7420 MAVERICK LN Corryton, TN 37721	865-244-8148	4/28/19
Brent Wright	<i>Brent Wright</i>	7420 MAVERICK Corryton TN 37721	865-343-4044	4/28/19
David Rush	<i>David Rush</i>	6824 Tazewell Pike Knoxville 37918	865-255-3102	4/28/19
Amy Rush	<i>Amy Rush</i>	6824 Tazewell Pike Knoxville, TN 37918	865-689-4074	4-28-19
Barbie Allen	<i>Barbie Allen</i>	7992 Lett Rd	865-688-5681	4-28-19
DAVID ALLEN	<i>David Allen</i>	7992 Lett Rd.	865-688-5681	4-28-19
Dorin Ruth	<i>Dorin Ruth</i>	1309 Fairview	6894905-	
Faye E Ruth	<i>Faye E Ruth</i>	SAME	SAME	

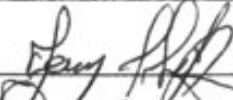

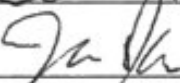
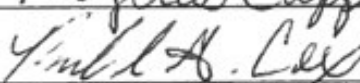
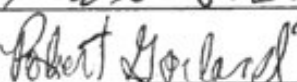
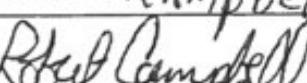
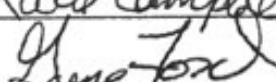
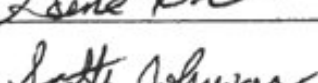
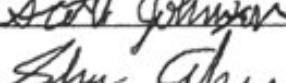
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

<p>Petition summary and background</p>	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Ben Schoenfeld		7400 Maverick Ln. Corryton, TN	937-356-9479	25 APR 19
JAMES HARMOND		7319 FAIRVIEW RD	865-591-4002	4-25-19
Tony Chesney		7319 Fairview Rd.	865-679-1419	4-25-19
Patricia Hickman		7313 Fairview Rd	865-688-3466	4-25-19
Nadine Porter		7421 Openview lane	(805) 258-4031	5/5/19
Michelle Butler		7608 Wood Rd.	865-382-4107	5/2/19
Lavern Oaks		8919 Tazewell Pt Corryton	865-924-9803	5/2/19
Geralt Klaehn		10008 Washington Pt Corryton, TN 37721	865-688-1278	5/2/2019
Amber Foster		7406 Boruff Rd. Corryton 37721	865-256-3074	5/2/19
Joyce Mullins		9220 Emory Rd Corryton, TN 37721	865-687-4060	5/2/19
Betty Roller		7413 WALTER RD Corryton, TN 37721	865-385-3109	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Larry Hoff		6633 Corryton	865 687 1459	4-30-19
Dorlene Paehner		7033 Wood Cr. 39721	805-640-1111	5-2-19
Tommy Lamm		" "	" " "	5-2-19
Ronel Cupp	Ronel F. Cupp	7336 English Pk	865-689-4590	5-2-19
Phyllis Cupp	Phyllis Cupp	" " "	" " "	
Rachel Cox		7124 Anna Hulien Rd.	(865) 406-0140	5/2/19
ROBERT GARLAND		7912 CAMPBELL'S POINT RD	865.688.7290	5-2-19
Linda Campbell	Linda Campbell	4907 Majors Rd.	865 922-1063	5-2-19
Robert Campbell		" "	" " "	5-2-19
Gene Ford		2462 Maunula Ln.	865-727-0050	5-2-19
Scott Johnson		7405 Maverick Ln.	865-740-4321	4-2-19
Shannon Anderson		7524 Gaby Whitford	865 809-4304	5-2-19


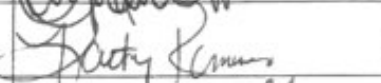
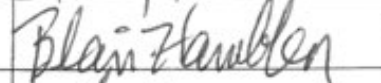
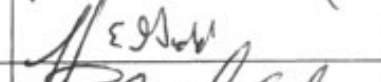
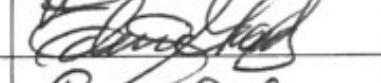
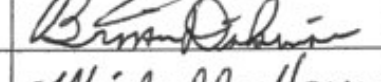
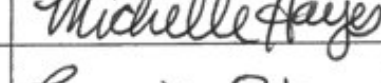
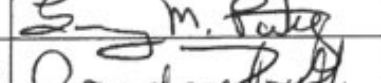
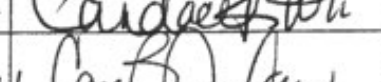

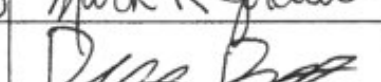

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

<p>Petition summary and background</p>	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
DAVID PRICE	<i>David Price</i>	6612 HENEGAR RD	865-661-1845	4-25
Mary Smith	<i>Mary Smith</i>	8529 Ridgeland dr	865-405-2849	4-25
Sharon Miller		209 Westview		
Shirley Miller	<i>Shirley Miller</i>	209 West Mt View	865 604-3374	4/25
Thomas L. Miller	<i>Thomas L. Miller</i>	209 WEST MT VIEW DR.	865-604-1440	4/25
Victoria Winick	<i>Victoria Winick</i>	6339 Christian Savia Condo	865-441-2444	4-25
Scotty Gosnell	<i>Scotty Gosnell</i>	7410 Pinto Ln	865-363-6461	4-25-19
RON BRADY	<i>Ron Brady</i>	7324 FAIRVIEW RD.	865-382-2710	4-25-19
Taylor Chesney	<i>Taylor Chesney</i>	7319 Fairview Rd	865-600-7885	4-25-19
Tyler Chesney	<i>Tyler Chesney</i>	7319 Fairview Rd	865-705-5800	4-25-19
Brianna Graves	<i>Brianna Graves</i>	7905 Barker Rd	865-256-3103	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Kymon Gibson		W. Tazewell Pike	Kygibson2004@yahoo.com	5-2-19
Dathy Romines		7620 W. Wilderness Path		5-2-19
Blair Hamblen		7427 Deer Lodge Lane	865-689-9333	5-2-19
JAMES GARD		7431 Quail Creek Ln		5-2-19
Edw. W. GRADY		7705 TONA MARIA DR	865-216-2741	5-2-19
BRIAN Dickinson		7641 Gibbs Rd 37721	865-282-1965	5-2-19
Michelle Hayes		7441 Pinestone	865-256-8983	5/2/19
MIKE PATT		7712 Tona Maria Dr	865-742-5110	5-2-19
Candace Rutherford		7529 Lyle Bend Ln.	207-82666	5/2/19
Carrie B. Jordan		7702 Rocky Meadow	865-224-4684	5/12/19
Mark R. JORDAN		7702 Rocky Meadow	776-9407	5/12/19
Dusty Burkhardt		7512 Wilderness Path	591-0221	5/2/19



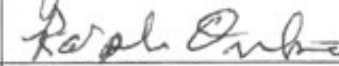
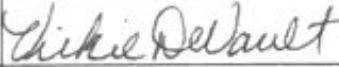

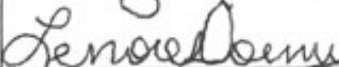

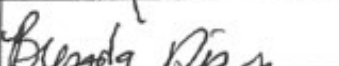
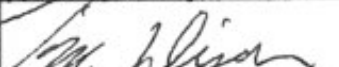
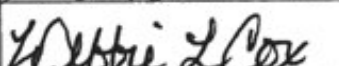
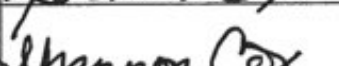
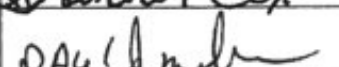
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
Mildred Sharp	<i>Mildred Sharp</i>	6633 ^{Maytownville} Rd 37721	865 6871417	5-2-19
Sandy Rayfield	<i>Sandy Rayfield</i>	8336 TOBE TADELL LN 37721	865-307-2623	5-2-19
Johnny Caldwell	<i>JC</i>	7010 King Edwards ^{CT}	Johnny_Caldwell@ATH.net	5-2-19
SANDRA FARMER	<i>Sandra Farmer</i>	7104 FAIRVIEW RD	865 689-2973	5-2-19
Karl Farmer	<i>Karl Farmer</i>	7104 Fairview Rd	865 689 2473	5-2-19
Phillip Graves	<i>PG</i>	7905 Butler Rd 37721	680-9103	5/2/19
Charles LEAKE	<i>C. Leake</i>	7330 Fairview Rd	865-607-8219	5-2-19
TABITHA LEAKE	<i>Tabitha Leake</i>	7330 Fairview Rd	659-0089	5/2/19
Laurie Johnson	<i>Laurie Johnson</i>	7515 Wheatmeadow	865-207-9246	5/2/19
A7 Gentry	<i>Alicia Gentry</i>	7410 Crossbow Ln	6860191	5/2/19
Donna & James Ashby	<i>Donna Ashby</i>	7525 Fulton Way		5/2/19
THOMAS L MILLER	<i>Thomas Miller</i>	209 WESTMONT VIEW	865-604-1440	5-2-19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.
Action petitioned for	We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP

Printed Name	Signature	Address	Phone or Email	Date
Amanda Adams		7324 Fort Apache Rd	865 659-1031	5/2/19
Jean Onks		8011 Barber Rd	865-687-5092	5-2-19
Ralph Onks		8011 Barber Rd	1.	^
Vickie DeVault		7340 Ft Apache	865-604-1227	5/2/19
Wendy Merritt		6700 Punter Ln	865/600/2830	5/2/19
Lenore Dawner		7608 Prairie Rd.	865-387-5163	5/2/19
Craig Daniel		4724 Meadow Pkwy	865-208-6228	5/2/19
Brenda Dison		7112 Calgary Dr.	(865) 254-5126	5/2/19
Tim Dison		7112 Calgary Dr	(865) 254-5182	2 May 2019
Debbie L Cox		7804 Karnas Dr.	865-368-7946	5/2/2019
Shannon Cox		7804 Karnas Dr	865-368-7946	5/2/2019
Paul Johnson		8531 MAJOR BL	815 686-2092	5-2-2017


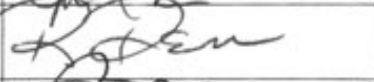

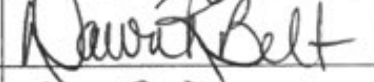
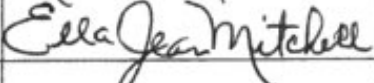
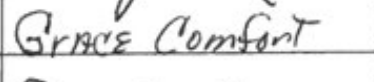
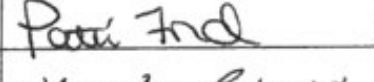
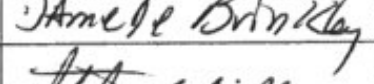
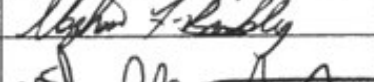
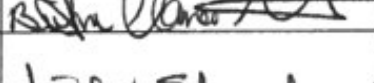
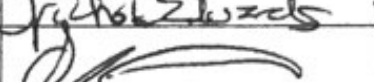

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Cathy Gadd	<i>Cathy Gadd</i>	7431 Quail Creek	865-257-3875	5-2-19
IAN GRADY	<i>Ian Grady</i>	7705 TINA MARIA DR	865-556-4623	5-2-19
Sandra Hamblen	<i>Sandra Hamblen</i>	7427 Deer Lodge Lane	865-689-9333	5-2-19
Sandy Bobst	<i>Sandy Bobst</i>	7409 Pinto Ln.	865-228-9593	5-2-19
Michael Hayes	<i>Michael Hayes</i>	7421 Pinto Ln	865-216-8923	5-2-19
Grant Farrington	<i>Grant Farrington</i>	7625 Berrycoat Dr.	865-803-9617	5-2-19
Sara Farrington	<i>Sara Farrington</i>	7625 Berrycoat Dr	865-318-5554	5-2-19
Peggy Booker	<i>Peggy Booker</i>	7312 Emory Rd	865 696-0359	5/2/19
Steve Long	<i>Steve Long</i>	7420 Fairview Rd	865 688-4762	5-2-19
Jean Coffey	<i>Jean Coffey</i>	8035 Branson Rd	865-765-2032	5-2-19
Anthony Coffey	<i>Anthony Coffey</i>	8035 Branson Rd.	(865) 770-1037	5-2-19
Dennis Jones	<i>Dennis Jones</i>	8601 N.E. Emory	865 688 4371	5-2-19

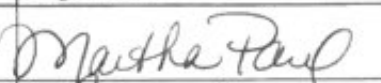



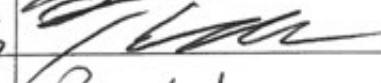
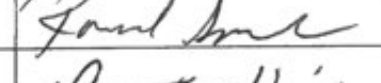
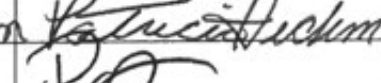
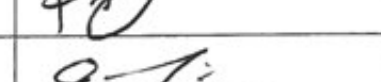
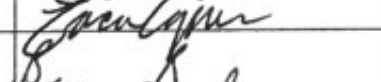
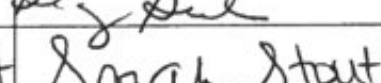
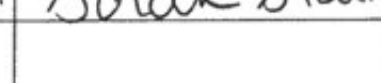
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
John Bowman		6771 Puritan Ln	865-695-2932	5-2-19
Rick DEAVEL		7121 PISA Cir	865-335-8867	5-2-19
Roy Mullins		9220 Emory Road	865-687-4060	5/2/19
Dawn Belt		7705 Nicholas Dr.	865-688-3027	5/2/19
Ella Jean Mitchell		7438 Deerhodge Ln.	865-688-9577	5/2/19
Grace Comfart		7423 DEER Lodge Ln	865 688 7635	5/2/19
Patti Ford		8100 Morning Rose Ln	865-748-3235	5/2/19
Janette Brinkley		7800 County Road 2A	865-688-1854	5/2/19
Stephen Brinkley		7800 County Road 2A	865-688-1854	5/2/19
BriAnne Claman Mattox		7425 Openview Ln, Corryton	423-956-5908	5/2/19
Nichole Edwards		7425 Openview Ln, Corryton	605 497-4853	5/2/19
Chad Pinkerton		7640 Cotton Patch Rd	865 237 9468	5/2/19

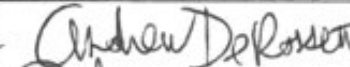
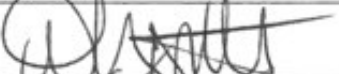
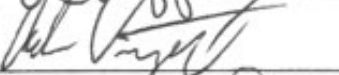


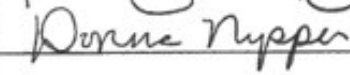
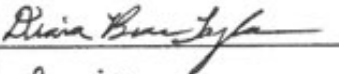
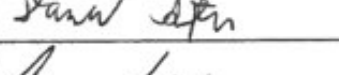
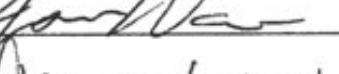
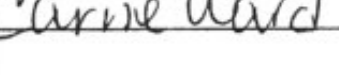
Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Martha Paul		7446 Openview Ln Corryton TN	865-719-9282	5/2/19
Tracey Paul		7406 Openview Ln Corryton TN	865-405-7449	5/2/19
ROBERTS CAMPBELL		8037 SHANNON HILLS RD CORRYTON TN	985 312 4855	5-2-19
Ryan Moody		7133 Nicholas Dr 37721	665-385-5347	5-2-19
Tim Edwards		7448 Openview Ln Corryton TN 37721	615 477 2110	5-2-19
Ronald Sparks		7233 Fairview Rd 37721	865-254-7614	5-2-19
Patricia Hickman		7313 Fairview Rd	865-688-3466	5-2-19
FREESTON TIPTON		8123 CAMPBELL'S POINT Rd Corryton, TN 37721	(865) 335-7304	5/2/19
Erica Tipton		"	865-332-7887	"
Bucky Beeler		8000 Campbell's Pt	865-688-9674	"
Sarah Stout		7521 Gary White Rd 37721	865-386-9652	5/2/19


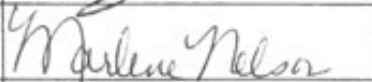
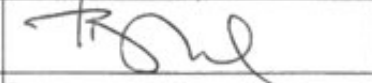
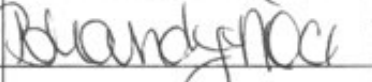
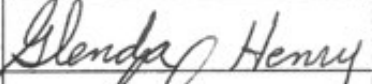



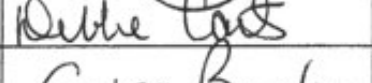
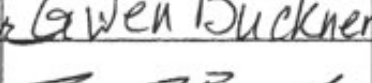

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

Petition summary and background	<p>There is no significant change that would warrant the Sector Plan change. There are no new feeder roads or utilities, no changes in government policy or new trends in development or population, and traffic has just gotten worse since they re-constructed the 4-way intersection at Emory and Tazewell Pike due to additional traffic moving in from other newly added residential developments. The roads surrounding this property are extremely congested and could not tolerate medium density housing in that specific area. Also, the proposed area is within the Knox County parent responsibility zone, so any children in middle and high school, that wouldn't have a parent available to drive them to school, would have to walk to school and pass through the intersection where there is no sidewalks, or stop/walk lights. Therefore, this is a safety concern for Corryton citizens.</p>
Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Andrew DeRosier		7510 Boruff Rd		5-2-19
Whitney Vineyard				5-2-19
Adam Vineyard				5-2-19
MARTHA LAY				5-2-19
JOHN LAY		7417 PINTO LN.		5-2-19
Donna Ripper		7418 Pleasant Valley Rd		5-2-19
Diana Brown Taylor		7440 Openview Lane	dbrowntaylor@gmail.com	5-2-19
Daniel Sexton		8104 majors	924-3187	5-2-19
Josh Ward		7601 Prairie Rd Corryton, TN	865-936-8408	5-2-19
Carrie Ward		7601 Prairie Rd Corryton, TN	865-936-8410	5/2/19

Petition to stop Sector Plan change from LDR to MDR (MPC File # 5-A-19-SP)

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Action petitioned for	<p>We, the undersigned, are concerned citizens who strongly oppose the change in sector plan/density for MPC File # 5-A-19-SP</p>

Printed Name	Signature	Address	Phone or Email	Date
Tommy Nelson		Corryton TN	865-216-7086	5-2-19
Marlene Nelson		8501 Dalton Lane	TNelson1999@Comcast.net	5-2-19
BRANDON FORD		5100 Morning Rose Ln	TOPCOFFORD@COMCAST.NET	5/2/19
BRANDY NOCE		7233 Pisa Cir.	ecngirl@comcast.net	5/2/19
Daryl Henry		Corryton TN		5/2/19
Glenda Henry		Corryton TN		5/2/19
Michael Oakes		Corryton TN	Michael.Oakes.Ben@gmail	5/2/19
JOHN BLUCK		8406 Wood Rd		5/2/19
Karin Tull		8406 Wood Rd	8656874082	5/2/19
Debbie Carter		7520 Gary White Rd	8659643215	5/2/19
Gwen Buckner		8311 Emory Rd.	865-688-1768	5-2-19
LARRY L BUCKNER		8311 EMORY RD	865-688 1768	5-2-19



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda #30 File 5-A-19-SP

'Richard Thompson' via Commission <commission@knoxplanning.org>
Reply-To: thompsonsgroup.sfg@yahoo.com
To: commission@knoxplanning.org

Fri, May 3, 2019 at 11:51 PM

Traffic photos of congestion in AM, as you can see traffic is lined all the way past the high school, in addition, it was also lined all the way past Thompson School Rd/Fairview Rd. on the Emory road side of the light. This intersection is severely clustered, with severity peaking in the AM and again in the early afternoon for school release, and again late afternoon for rush hour.

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

Photos of Feb 2018 floods

This property is known to flood significantly with excessive rain. In the 2018 year, we experienced significant flooding which carried into that property significantly. Maverick lane(the property adjoining directly to the proposed sector change property) was flooded to the point it was at the back door of some of our residents' homes. We actually had people kayaking in the water. The rural metro, which connects to the Midway IGA on the back left side, and also connects to this property stated the water was less than 3ft from their AC unit. These are a few pics to demonstrate the significance of what could happen if you remove the majority of the foliage from that property, creating more runoff water. The flooding would be worse if such were to happen.

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

5 attachments



image1.jpeg
700K

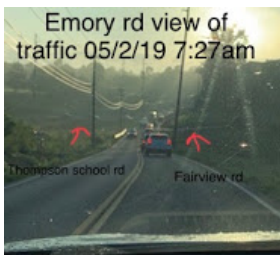


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32K

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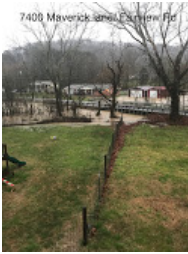


image4.jpeg
676K



image5.jpeg
461K



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda #30 file 5-A-19-SP

'Richard Thompson' via Commission <commission@knoxplanning.org>
Reply-To: thompsonsgroup.sfg@yahoo.com
To: commission@knoxplanning.org

Fri, May 3, 2019 at 5:49 PM

Current traffic issues we already face every morning!!! You can see traffic is backed from the NEW red light, all the way past the high school and still going! You can also see where traffic on Emory road was backed all the way from the light past Fairview road! The tazewell pike intersection is extremely TOO busy for kids to be walking through. Even if it ends up being a development for seniors, you are still going to have grandchildren who live with their grandparents, and they are going to have to go through that intersection with no sidewalks, no crosswalks, not even a stop/walk light. Who's going to be responsible if a child gets ran over if this sector plan amendment / development gets approved?

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This message was directed to commission@knoxplanning.org

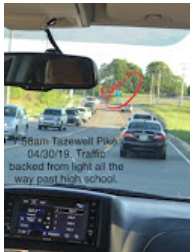
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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

2 attachments



IMG_7449.jpg
34K



IMG_1776.jpg
32K



7:58am Tazewell Pike.
04/30/19. Traffic
backed from light all the
way past high school.



Emory rd view of
traffic 05/2/19 7:27am



Thompson school rd

Fairview rd



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda #30 file 5-A-19-SP

'Richard Thompson' via Commission <commission@knoxplanning.org>
Reply-To: thompsonsgroup.sfg@yahoo.com
To: commission@knoxplanning.org

Fri, May 3, 2019 at 5:49 PM

Photo evidence from most recent rains. The property in question is actually to the left in this picture. The corner of the proposed sector change property is actually in a flood zone and beaver creek, which is a "principle flooding creek", as labeled in sector plan actually runs through a portion of this property. The residents on Maverick Lane, directly adjoining the back of this property had water up to their doors this past year with the rains. What's going to happen when the current foliage is removed for development? The flooding will get worse. Who's going to be responsible?

[Quoted text hidden]

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

3 attachments



IMG_7585.jpg
33K



IMG_7586.jpg
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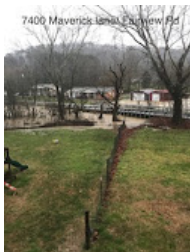


image1.jpeg
39K

02/03/18

Gibbs car wash
Tazewell pike

Fairview
Rd



02/03/18

Fairview rd



7400 Maverick lane / Fairview Rd





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5/9/19 Agenda item #30

1 message

'Richard Thompson' via Commission <commission@knoxplanning.org>

Fri, May 3, 2019 at 4:10 PM

Reply-To: grassyvalleygenetics@yahoo.com

To: commission@knoxplanning.org

Dear Commissioners,

My name is Adam Thompson. I live at 7643 Cotton Patch Rd in Corryton. I am 38 years old. Being a 6th generation dairy farmer in Corryton and a graduate of the University of Tennessee, my fondness and love of this area runs deep. I'm reaching out to you on behalf of many of my neighbors in opposition to the Sector Plan amendment proposed by Mr. Bunch and Duke Development.

I strongly support our current sector plan and this property's classification of LDR. After pouring over the dozens of pages of the sector plan, I am incredibly proud of the diligence and attention to detail of the MPC. You showed a true willingness to involve our community's input when setting forth plans and limits to our growth. It plans for growth that is sustainable and safeguards the many aspects of Corryton that our residents love and cherish in our little community. The MPC even mentioned how the residents were concerned with losing the rural feel of our area, specifically Corryton. The rural feel and small town atmosphere of Corryton is what has attracted many new residents to our neighborhoods. If you were to allow a change to the sector plan, that you and our residents invested an incredible amount of energy, money, and time into, what precedence does it set for further nullification of this plan? Please hold fast and stand behind our current sector plan.

I am profoundly concerned for the safety of our children who would live within the PRZ zone for Gibbs Middle and High Schools. The location of this development has no sidewalks along Tazewell Pike, the intersection of Tazewell and Emory does not have a crosswalk and is 4 lanes wide. Tazewell Pike is classified as a severely congested arterial road. The access point to this property is approximately 1,056 ft from the intersection. This access point is within the most highly congested section of Tazewell Pike. It simply is not safe, and would endanger the lives of our children and be a traffic hazard for countless drivers encountering those required to transport their children to school.

Lastly, we cannot support the increase of traffic and congestion along this portion of Tazewell Pike. As previously stated, Tazewell Pike is a severely congested arterial road in Northeast Knox County. Despite the new traffic light and turn lanes, the intersection of Tazewell and Emory is also deemed highly congested. Parents transporting their children to school are often driving 20 minutes to make a 2 mile drive. At 7:27am I received a text showing a parent in "normal" traffic, where Emory rd was backed up past Thompson School rd. She dropped her child off at 7:42 because she took a detour to Karns Rd, a one lane rd the connects to Tazewell Pike from Thompson School rd. This development would further compound our congestion problems with access and mobility. Our residents are leaving for work an hour early to make a 20 minute drive to Fountain City to access I-640 because they sit in traffic. Traffic that leaves Corryton via Tazewell Pike further backs up congested infrastructure in Fountain City. This request for MDR is irresponsible since this would have no access or future access to public transit, and allow an influx of up to 200 vehicles entering and exiting this single point on Tazewell Pike every morning and afternoon.

The sector plan must stand. It is detailed and specific with an unrivaled comprehensive approach to planned, responsible growth that maintains the quality of life, safety, and rural atmosphere of which our residents have chosen Corryton to call home. Please do not set the precedent of nullifying this sector plan on the whim of a developer who desires to exploit a clerical error in zoning.

Sincerely yours,

Richard Adam Thompson
865-661-2317

Sent from my iPhone

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This message was directed to commission@knoxplanning.org

Regarding File # 5-A-19-SP

My name is Vickie DeVault and I am a resident of the Corryton community. As a matter of fact I live in Fort Reynolds subdivision on Emory Road which is located very near the property that is the subject of this sector plan request for change. Last night, May 2 2019, I attended the Community meeting and learned more details about the developer's request to change from low residential (5 units per acre) to medium residential (the developer referred to the number of "9" units per acre). I was disappointed the developer had no actual plans he wished to share but I was very excited to learn the sector plan that is currently in place (LD) was created in partnership with the Gibbs community only 3+ years ago and that approving the request before you now (5-A-19-SP) would actually be dismissing the plan that your commission actually recently created and that the residents of Corryton wish to remain in place! I have lived at my current address (7340 Fort Apache Road) for 11 years. The traffic light and turn lanes that have been added to the intersection of Tazewell Pike and Emory Road have provided a bit of relief from the most extreme backups of traffic. Prior to the intersection upgrade **I would not come home from work on Friday afternoons** if there was a home Gibbs High School football game scheduled because (A) I couldn't get home and (B) I was concerned what would happen in an emergency since there are no shoulders that would allow emergency vehicles to pass stalled bumper-to-bumper traffic on Emory Road. I work in downtown Knoxville every day and currently I am often unable to pull out of my subdivision entrance as the traffic is backed up past the entrance especially during morning and afternoon high traffic times when I need to go to work. Adding additional traffic in the Gibbs community between the IGA store and the schools as well as Emory Road is my No. 1 reason for asking you to NOT approve the change to the sector plan (there are too many people trying to pull out onto Tazewell Pike in that quarter mile that I will call the Gibbs-proper area where the IGA, the small businesses and church across from IGA, Dollar Store, Walgreens, and Weigels are located - daily pulling out in front of moving traffic in both directions...too many accidents already!). I understand from last night's meeting the schools in the Corryton/Gibbs area are at or near capacity and assume that whatever target market the developer has in mind there will be school-age children living in the 90+ unit development. Overcrowding schools is my No. 2 reason for asking you to NOT approve the change to the sector plan. Before the Gibbs-proper area should consider (and before you would allow) a multi-unit development there would have to be wider roads (with limited access hopefully - access lanes?), and sidewalks all the way to the schools from the areas that do not have school bus service for safety's sake. Adding 75-100 additional vehicles constantly attempting access to Tazewell Pike in this same small space is a recipe for disaster and would be a mistake.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

Mike Patty <mpatty@stowerscat.com>

Fri, May 3, 2019 at 12:48 PM

Reply-To: mpatty@stowerscat.com

To: commission@knoxplanning.org

Please consider not to all this project to take.Our roads will not handle the added traffic,there are NO SAFE WAY FOR CHILDREN,to walk ,the propose property is in a flood zone please do not allow the project to go forward,

MIKE PATTY
7712 TINAMARIA DR.
CORRYTON TN.37721

Mike Patty
Service Coordinator
865-595-1084
mpatty@stowerscat.com

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Duke Development Company, Agenda Item #30

1 message

Kim Frazier <hvpa2018@gmail.com>

Fri, May 3, 2019 at 12:02 PM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: gibbspublicinfo@gmail.com, larsen.jay@knoxcounty.org, richie.beeler@knoxcounty.org, justin.biggs@knoxcounty.org, Gerald Green <gerald.green@knoxplanning.org>, liz.alberston@knoxmpc.org

Dear Commissioners,

Recently I met with the Gibbs Community due to discuss the MPC process and how to effectively communicate their concerns regarding agenda item #30, Duke Development Company, Mark Bunch.

This community has diligently researched this property and found many valid issues that support their concerns.

First of all, as advised by MPC, I reached out to the applicant, Mr. Mark Bunch, on behalf of the Gibbs community. We discussed his plans for use of the property and at the time, he did not have a site plan. He stated that he hoped to build low income housing using a section 42 tax credit with up to 9 units per acre on this approximately 10 acre lot. I extended an invitation to him to attend the Gibbs Community Meeting scheduled for Thursday, May 2, to which he commented that he wasn't sure if he wanted to attend a meeting that might be confrontational. I encouraged him to reach out to the group and in a good faith effort, attend. Until this time, he had not reached out to the community.

Because this is a sector plan amendment only, I wanted to research both the sector plan and the unusual zoning classification of Planned Residential up to 9 units. I found that the Northeast Sector Plan was updated in 2016 and considered recent. The Sector Plan process is the only opportunity that allows for community input and details the findings of community members and planners working together to determine existing and future needs of a specific area and the best use of land. The 2016 NE Sector Plan indicates that the parcel in question is zoned Low Density Residential 0-5 units per acre. This directly disputes the zoning provided by the applicant and MPC. I then researched the history of this parcel and confirmed with MPC staff, and found that in 1983, the current land owner requested a zoning change based on a small area plan (sector plans did not exist at this time) from AG to CA. MPC Staff recommended denial of request and the vote to appeal request passed. Applicant appealed to County Commission...and this is where it goes sideways - the minutes from the 1983 County Commission meeting show that the Knox County Commission acted outside of their jurisdiction and decided, during discussion, to rezone the parcel with CA on the frontage and keep the remaining property as is. I think that is worthy of noting that Cas Walker was the second on this motion - for all of you who remember those days. This means, that the property in question for Agenda item #30, should actually be zoned AG. I am unsure as to where and how the LDR zoning in the Sector Plan was determined and I have not been able to find anything on record explaining the up to 9 units density. I am hoping that MPC will be able to provide us with something.

A little background about this area and what I gathered from community input and also viewing the property first hand.

The northeast sector continues to grow at a historical rate of 15% annually with a combined demographic primarily consisting of young families between the ages of 20 and 34, and existing residents ages 45 to 64 making up a total population of 3000 residents.

The proposed development of this piece of property would not align with existing development nor would it meet the needs of those living and working in our community. The primary home owners in this area are young families who live in this sector but work outside of this sector. There are very few employment opportunities in this sector, therefore, the desired residents of the applicant would not be able to find gainful employment in this community and public transportation is not available in this area.

I'd also like to point out that Tazewell Pike is classified as a seriously congested arterial roadway and that the additional traffic produced by a medium density development would further hinder traffic flow and mobility, thus directly impacting safety. There is no traffic light at the proposed entrance, the entrance / exit runs through a parking, and no cross walks.

Another important point to consider is that the applicant does not have a site plan nor has he conducted a market analysis. The significant gap in the land use process of not requiring a site plan negatively impacts everyone involved...the community, you as the decision maker, and the county. Not knowing on the front end what type of structure will be constructed, how the development will impact infrastructure and if the development will add value back to our community is a significant inadequacy in the process.

In addition, there have been flooding issues effecting this parcel.

The community has reached out to the land owner and made offers to purchase the property. They have also spoken with several low density residential developers who are interested the property.

It is also my understanding that Mr. Mike Brusseau, formerly of MPC, is employed by the applicant and will be representing the applicant. I, and the community, feel that presents an opportunity for bias.

I would like to respectfully ask you to postpone this request for additional due diligence and clarification on the appropriate zoning of this property. With nearly 120 community members attending the community meeting, I am anticipating this number or more to attend the MPC meeting.

In my support of the Mayor Jacobs and the Coordinating Committee for the Growth Plan to streamline the process and put greater weight on Sector Plans, I would like to encourage your stake in upholding all Sector Plans throughout our county; including the designation of Low Density Residential as the best use of this land.

Thank you for your time and attention.

In Service,

Kim Frazier

Hardin Valley Planning Advocates

East TN Community Planning Alliance

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This message was directed to commission@knoxplanning.org

2. REZONING REQUEST APPEAL BY W.H. BUTLER FROM MPC DENIAL OF REZONING FROM AGRICULTURAL TO COMMERCIAL A; PROPERTY FRONTING APPROXIMATELY 1116 FT., WEST SIDE TAZEWELL PIKE BY A DEPTH SOUTH SIDE APPROXIMATELY 1000 FT., WEST SIDE DEPTH APPROXIMATELY 884 FT., AND 232 FT., NORTH SIDE DEPTH APPROXIMATELY 956 FT., LOCATED APPROXIMATELY 780 FT., SOUTH OF EMORY ROAD; ALL OF PARCEL 10, CLT MAP 21, 8TH COMMISSION DISTRICT, RITTA SMALL AREA PLAN, WAS BEFORE THE BOARD OF COMMISSIONERS FOR CONSIDERATION.

MR. KEN PRUITT, PLANNER, METROPOLITAN PLANNING COMMISSION, PRESENTED THE REQUEST. COMMISSIONER MILLS ASKED IF THERE WAS ANY OPPOSITION TO THE REQUEST, THERE WAS NO RESPONSE.

MR. W.H. BUTLER, APPELLANT, WAS PRESENT AND SPOKE ON BEHALF OF THE APPEAL. MR. BUTLER STATED HE WOULD ACCEPT 400 FT. DEPTH ON FRONTAGE OF TAZEWELL PIKE.

COMMISSIONER McMILLAN MOVED THAT THE REZONING REQUEST APPEAL BY W.H. BUTLER FROM MPC DENIAL OF REZONING FROM AGRICULTURAL TO COMMERCIAL A, BE APPROVED TO A DEPTH OF 400 FT. FOR THE ENTIRE FRONTAGE ON TAZEWELL PIKE, BY A DEPTH SOUTH SIDE APPROXIMATELY 1000 FT., WEST SIDE DEPTH APPROXIMATELY 884 FT. AND 232 FT., NORTH SIDE DEPTH APPROXIMATELY 956 FT., LOCATED APPROXIMATELY 780 FT. SOUTH OF EMORY ROAD; ALL OF PARCEL 10, CLT MAP 21, 8TH COMMISSION DISTRICT, RITTA SMALL AREA PLAN. COMMISSIONER WALKER SECONDED THE MOTION AND UPON VOICE VOTE IT CARRIED BY A VOTE OF 17-0-0-2. COMMISSIONER PAYLIS WAS OFF THE FLOOR DURING THE VOTE. COMMISSIONER DIX WAS ABSENT.



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Regarding File # 5-A-19-SP

1 message

Todd Robbins <ctrobbins1124@gmail.com>

Fri, May 3, 2019 at 4:50 AM

Reply-To: ctrobbins1124@gmail.com

To: commission@knoxplanning.org

Dear Commission Members,

Thank you for your service to our community. Service is admirable and is where true leadership is found. I'm contacting you in regards to the request to amend the Sector plan for the property located in Gibbs community behind the IGA Grocery

I'm pleading with you to please keep the current sector plan in place for 5 units per acre for any project that may go on that land. I'm begging you to please DO NOT grant the request to increase it.

I wish no ill will to a property owner trying to obtain the greatest return on his land, and wish no ill will to the developer trying to run a business. However, this development will be detrimental to our community that is already suffering from an overcrowded and strained infrastructure.

This projected development will be within the Parental Responsibility Zone for at least two of our schools. Requiring students to walk along an overcrowded state highway through one of the most dangerous intersections in Knox county.

We are already suffering from horrible traffic conditions on Tazewell and Emory. We have been blessed with growth, but it's more than we can handle right now.

We are especially concerned about flooding. There is already flooding impacting homes in the area of this development. Placing additional run off, especially from an apartment complex will just increase an already bad situation.

Corryton spoke loudly when the sector plan was put in place. We want to stay low density. We want to stay rural. Please do not approve this change to the sector plan.

I implore you, please hear this community and it's desires for how our neighborhoods look.

Thanks you for listening.

Rev. C. Todd Robbins
7902 United Lane
Corryton, TN 37721
615-306-1146

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 5-A-19-SP

1 message

Jesse Thomason <jthomasutk@gmail.com>

Thu, May 2, 2019 at 4:05 PM

Reply-To: jthomasutk@gmail.com

To: commission@knoxplanning.org

To Whom it may concern,

I write this email in opposition of the sector change in Corryton. We moved into Harbison Plantation a year ago from Maryville and fell in love with the community before we even got settled in. We have made many close friends in the community and feel as if we have been a part of this community our whole lives. Corryton is a small close knit community of people and adding Apartment housing and what comes with it come begin to deteriorate that community. our kids are in 1st and 3rd grade and already deal with some classes that are a little crowded, not to mention that the BRAND NEW middle school is overcrowded in it's first year open. As much as we would like to share our small community with everyone we also don't want our community to get overpopulated in the short time that Apartment housing would create. Traffic on Emory and Tazewell Pike are enough to handle as it is let alone if you were to add over 100 families overnight to the carpool. We understand that Apartment housing is a necessity to help the growth of Knoxville but the bigger picture is that the area of Corryton just can't sustain that type of population growth on the streets, in the schools and in the community. Thank you for your attention.

--



Jesse Thomason

(865)300-1726

jthomasutk@gmail.com



HoundDogs

Managing Partner

govols@outhounddogs.com

www.HDKnoxville.com

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning 5-A-19-SP

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Wed, May 1, 2019 at 4:15 PM

Good afternoon,

I am writing in reference to the 5-A-19-SP rezoning request. I have lived in my current household for 5 years. Our road, Openview Lane, borders the property in question. We are very concerned about the proposed rezoning from LDR to MDR.

All around us in this community, the zoning is LDR. MDR simply does not fit in with the rest of the community. We are comprised of many single dwelling neighborhoods and subdivisions and would like to keep our community within that vision.

The additional volume of traffic that an MDR development would greatly impact our already highly congested traffic flow. Sometimes it takes 20 minutes to travel to the elementary and middle schools to drop my children off. My home is only 1 mile away. Adding another 200+ cars is going to make that take even longer. This is already a dangerous area with countless amounts of traffic accidents.

In addition to the traffic concerns are the safety of our children. This proposed property lies within the Parental Responsibility Zone (PRZ) for the middle and high schools. These children will be responsible for walking to and from school down a highly trafficked, highly dangerous road (Tazewell Pike). In addition to this, these children will have to do this with no sidewalks, no cross walks, no traffic light, no crossing guards, and not even a shoulder on the side of the road. In some times of the year, this morning route will also be dark and their ability to see compromised. They will have to cross the intersection of Tazewell Pike and Emory road with no cross walk and the high school students will then have to cross Emory Tazewell Pike. This is also while passing along and dodging vehicles that are coming to and from IGA shopping center, Dollar General, Walgreens, and Exxon.

The access road that would be created for this property is also less than Ideal especially for the flow of traffic of those turning left out of this property.

I ask you to please uphold the current Northeast sector plan that includes this property as remaining Low Density Residential.

Thank you,

Nadine Porter

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Invitation to attend Gibbs community meeting

1 message

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Tue, Apr 30, 2019 at 2:14 PM

Good afternoon,

We would like to invite you attend our Community meeting regarding the rezoning of land from Low Density Residential to Medium Density Residential. File # 5-A-19-SP.

County Commissioners will be present.

Where: Clear Springs Baptist Church
7350 Tazewell Pike
Corryton, TN 37721

When: May 2, 2019 6:30 pm

Have a wonderful day!

Joshua and Nadine Porter
(865) 258-4031
Jnporterhouse@gmail.com

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-19-SP

1 message

Idellane <Idellane@bellsouth.net>

Mon, Apr 29, 2019 at 1:57 PM

Reply-To: Idellane@bellsouth.net

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

To All respected Commisioners of the MPC, I am writing you to state my opposition to the sector plan amendment from LDR to MDR.

I live at [7404 Maverick Lane Corryton](#). I am on the property line. I would also like to invite all commissioners to come to our community meeting on Thursday May2 at 6:30 PM at Clear Springs Baptist Church. I also would like to invite you to come to our community and look at where property in question is. Thank You very Much
Lora Lane

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Apartment Complex-Tazewell Pike & Fairview Rd. Corryton

1 message

jfkirk1 via Commission <commission@knoxplanning.org>

Wed, Apr 24, 2019 at 9:01 PM

Reply-To: jfkirk1@aol.com

To: commission@knoxplanning.org

I am sending this email as a concerned resident on Boruff Rd. I am opposing an apartment complex being built in this rural community at the corner of Tazewell Pike and Fairview Rd. The traffic is already heavy on Tazewell Pike and Emory Rd. with three churches with large attendance and Gibbs Schools close by. This is definitely not a good location for this. Not only that but it affects the property value also. As members of the planning commission, I ask that you consider all this and NOT give permission for this to be built.

Thank You,
Concerned Resident

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 5-A -19-SP

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Apr 24, 2019 at 5:04 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

FYI - Comments from the applicant regarding 5-A-19-SP.

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

From: **Michael Brusseau** <gatorbrusseau@gmail.com>

Date: Wed, Apr 24, 2019 at 5:02 PM

Subject: 5-A -19-SP

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, <liz.albertson@knoxplanning.org>

Cc: Mark Bunch <markbunch@comcast.net>, Bunch Development Services <bunchdevelopment@gmail.com>

Hi Liz and Mike,

Hope you are both doing well. I assume one of you is reviewing this request for May 9. If not, please forward. Attached are photos of the sign posted at the entrance to the site along the north side of the IGA shopping center parking lot on the west side of Tazewell Pike. This is the site's only access and the owner has stated that there is an agreement with the shopping center to provide adequate easement/road width for the proposed residential development. We have had some calls from folks who received postcards. Some in opposition, one in favor. Some people seem to think access could be from Fairview Rd. That is not possible. Sole access would be from Tazewell Pike along the north side of the shopping center.

We hope that staff will be recommending approval of our request. It is pretty simple in our point of view. We're just seeking to amend the sector plan to bring it into consistency with the current PR zoning density of 9 du/ac, which falls into the MDR density range in the County. The site is currently designated as LDR on the sector plan, which limits density to 5 du/ac. The PR zoning at 9 du/ac has been in place since the 80's. Also, the MDR designation seems to be an appropriate transitional plan designation between commercial to the east and low density residential to the west.

We do not currently have specific plans for the proposed development. This plan amendment is needed before we can go forward with the project. Further details on the proposed development will be provided for MPC plan review at the time of use on review application. The use on review process includes required approval of the plan, possibly with conditions, at a future MPC public meeting.

Please include these comments in the agenda package and let me know if you need anything further from us. We look forward to receiving the staff's recommendation.

Mike Brusseau, AICP, Bunch Development Services

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Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org**2 attachments**

20190424_140727.jpg
5222K

20190424_140710.jpg
4916K



**[Planning Commission Comment] Fwd: Apartment Complex at Tazewell Pike**

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Apr 24, 2019 at 1:00 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding comments from the community on 5-A-19-SP.

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

From: **Beth Beal** <bbeal@lambertshc.com>

Date: Wed, Apr 24, 2019 at 12:54 PM

Subject: Apartment Complex at Tazewell Pike

To: liz.albertson@knoxplanning.org <liz.albertson@knoxplanning.org>

Good Afternoon. My name is Beth Beal and I am writing this to you on behalf of my family regarding the proposed apartment complex to be built at Tazewell Pike and Fairview Road in Corryton, TN. The file number is 5-A-19-SP for this through the planning commission, I believe.

My family and I live at 7408 Maverick Lane, which will basically have this apartment complex sitting in our backyard if it is allowed to be built. I have many concerns about this and I ask that you read these and take these into consideration as I know that a large number of residents in the Corryton community feel the same way. Unfortunately, with my job schedule and the times of the Planning Commission meeting, I cannot attend to make my voice heard and I know this is a problem for many others as well.

I have lived in the Gibbs community for 42 years (literally, my entire life) as has my husband and my parents. It is a small, homegrown community where many of the people living here have been here most of their lives. We know each other, we trust each other and we work to help each other. Bringing in low income apartments or truthfully, any type of apartments will make our community lose some of its appeal. Also, with the low income apartments there, property owners, such as myself, will see a decrease in their property value as well as making it more difficult to sell should or if we need to.

Another main concern is traffic in this area. If you have never traveled these roads at any time but especially during morning and afternoon hours, they are terrible. The community is not set up to handle this type of traffic in this area and we already have major back ups during morning hours and afternoon commutes as schools let out and then again as people are coming home from work. Fairview Road is used by many in the mornings to avoid school traffic. It is already difficult to get out of Maverick Lane onto Fairview so that I can get to Tazewell Pike to go to work. If an apartment complex is built, this will only make a significant increase to the travel on Fairview Road and Tazewell Pike. I live approximately 10 to 15 minutes from where I work, yet, to get there on time, I have to leave almost 30 minutes before I should be there due to the traffic at this area. Another concern that involves the amount of traffic, is that this is also in the distance required for parents to take their children to school. There are many parents that cannot do this due to their work hours. This is definitely not an area that I want to see any age child having to walk to and from school. They are not safe in doing so and this is only going to add to the problem and putting more children at risk. Parents and the community are already concerned with kids getting off buses in the current traffic as people have a tendency to not truly pay attention, even to school buses. Also, with many low income developments, the tenants don't always have access to vehicles so how do they safely get their kids to school? There is no public transportation in this area as we are a small, non-city, community.

While the community has great schools in Gibbs Elementary, Gibbs Middle and Gibbs High, they are already crowded. I know for a fact that the Elementary School is getting close to capacity. An apartment complex will only make this worse. What do we do when our schools are overcrowded with staff that is underpaid trying their best to add more kids to classrooms so that they can accommodate? Our children should have a learning environment in which they have the ability to learn, grow and thrive without feeling they are left out because the teachers have too many other kids in the room.

My final concerns are that this area cannot take this much development and low income apartments without their being a negative impact on our great little community. Property values will decrease, schools will be overcrowded, heavier traffic on roads that do not need more traffic, increased traffic accidents (and we still have several even after getting a traffic light) and an increase in crime and drugs in our neighborhood.

As a mother of a toddler who is very energetic and loves to be outside, I fear letting him outside, even though we have a fenced in back yard, if these are built. There are too many risks of things happening at the apartments, if they are built, that could directly impact him and my family since we do live on Maverick Lane where the structure will back up to. We moved to this home because we had a quiet community and no one behind us really so that we could feel safe raising our family.

I truly hope that everyone at the planning commission will take my statement as well as those of so many others in our community to heart and will not let this happen.

Sincerely,
Beth Beal

(Also, if you need to verify that I do truly live at this residence, feel free. However, my legal name you will find is Martha E. Beal and my husband is George R. Beal)

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Liz Albertson, AICP
Senior Planner
865.215.3804



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Gibbs/Corryton Apartment Proposal

1 message

Bekkah Massaro <RMassaro11@outlook.com>

Wed, Apr 24, 2019 at 11:00 AM

Reply-To: rmassaro11@outlook.com

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

Good morning! I am writing you out of concern about the proposal to build apartments in the Gibbs/Corryton communities.

- 1) The increase in traffic on already congested roads (Emory/Tazewell)
- 2) The increase of students and the subsequent overcrowding that would occur at Gibbs Elementary, Gibbs Middle and Gibbs High School
- 3) Property value decrease
- 4) The communities of Gibbs and Corryton are beautiful, quiet areas with a small town feel. That feeling will begin to disappear with the first apartment building, because we all know it won't stop with one apartment.

I do not want to see the zoning changed. Thank you.

Bekkah Massaro

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: LI apts - Corryton, TN

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Apr 24, 2019 at 10:42 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Comments from the community in regard to 5-A-19-SP (see below).

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

From: **ANGELA SHARP** <angela.sharp@knoxschools.org>

Date: Wed, Apr 24, 2019 at 10:29 AM

Subject: LI apts - Corryton, TN

To: liz.albertson@knoxplanning.org <liz.albertson@knoxplanning.org>

Ms. Albertson,

Not sure who I need to talk with but I wanted to speak out being "AGAINST" the proposed LI apts coming to Corryton, TN. These apts would be a detriment for our community because of the influx of traffic it would cause along with the overcrowding of our schools.

Our new Gibbs Middle School (opened in Fall 2018) was just built to house no more than 700 students and our elementary school currently has 900+ students. The intersection of Fairview and Tazewell Pike, where the proposed apts would be located, is a hazardous place already with a lot of recorded wrecks.

Please let me know if there is more I need to do to show my "AGAINST" opinion.

*Mrs. Angie Sharp**PAC/SPED Scheduling**Gibbs Elementary School*

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Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning / Tazewell Pike & Fairview Road

1 message

'Sandy JOnes' via Commission <commission@knoxplanning.org>

Wed, Apr 24, 2019 at 10:16 AM

Reply-To: sandyj1963@yahoo.com

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

Good morning,

I have recently been made aware of some possible re-zoning on a piece of property just off of Tazewell Pike @ Fairview Road in the Gibbs neighborhood. I know there is a meeting on May 9th however due to my work schedule I am unable to attend that meeting but would like to get my thoughts out on this matter.

I moved to the Gibbs neighborhood 10 years ago with it being a quiet small community with not a lot of traffic, crime etc. I live literally a 5 minute walk / 1 minute drive from the proposed site. Since purchasing my home the area has grown tremendously and like with any growth comes it's downfalls.

The traffic has gotten horrible and especially on Fairview as it is a cut through for a lot from Emory Road over to Tazewell Pike to avoid the main intersection. It is frustrating to say the least some days to get off of my street. If an apartment complex is added there it will only increase the amount of traffic. I do not have small children however there are many families in the area that do and the increased traffic is a danger to children playing in their yards.

And unfortunately with the growth and possibility of low income housing coming in, as bad as I hate to be that person, the type of people that attracts typically is not the most upstanding citizens. The crime has grown in our area and my fear is with the addition of this it will only get worse.

I do not want to get to a point where I am afraid to leave my home early in the morning for work.

I am not sure who to honestly send this to however I am hoping this entire rezoning is reconsidered and not allowed to go through.

Thank you and please feel free to reach back out to me if needed

Sandra Bobst

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gibbs Rezoning

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Apr 24, 2019 at 9:27 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Comments from the community in regard to 5-A-19-SP (see below).

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

From: **Michael Bowman** <mbowman@statcaremed.net>

Date: Wed, Apr 24, 2019 at 9:25 AM

Subject: Gibbs Rezoning

To: liz.albertson@knoxplanning.org <liz.albertson@knoxplanning.org>

Ms Albertson,

I am a resident of Corryton in Knox county and my commissioner, Richie Beeler, has directed me to you. I originally emailed Mr Beeler in regard to recent knowledge of a proposed zoning change of a 10acre tract of land in Corryton off Tazewell pike. What I understand this would facilitate a project for a 100 unit low income housing unit being placed in our community.

I have been writing our leaders to voice my opposition to this proposed zoning change and housing. Our community does not need this type of facility in the area. It will lower our property values and invite undesired individuals into our small and family centered community. I would also point out that Tazewell pike is already a very dangerous two lane road and adding another 100 unit with all their families would only make this stretch of roadway more congested and dangerous.

Please take my request to decline this zoning change in consideration and forward to the appropriate commissioners please.

Best regards,

Michael and Sheree Bowman
8111 Campbells Point Rd
Corryton, TN 37721
(865) 742 1696

Sent from my iPhone

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Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org