

Knox Metropolitan Planning Commission

Carpenter Road Residents' Opposition

October 10, 2019

1. The residents of Carpenter Road are seriously concerned about Knox County's willingness to grant variances and waivers which, in our opinion, will further create unsafe conditions on a rural road with already existing safety issues. Specifically:
  - (a) Reducing the corner radius for the right-of-way at the intersection of Carpenter and the proposed subdivision entrance/exit road from the required 25 feet to 0. Corner radii directly impact vehicles turning into and out of the proposed subdivision.
  - (b) Horizontal curve centerline radius reduced in three places on the subdivision road – one by 40% and two places by 30%. (This is the transition in roads that allows a vehicle to negotiate a turn at a gradual rate rather than a sharp cut). (250' to 150' and 2 by 250' to 175')
  - (c) Width of subdivision entrance/exit road reduced from the required 26 feet to 20 feet from Carpenter Road to the eastern boundary line for the subdivision.
  - (d) Width of street pavement for internal subdivision road from the required 26 feet to 22 feet;

All of these deviations from statute together create tighter and tighter vehicle movement into and out of the proposed subdivision and along Carpenter Road. Cars can squeeze by each other but your safety margin for error is significantly reduced, especially when you take into account the pedestrians who use Carpenter Road for health and fitness, as well as any pedestrians from the proposed subdivision. The reduction of the road width in coordination with the reduced curve radii results in residents in the proposed subdivision living and traveling roads made more hazardous by these variances and waivers. **None of the statutes for safe road travel seem to matter when it comes to ensuring that a subdivision development goes in. Development is at the expense of safety.**

Accident data from the Tennessee Highway Safety Office show 8 vehicle accidents on Carpenter Road and at the intersection of Yount thus far this year! We know that several single vehicle accidents were not reported. There was one reported accident on Carpenter in 2018 and one in 2017. This indicates that our concerns about the conditions on the road are valid. Traffic has increased in the surrounding area due to the number of subdivisions that have been developed over the past 5-7 years around Carpenter Road. A Knox Co traffic count on Carpenter Road in 2017 resulted in an average of 830 vehicles in a 24 hour period. When you add the 749 additional vehicle trips from the proposed subdivision, the total reaches 1,579. A road similar in length to Carpenter is Yount which intersects at the north end of Carpenter. 40% of traffic accidents on Yount Road over the past four years have been at the entrance/exit of subdivisions. The statistics will not get better on Carpenter when Knox County keeps granting variances and waivers for this development.

I always viewed the Knox MPC as basically a caretaker of Knox County. However, by your process of granting variances and waivers, safety is reduced in our neighborhoods. Traffic safety will be further compromised if you waive any of the 11 conditions recommended by your staff for this subdivision. Specifically, the requirement for the 300' line of sight cannot currently be met and should stand as a condition even if it means the subdivision cannot be approved as planned.

I am very concerned that your variance/waiver process is not robust enough to ensure that the relaxation of safety requirements still ensures an equivalent level of safety that would be afforded by compliance with the requirements. We still have grave safety concerns with this proposed development and associated variances and waivers. Should there be increased vehicular accidents on Carpenter, I will be sharing this history of the subdivision with appropriate municipal, county and state agencies and political representatives.

MPC Meeting September 12, 2019

RE: 7509 Carpenter Road

COMMISSION ISSUE

When questioned on August 28th, Tom Brechko, Principle Planner for Knox Co, stated that signage for Use on Review processes must be posted at the site at least 15 days before the Use on Review meeting. That afternoon the required MPC hearing sign was placed. However, it was placed at 7621 Carpenter Road – not 7509 Carpenter where the subdivision is planned. On September 3<sup>rd</sup>, after the owner of the property at 7621 Carpenter called the 7509 property owner and questioned this, the sign was moved to the correct location at 7509 Carpenter.

After noticing movement of the sign, on September 5<sup>th</sup>, I called Tom Brechko and asked him if the placement of the sign at the wrong address for five days would prevent the case from being heard at this meeting since the sign was only posted 10 days at the correct location before this meeting on the 12<sup>th</sup>. So, is the action on this case postponed or do I start our five minutes?

----- Give the Commission time to decide if this case continues -----

Neighbors of Carpenter Road - Opening Statement

1. Per MPCs Policies and Guidelines, it is stated that the Use on Review request should be compatible with the neighborhood, not injure value of property, and not substantially increase the level of traffic into the neighborhood when completed.
  - Firstly, the Neighbors of Carpenter Road **KNOW** that an additional 70 homes on our rural road will impact each of the above. But, more importantly, the safety of our families and anyone traveling Carpenter Road will be endangered. The level of traffic on Carpenter has significantly increased since the developer first asked for and received approval for a subdivision in 2006. Subdivisions and trailer parks on adjacent roads have caused an increase in the level of traffic on Carpenter. A proposed plan for a traffic light at Emory will also cause an increase in traffic on both Carpenter and Harrell Roads because this will be the only easy out onto an already heavily traveled Emory Road.
  - Secondly, since this is a rural community, home appraisals range from \$46,100 - \$801,200 with all types of homes (mobile homes to residential homes). Per the website of Smithbilt Homes (who was noted as the contractor by the owner on the original agenda), home prices range from the mid \$100,000's to the mid \$200,000's. It is concluded that the Smithbilt Homes will do nothing but bring existing property values down.
2. Scott Davis, the owner of the property at 7509 Carpenter, responded to an email query I sent on August 28<sup>th</sup>. However, a subsequent email regarding planned/required improvements to

Carpenter Road from the proposed subdivision south to Carpenter Ridge subdivision was not provided. According to KMPs document "Working Together for Community Growth" found on the website, it is suggested the developer show renderings of the proposed development, share architectural styles, etc., to help earn the neighbors trust. The developer has done none of these things, which indicates to us that he is not willing to work with residents.

3. Keith Pratt, TDOT, was contacted regarding any traffic counts or studies that have been conducted on Carpenter Road as it is a feeder road into W. Emory. The reply from a staff employee (Karen Watts) stated that "The State of Tennessee does not have a traffic count on Carpenter Road in Knox County."
4. We conducted traffic counts on 3 separate days and 3 different times for an hour each. Approximately 1100-1200 vehicles passed east and west on Emory Road; approximately 120 vehicles turning right on Harrell Road from eastbound Emory and turning left on Harrell from westbound Emory (not counted in the Emory Road counts); and approximately 100 vehicles turning onto or out of Carpenter Road from and to Emory. Dates and times counts were conducted: August 27 4-5 pm; August 28 6:30-7:30 am; and August 29 7:22-8:22 am. Counts were conducted in the parking lot of the market and barber shop facing W. Emory. This data proves that traffic on this rural road is already high and adding 749 more trips on Carpenter from the subdivision is a significant increase with all inherent hazards of that increase. (Videos from the traffic counts are on the provided thumb drive, as well as a video driving up Carpenter Road from W. Emory.
5. We have measured certain places on Carpenter Road where there are significant drop offs on the side and, where it is hard for two vehicles to pass each other without one of them pulling into a driveway. The measurements are between the proposed subdivision south to Carpenter Ridge subdivision toward Emory. Measurements are: 15' @ mailbox 7336; 15' @ arrow in road; 16' @ mailbox 7332; 16' between mailboxes 7332 and 7328; 16' @ mailbox 7328; 17' @ mailbox 7428; 18' north of 7428 (cut tree in curve); 17' mailbox 7505; 17' north of 7505; 17' south of 7509.
6. KMPC needs to look at what is happening in the Karns Community on W. Emory. There are two additional subdivisions underway at the present time. One is Willow Park (1.3 miles west of Carpenter Road and Emory Brooke (0.9 miles east of Carpenter). Emory Brooke will ultimately have 61 homes. Willow Park will have approximately 50 homes. This level of new homes within a mile each way of Carpenter Road will impact travel and road conditions significantly.
7. I sent an email to Brad Warren, Chief Operations Engineer at the Knox County Engineering and Public Works, asking what the plans were for widening Carpenter Road and he replied back that he had not seen the plans for this subdivision and since it is still in MPC he can't speak specifics, but would imagine a centerline is required since Scott Davis is required to widen the road.

Finally, in closing, the residents on Carpenter Road would ask that the Knoxville Metropolitan Planning Commission delay the approval of this subdivision until appropriate study and surveys are made. Of the neighbors that we could find home, 98% of the residents do not want this subdivision that will impact the traffic on this rural road. At the very least, a traffic study should be conducted. The new subdivision estimates the addition of 749 trips will be added on Carpenter Road in a 24 hour period. The requirement for a traffic study is 750. We have shown the high volume of traffic that is currently in our neighborhood and in and around Emory Road. Hopefully, you will listen to the citizens and evaluate this entire situation. We, also, encourage you to take a drive on Carpenter Road and judge the conditions for yourself. Thank you for your time and attention.

Questions:

Why was the NOTICE OF PLANNING COMMISSION PUBLIC HEARING only mailed to a few residents on Carpenter Road when it will affect everyone living and traveling this road daily?

Is it true that Carpenter Road will be realigned to form an intersection with Harrell Road on W. Emory? If so, what is the timeline?

Will the widening of Carpenter Road require a centerline? Will this work happen BEFORE subdivision construction begins because heavy equipment will be on the road numerous times each day creating hazardous conditions for our community?

After sewer is provided up to the proposed subdivision, will current residents be required to hook up to sewer? If not, will they be required to pay sewer related fees? Most homes are below street level and will require pumping stations to pump the sewage at significant cost.

Knoxville-Knox County Planning Commission will hold a public hearing on September 12, 2019 at 1:30 p.m. in the Main Assembly Room of the City-County Bldg., 400 Main St., in downtown Knoxville.

*The following application for a Use On Review near your property will be considered at the Planning Commission public hearing:*

File Number:	9-J-19-UR
Location:	7509 Carpenter Rd. / Parcel ID 78 035.
Proposed Use:	Detached Residential Subdivision
Applicant:	Scott Davis / Mesana Investments, LLC (693-3356)

*Questions? Call us! Tom Brechko at 865-215-3794*

[www.knoxplanning.org/cases/9-J-19-UR](http://www.knoxplanning.org/cases/9-J-19-UR)

We, the undersigned, are concerned homeowners who urge our leaders to act now to delay approval of this proposal until additional studies and actions can be taken. In particular, we have grave concerns regarding safety of travelers and pedestrians; traffic safety (including volume of traffic, speed of traffic, road conditions, road capacity, etc.); and modifications to Carpenter Road and what impact those modifications are going to have on existing residents during this long process of road construction and building of homes (approved for 170 houses in 2007).

Printed Name	Signature	Address	Phone #
		7315 Carpenter ✱	
		7317 Carpenter ✱	
		7319 Carpenter	
	Mary Ann Russell	7324 Carpenter	
	Kathy Thornton	7328 Carpenter	
		7332 Carpenter	
		7336 Carpenter	
		7340 Carpenter	
William Davis	Will D	7345 Carpenter	865 300 0392
JERRY PACK	Jerry Pack	7405 Carpenter	8656618144
Cheryl Pack	Cheryl Pack	7409 Carpenter	8656608144
Marjorie Davis	Marjorie Davis	7411 Carpenter	865-292-1361

Printed Name	Signature	Address	Phone #
		7413 Carpenter	
		7419 Carpenter	
Jennifer Lomas	Jennifer Lomas	7420 Carpenter	
Houston Collier	Houston Collier	<del>7422 Carpenter</del>	
Betty Kincaid	Betty Kincaid	7501 Carpenter	
Eric Fryar	Eric Fryar	7503 Carpenter	
DOROTHY HUSKINS	Dorothy Huskins	7504 Carpenter	
Michael Bridges	Michael Bridges	7505 Carpenter	Robert Fryar Thelma Fryar
Hori Bridges	Hori Bridges	7508 Carpenter	
Jackson S. Fritts	Jackson S. Fritts	7511 Carpenter	
Julie A. Com	Julie A. Com	7512 Carpenter	
Carol Ashman	Carol Ashman	7513 Carpenter	
Stephen Asham	Stephen Asham		
Dean Elliott	Dean Elliott	7422 Carpenter	



Printed Name	Signature	Address	Phone #
		7514 Carpenter <del>7524</del>	
Michael Spoon	Stephen M Spoon	7515 Carpenter	
		7519 Carpenter	
Freddie Meredith	Freddie Meredith	7525 Carpenter	865-947-6442
Clark B. Brumitt <del>Amanda Brumitt</del>	Amanda Brumitt Clark Brumitt	<del>7529</del> Carpenter 7512 7514	865-235-8543
Shirley BAKER	Shirley Baker	7602 Carpenter	
		7620 Carpenter	
Linda Bridges John Lawdle Rebecca Lawdle	Linda Bridges <del>John Lawdle</del> Rebecca Lawdle	7621 Carpenter	734-276-5574 734-834-3333
Jenise Mullins	Jenise Mullins	7700 Carpenter	865-947-0780
Shannon Jenkins	Shannon Jenkins	7707 Carpenter	
Rachel Lawson <del>Tyler Lawson</del>	Rachel Lawson <del>Tyler Lawson</del>	7710 Carpenter	
Vickie McBee Charles Corn	Vickie McBee Charles Corn	7713 Carpenter Vickie McBee	865-455-8995

Left note  
at Trailer  
across from  
7805

Printed Name	Signature	Address	Phone #
Jerry & Betty Hatmaker	Jerry Hatmaker Betty Hatmaker	7714 Carpenter	865-898-4086
Ralph & Shelley Farmer	Shelley Farmer	7720 Carpenter	865-599-9656
William & Frances Dale	William Dale Frances Dale	7805 Carpenter left note	865-403-9727
		7806 Carpenter	
		7807 Carpenter	
Kelvin & Valerie Daly	Phil Daly Valerie Daly	7809 Carpenter	
		7812 Carpenter *	
		7816 Carpenter *	
		7819 Carpenter	
WILLIAM P HUGHES BEVERLY J HUGHES	William P. Hughes Beverly Hughes	7820 Carpenter	865-291-7942 865-223-1876
		7826 Carpenter	
		7832 Carpenter	

<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Phone #</b>
		<del>XXXXXXXXXX</del>	
Peter Furler			

October 8, 2019

## Actions Following the MPC Meeting on 12 September on Concerns from Residents of Alysha's Vineyard Over the Approval of the Dorchester Development Setback Variance

Background: MPC Case:9-SC-19-C /9-J-19-UR

As suggested by the MPC the following actions occurred:

- **22 September:** A meeting of the home owners of Alysha Vineyards was held and two members were asked to meet with Scott Davis on 24 September to express our desire for a barrier between the two developments
- **24 September:** At the meeting Scott Davis agreed to having a barrier between the properties and even agreed to allow it to be built at the top of the steep slope behind the Alysha Vineyard on his property if the final engineering plan allowed, but he did not feel he should bear full cost of building such a barrier. Scott asked to report a consensus to he and Dwight Disney on what would be the minimum barrier within reason to place on the perimeter. He would then meet with Dwight to develop a plan.
- **27 September:** A questionnaire was delivered to all 70+ mailboxes in the development and the results were delivered, counted and maintained by Bill Guinn.
- **3 October:** There were 58 written responses returned and are as follows:
  - A fence **52**
  - A fence with trees **13**
  - Trees only with no fence **4**
  - Of the **21 homes bordering the North Perimeter, all voted for a fence.**
  - All the homeowners believe the fence construction should be the responsibility of the two developers for Dorchester and Alysha's Vineyard and not the Home Owner's Association from Alysha's Vineyard.
- **8 October** Scott Davis and Dwight Disney, Disney Construction met and agreed in principle to a fence but have not submitted a proposal or written addition to the development plan for a fence addressing when, where, cost burden or maintenance of a proposed fence.

### Action Requested per MPC Rules

This group wishes to have the proposed setback variance be delayed until a written commitment to build a suitable barrier before roads are opened into the development to mitigate the impact of this proposal on the existing community. A previous similar development activity resulted in a marked increase in break-ins and theft in our community that wasn't resolved until a fence was installed by the developer of Alysha's Vineyard. Until this issue can be addressed in a manner to protect the citizens and their investments from potential injury of this action to the citizens of Alysha Vineyard any variances should be withheld. The homeowners, are also in agreement that if a written agreement by the two developers to bear the full expense to build a fence is presented to the MPC or the HOA, our objections would be removed.



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] MPC Case:9-SC-19-C /9-J-19-UR**

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**Scott Davis** <swd444@gmail.com>

Wed, Oct 9, 2019 at 11:33 AM

Reply-To: swd444@gmail.com

To: John Czachowski &lt;volbear23@outlook.com&gt;, Scott Davis &lt;swd444@gmail.com&gt;

Cc: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "judvol5@aol.com" &lt;judvol5@aol.com&gt;, "dwight.a.disneypharma@gmail.com" &lt;dwight.a.disneypharma@gmail.com&gt;, "c4i@ornl.gov" &lt;c4i@ornl.gov&gt;, "johnbc50@aol.com" &lt;johnbc50@aol.com&gt;, "juanitakavery@aol.com" &lt;juanitakavery@aol.com&gt;

Mr. Czachowski,

Thank you very much for your letter dated October 3, 2019, as well as your denial of variance follow up letter dated October 8, 2019, regarding the property I am proposing to develop behind Alysha's Vineyard.

I appreciate the opportunity to meet with and work with you and the Alysha's Vineyard home owners. Everyone I have met and spoken with has been very courteous, professional, and respectful.

As you may be aware, I purchased the property behind Alysha's Vineyard in 2006, before Alysha's Vineyard was developed. Mr. Dwight Disney and his late father have been friends of mine for many, many years. I have tremendous respect for their family and we have always maintained a great working relationship.

When the Disney's developed Alysha's Vineyard they requested, and were approved, for a 15 foot setback along my property line, which enabled them to construct the nice sun porches on those units. I did not oppose them at the time and I knew they would be developing a quality product. In addition, I granted the Disney's permission to slope the back yards onto my property.

We are requesting a 20 foot setback, which is 5 feet more than Alysha's Vineyard. We intend to construct single family detached housing backing up to the existing attached condo units.

I spoke with Mr. Disney and we have agreed to split the construction of a proposed fence 1/3 Mr. Disney, 1/3 myself, and 1/3 Alysha's Vineyard, which we believe would be fair and equitable for all parties concerned.

It is not practical to erect a fence prior to development for many reasons (i.e., changes in elevation necessary as part of the development plan, utility construction, lot grades, etc.). In addition, erecting the fence as you proposed on top of the hill would result in the fence being approximately 50 feet away from my property line. With that said, the fence would be substantially encroaching on the backyards of our proposed lots.

Again, it has been a pleasure to work with you and the other Alysha's Vineyard representatives as well as the concerned citizens living along Carpenter Road.

Thank you.

Scott Davis  
865-806-8008

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Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] MPC Case:9-SC-19-C /9-J-19-UR**

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**John Czachowski** <volbear23@outlook.com>

Tue, Oct 8, 2019 at 10:39 PM

Reply-To: volbear23@outlook.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "judvol5@aol.com" &lt;judvol5@aol.com&gt;, "swd444@gmail.com" &lt;swd444@gmail.com&gt;, "dwight.a.disneypharma@gmail.com" &lt;dwight.a.disneypharma@gmail.com&gt;, "c4i@ornl.gov" &lt;c4i@ornl.gov&gt;, "johnbc50@aol.com" &lt;johnbc50@aol.com&gt;, "juanitakavery@aol.com" &lt;juanitakavery@aol.com&gt;

Attached is the letter asking for a denial of a variance for Dorchester Subdivision setback change.

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

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**October 8.docx**  
33K

October 8,

2019

## Actions Following the MPC Meeting on 12 September on Concerns from Residents of Alysha's Vineyard Over the Approval of the Dorchester Development Setback Variance

### Background: MPC Case:9-SC-19-C /9-J-19-UR

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### Action Requested per MPC Rules

This group wishes to have the proposed setback variance be delayed until a written commitment to build a suitable barrier before roads are opened into the development to mitigate the impact of this proposal on the existing community. A previous similar development activity resulted in a marked increase in break-ins and theft in our community that wasn't resolved until a fence was installed by the developer of Alysha's Vineyard. Until this issue can be addressed in a manner to protect the citizens and their investments from potential injury of this action to the citizens of Alysha Vineyard any variances should be withheld. The homeowners, are also in agreement that if a written agreement by the two developers to bear the full expense to build a fence is presented to the MPC or the HOA, our objections would be removed.







Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Fwd: Citizen concern about the adverse effect of Dorchester development on our community at Alysha Vineyard

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: johnbc50@aol.com  
Cc: Commission <commission@knoxplanning.org>

Thu, Sep 12, 2019 at 9:22 AM

Mr. Czachowski,

We have received your email and attachments. Thanks for your interest in your community.

Regards,

**Gerald Green AICP**

Executive Director

**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)

400 Main Street, Suite 403 | Knoxville, TN 37902

865.215.3758



[Quoted text hidden]



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Citizen concern about the adverse effect of Dorchester development on our community at Alysha Vineyard**

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'John B. Czachowski' via Commission &lt;commission@knoxplanning.org&gt;

Wed, Sep 11, 2019 at 11:14 AM

Reply-To: johnbc50@aol.com

To: commission@knoxplanning.org

Original email missent. Please acknowledge receipt.

-----Original Message-----

From: johnbc50 &lt;johnbc50@aol.com&gt;

To: commission &lt;commission@knoxplannin.org&gt;

Cc: ttate &lt;ttate@lovefunding.com&gt;; volsrwe &lt;volsrwe@comcast.net&gt;; marie.guinn &lt;marie.guinn@me.com&gt;; judvol5 &lt;judvol5@aol.com&gt;; jerryd &lt;jerryd@coker1.com&gt;; johnbc50 &lt;johnbc50@aol.com&gt;; dwight.a.disneypharmd &lt;dwight.a.disneypharmd@gmail.com&gt;

Sent: Wed, Sep 11, 2019 10:45 am

Subject: Citizen concern about the adverse effect of Dorchester development on our community at Alysha Vineyard

Attached is a letter of our concerns and a list of signatures from meeting last night of several residents of Alysha Vineyard. We are expected to request a denial of consent approval list item during the 12 September meeting. we were not able to notify all members before the meeting and expect others to join in our protest.

John B Czachowski,  
Resident 7545 Napa Valley Way,  
(865)414-3521

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

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**2 attachments** **Dorchester(1).pdf**  
149K **signature 1.pdf**  
1258K

# Concerns from Residents of Alysha's Vineyard Over the Approval of the Dorchester Development Without Assuring their Safety and Financial Investment

Background: MPC Case:9-SC-19-C /9-J-19-UR

The residents of the Alysha's Vineyard's development are mainly retired professionals of advancing age that were assured that this was a secure gated community. There are a number of widows, disabled adults, veterans and other elderly residents living here who have felt safe to walk the streets, be in their homes alone, or perform outdoor activities like gardening and exercising. Many of the elderly couples moving into the community were assured that if one of them should pass the other could continue to live here in safety.

As the community has grown, a series of barriers such as fences, Leland Cyprus or other barriers were partially installed where the development borders on adjacent subdivisions. During the summer months, the gates/fences have offered safety for people of limited mobility, to walk and visit others inside the community without fear of outside vehicle traffic, loose dogs or those who would have walk-in access to take advantage of a perceived vulnerable population in their homes or community.

The undersigned are a representative portion of our community that met tonight, 10 September to discuss the planned Dorchester community approval by the MPC. Collectively when served the MPC notice for the first time two weeks ago, the community was surprised and distressed that their fenced/gated community would be open to this new development without means to protect this vulnerable community from a large development that could mean unfettered access to this once protected community.

## **Proposed Resolution**

While we welcome this Dorchester development as a new investment in the Karns community, we would request that the Knox County Planning Commission add a restriction requiring a physical barrier of either evergreen plants, such as Leland Cyprus trees, or a fence compatible to the existing partial 6-foot vinyl fence located on the Eastern edge of common property line. Either of these options should be extended to end of the common property line to provide the privacy, safety and security that the residents were assured when purchasing their condominiums.

## **Immediate Action Requested per MPC Rules**

This group wishes to have the planned development approval withdrawn until the impact of this proposal on the existing community can be addressed in a manner to protect the citizens and their investments from potential injury of this action. We the undersigned, are also in agreement that if such requested restrictions are part of the development that our objections would be removed.

Attached are the signatures of the attendees at the 10 September 2019 meeting in Alysha Vinyards.

John B Czachowski

Dennis Ramsey

Janie Ramsey

Ugie Hankins

Greta Pearson

Tom Hayes

Judy Czachowski

Tammy Tate

Jerry Tate

Jeanie Simpson-Hayes

Mark Bradley

Jim Reed

Steve Hazaway

Barbara Hazaway

Eva Jones

James R. Mimmeyor

Morothy Reed

Bob Sanguini

Gary Hankins

Mary K. Gugin

Arlene D. Gugin

Nancy Johnson

David Ann Runspod

Dennis Rankin

Glenda Johnson

Jerry Coker