



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

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**[Planning Commission Comment] Regarding 9-D-19-SP / Cedar Crest North Subdivision/ Nancy Campbell**

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'Lorie Smith' via Commission &lt;commission@knoxplanning.org&gt;

Tue, Sep 10, 2019 at 8:06 PM

Reply-To: pedsota@yahoo.com

To: commission@knoxplanning.org

In regards to re-zoning the parcel on Cedarcrest PLEASE listen to our requests - Do Not zone this lot commercial . It is bad enough what the planning commission has done to this neighborhood and the safety of people living here with the coffee shop and / or zoning that lot commercial and now the MPC wants to make it more UNSAFE . My family and me have had 3 close accidents with people pulling out in front of you from the paved parking lot - apparently there is no sign for them to look LEFT for outgoing neighborhood traffic. Maybe not a bad accident but ... Worse traffic issue is when coming off Emory Rd and a car is stopped waiting to turn into paved lot . THERE IS NO WHERE TO GO IF YOU TURN IN TO CEDARCREST WITH CARS WAITING TO TURN INTO COFFEE SHOP - it is not logical to make this problem worse . We , as residents , deserve safe entrance and exits out of our neighborhood. Emory Road is bad enough .... Would you want this in your neighborhood?

There is so many empty office / retail / rentals spaces empty in the area - use these for commercial property.

Nancy Campbell  
N. Courtney Oak Ln  
Sent from my iPad

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



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

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**[Planning Commission Comment] 9-J-19-RZ\_9-D-19-SP**

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**Marge Sitter** <sitterma@gmail.com>

Tue, Sep 10, 2019 at 9:01 PM

Reply-To: sitterma@gmail.com

To: commission@knoxplanning.org

The following comments are regarding the above referenced number.

My family and I have lived in the Cedar Crest subdivision for 29 yrs. We have seen many changes to this area over this time. Traffic on Emory road has become much more congested, at times waiting extended periods of time, specially to turn left, to exit. We have seen the local traffic going to and from Brickey Elementary School and the Boys and Girls Club located on Dry Gap increase due to their popularity and more folks moving to this area to attend them. Now adding to all this is the new coffee shop business on the NW corner of Cedar Crest. This coffee shop has their only entrance/exit on the only exit lane of our subdivision. Attempting to make a left turn out of Cedar Crest has become more difficult due to the traffic in the left turn lane of Emory Rd turning into our subdivision to get to this new coffee shop. Dealing with this extra coffee shop traffic entering and exiting the business has made matters much worse for the residents of Cedar Crest. The local area school buses mixed in this traffic can have a tuff time trying to maintain their schedule.

All of this above stated information can and has affected our safety, our valuable time, and our property values. When prospective buyers to homes listed in Cedar Crest see and/or experience this traffic problem it can have a negative effect on them.

Please consider the genuine and reasonable concerns of each of us living here in Cedar Crest.

Respectfully,

**Marge Sitter**

Virus-free. [www.avg.com](http://www.avg.com)

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



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

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**[Planning Commission Comment] Robert Campbell- Cedarcrest Neighborhood**

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Mary Kidwell &lt;mkidwellrealtor@gmail.com&gt;

Sat, Sep 7, 2019 at 11:59 AM

Reply-To: mkidwellrealtor@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

ROBERT CAMPBELL (30 days) 7605 Cedarcrest Drive / Parcel ID 47 C D 012 portion of 047 117, Commission District 7. A. NORTH COUNTY SECTOR PLAN AMENDMENT 9-D-19-SP From LDR (Low Density Residential) & O (Office) to GC (General Commercial).

Hello,

We do not want this to be commercial in our neighborhood. We have lived here for 30 years and the traffic is horrendous anyway, and that will make it even more difficult getting in and out of our neighborhood. Many times during the day, we have to turn left and go by Brickey McCloud school to Beaver Creek Rd. to get to the interstate unless we want to be on Emory for 15 or even 20 minutes til arriving at the ramp.

There are wrecks every day on Emory. We have known several neighbors and other people who have been hurt or died because the traffic is awful now. Dollar General shoppers often get in the turn lane by the car lot and drive in the turn lane by our neighborhood to turn in the 2<sup>nd</sup> entrance from their side. We need poles like at Chick fil A there so we won't have another accident like the one that killed little Ava.

We have two teenagers who tell us about the intersection by Maholo trying to get into or out of our neighborhood every day. Please don't allow a commercial lot in our neighborhood. It is just too risky with the traffic.

You can call or email me for more information. I worry about all the kids in our neighborhood every day, with the traffic here.

Thank you for listening to me about this. All of Emory needs fixing, especially Starbucks and Pilot at the interstate.

Mary Kidwell

865-603-2706

Sent from [Mail](#) for Windows 10C

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



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] 7605 Cedarcrest development complaint 9J19RZ\_9D19SP**

Josh Picquet <realtorjosh865@gmail.com>  
Reply-To: realtorjosh865@gmail.com  
To: commission@knoxplanning.org

Thu, Sep 5, 2019 at 7:25 PM

Hello, my name is Josh Picquet and I live in the Cedarcrest North subdivision off of Emory Road.

I'm emailing you today to share both my concerns about the ongoing development at the entrance of our neighborhood involving Mahalo coffee and Garret construction as well as making a complaint about them not posting public notices of meetings on the required date. Their development is part of the September 12 planning meeting.

First, the most recent complaint I have is that the developer just posted your sign about the planning commission meeting today and that was due on August 29 (7 days late). There's a post on our neighborhood Facebook group that's got a lot of comments and attention about those signs not being posted and they are finally posted as of today (perhaps due to us busting them). At the least, they should be assessed the proper fine if one exists for that violation.

Secondly, I can tell you that there are several people in our neighborhood that do not trust the developer and are losing faith in the county to ensure fairness throughout this process for the established residents in the neighborhood. Most of us have been here long before the coffee shop. Originally, it appeared that the entrance/exit was going to be on Emory Road from the coffee shop. In the later stages of the development, all of a sudden, the entrance/exit changed to be inside our neighborhood (approx 75-100 feet inside of our neighborhood) and the freshly laid entrance/exit going to Emory rd was bulldozed. I realize that public notice was given for any planning changes but more advanced notification to the residents of the neighborhood should've been given since our actual neighborhood was now going to include a business entrance/exit. Also, Does meeting should be in the evenings when people are not at work. It doesn't feel very fair in this situation. We should've been mailed a letter due to the nature of the circumstances, at least making that required in good faith by the County.

Thirdly, since the coffee shop has opened, there have been multiple people complain about cars coming into the neighborhood through the neighborhood exit and not the entrance, risking head-on collisions. Our neighborhood entrance and exit is divided by a rock-bed/neighborhood sign (see attached case file images). People are turning out of the turn lane when heading eastbound on Emory Road and trying to beat on-coming morning traffic that are headed westbound. They are moving at a high rate of speed through our neighborhood exit and may cause a head-on collision at our neighborhood exit. I have experienced this near miss myself with my six-year-old child in the car while approaching our neighborhood exit on our way to her school. A young lady in an SUV flew into the neighborhood exit and we had to swerve to miss her. Again, others have complained about this happening to them. At the least, the business should have to codevelop our entrance with the county to make the neighborhood entrance/exit clearly marked WITHOUT a special tax assessment put on the residents. Not assessing the residents a special tax is especially important since it is unclear what these developments will do to the value of our neighborhood properties and we did not have a fair say on the matter.

Finally, other problems that will accompany additional businesses put inside our neighborhood (aside from increased traffic and associated risk at our neighborhood entrance/exit) are:

- Delivery trucks having to come up our neighborhood full of people and playing kids to turn around (there's no way they can get a delivery truck in their parking lot)
  - People having to drive past the entrance and turn around increases traffic in our neighborhood. People that don't live here are less likely to observe the speed limit and exercise necessary caution to protect our kids. There's only one way in and one way out of our neighborhood...
  - If the business fails, other businesses could take over that are more likely to negatively impact the values of our properties
  - Currently, the property is already a gravel parking lot for their business. But, if they get general commercial zoning then it will be easier for them to put another brick/mortar business there, further increasing traffic.
  - More people turning in and out of our subdivision during busy morning hours to go to a coffee shop and possibly another business increases the potential for accidents leaving our neighborhood. Emory Road is already a disaster and it appears the county is not requiring businesses and developers to codevelop the highway area.
  - The more people turning in and out of our subdivision during busy morning hours to go to a coffee shop (and possibly another business) increases the potential for accidents leaving our neighborhood and puts kids at the bus stops at risk.
- The Developments are being finished at a rate much faster than the co-development of the area (if any is being required

by the county) which the developers should be required to participate in funding...

\*\*\*At the least, the developer should only be allowed to keep that gravel parking lot and not get general commercial zoning

Please carefully consider the concerns of my fellow neighbors and myself and objectively weigh the risks versus benefits of what you are approving with these developers. Also, please acknowledge receipt of this complaint and concern.

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

Thank you and respectfully,


::Josh Picquet  
Concerned resident of Cedarcrest North Subdivision  
865-888-7060

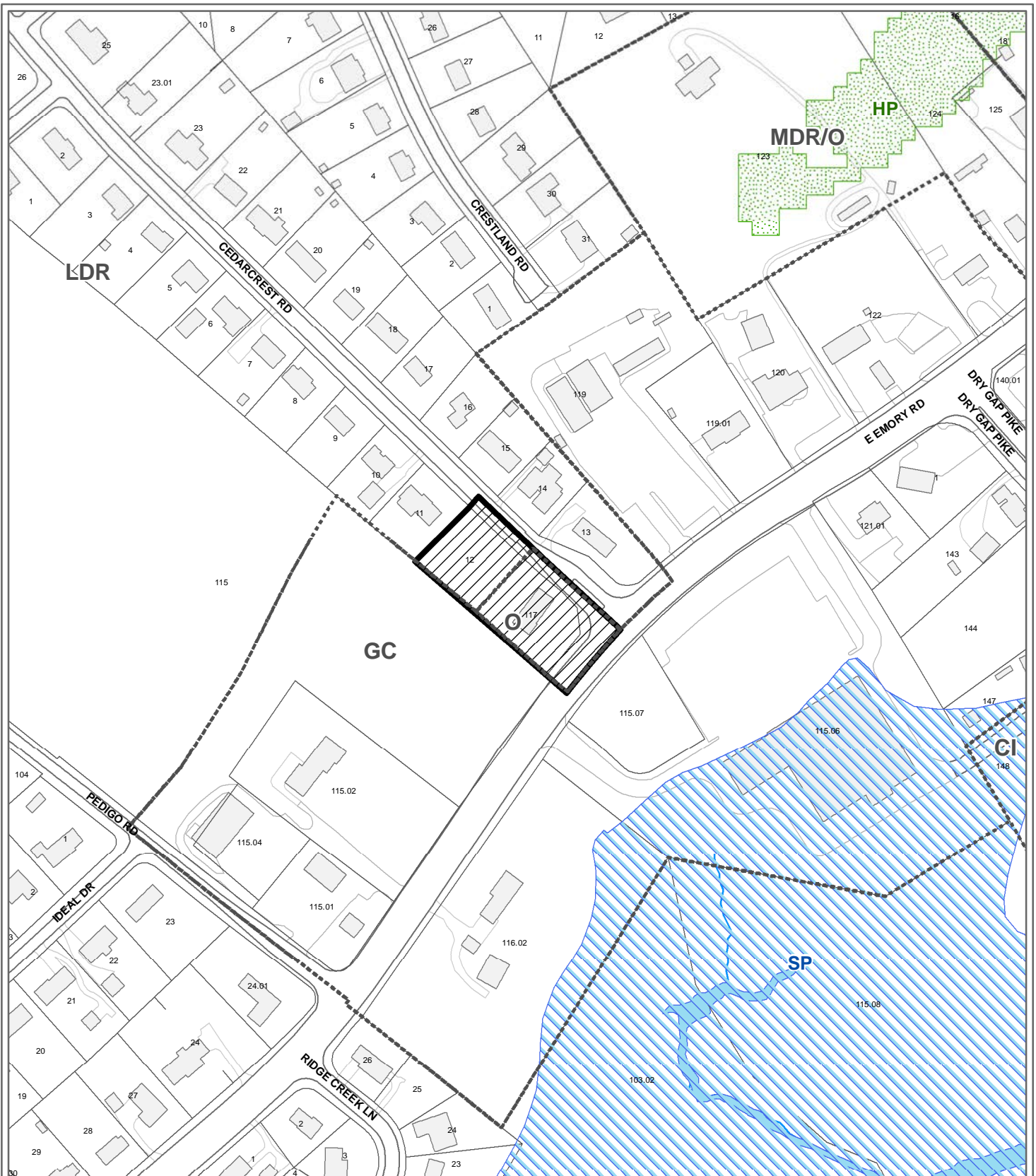
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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **9-J-19-RZ\_9-D-19-SP.pdf**  
1421K



**9-D-19-SP / 9-J-19-RZ  
NORTH COUNTY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential) & O (Office)  
To: GC (General Commercial)



Petitioner: Robert Campbell

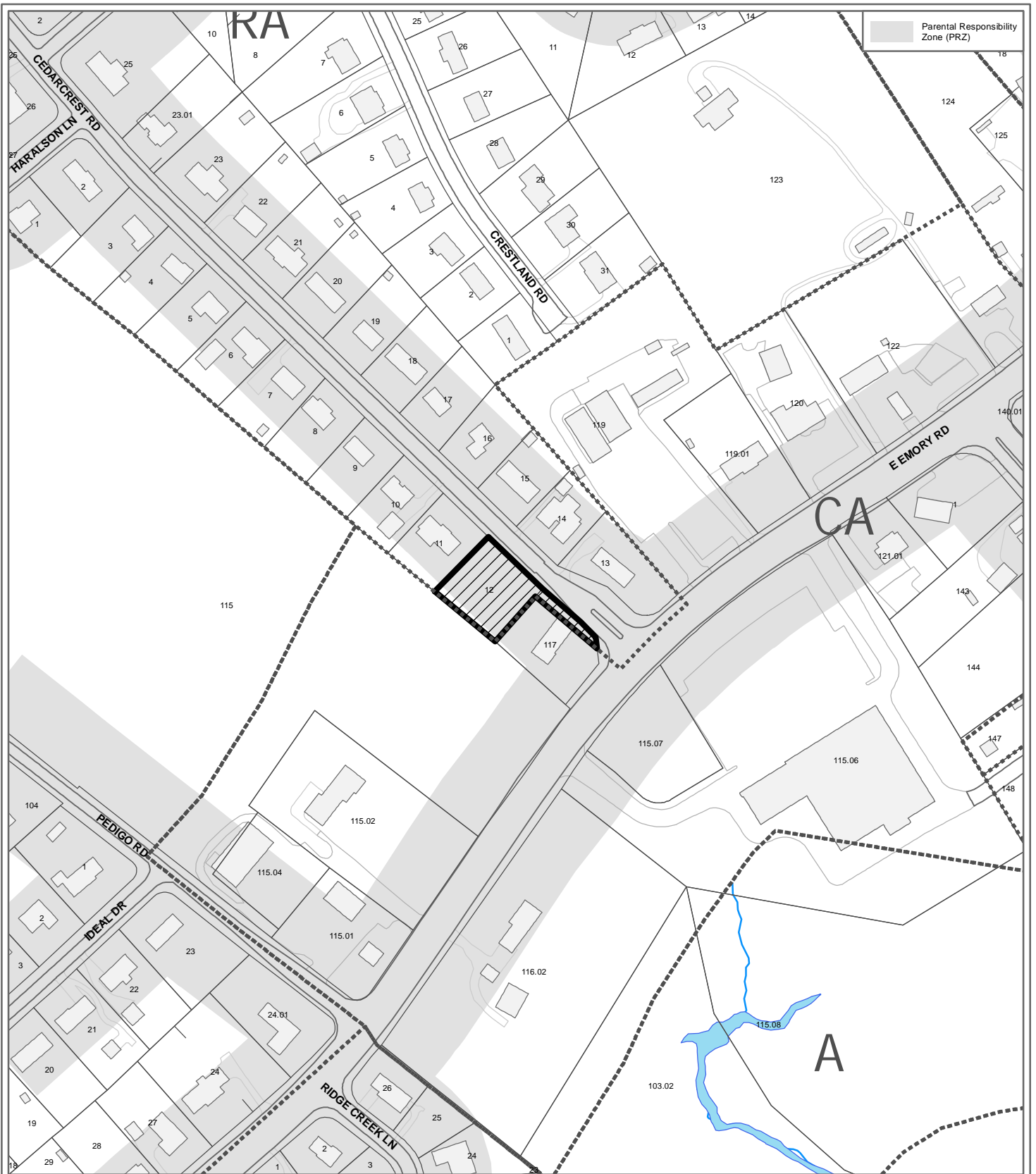
Map No: 47

Jurisdiction: County



Original Print Date: 8/19/2019 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**9-J-19-RZ  
REZONING**

From: RA (Low Density Residential)

To: CA (General Business)



Petitioner: Robert Campbell

Map No: 47

Jurisdiction: County



Original Print Date: 8/19/2019

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

+40%



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning



Applicant: Robert Campbell

Date Filed: 7/31/19

Meeting Date (if applicable): September 12, 2019

File Numbers(s): 9-1-19-RZ, 9-D-19-SP

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Garrett Tucker, PE		Robert G. Campbell and Associates, LP	
Name	Company		
7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip
865-947-5996	rcampbell@rgc-a.com		
Phone	Email		

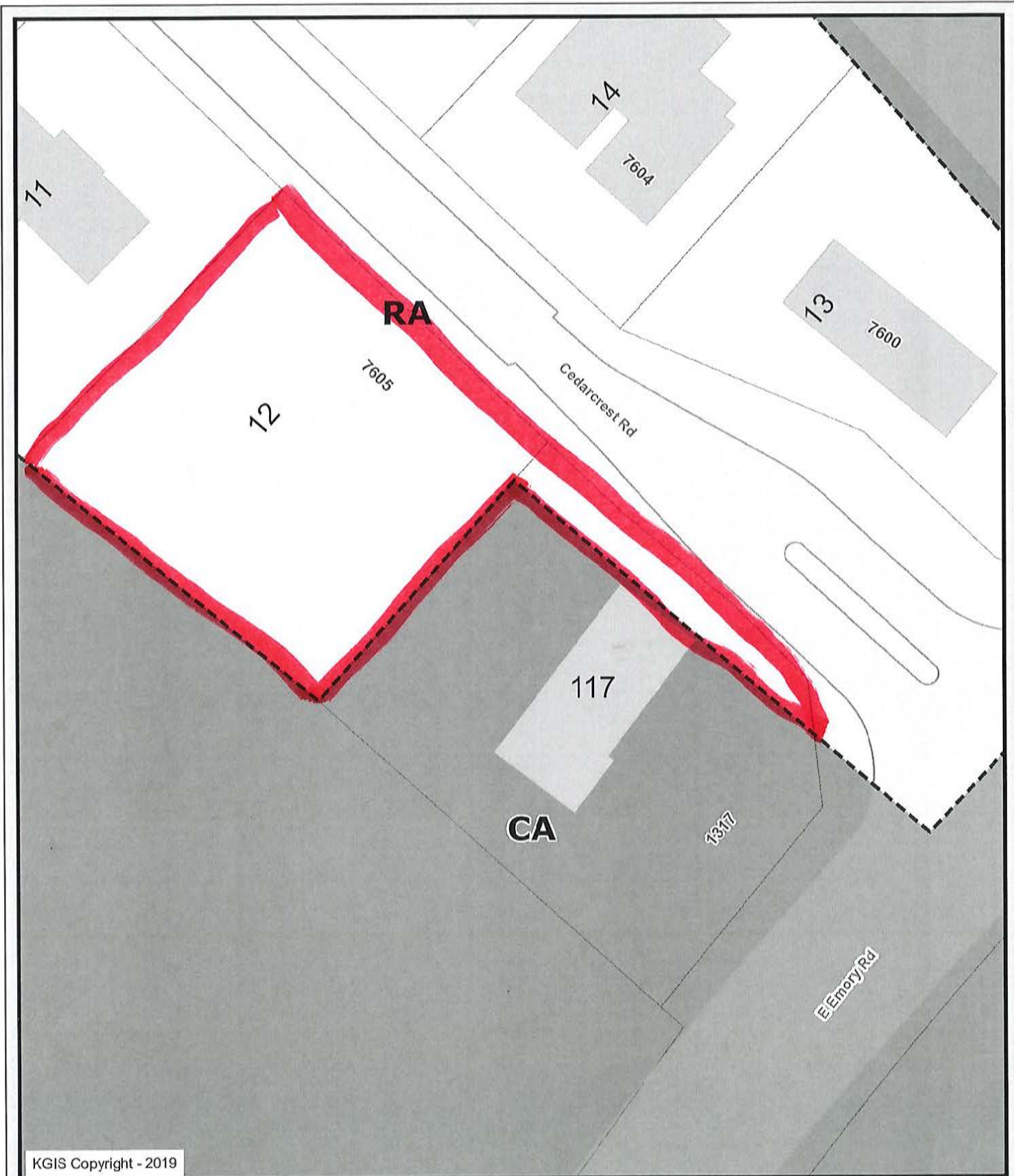
## CURRENT PROPERTY INFO

GARRETT DEVELOPMENT AND CON 4930 W BEAVER CREEK DR POWEL 865-806-9806

Owner Name (if different)	Owner Address	Owner Phone
7605 CEDARCREST RD KNOXVILLE, TN 37938	047CD012, portion of 047 117	
Property Address <u>P/O 1317 E Emory Rd</u> <u>SW/5 Cedar Crest Rd, N/5 Emory Rd</u>	Parcel ID	
NORTH KNOXVILLE -EMORY AT CEDARCREST	0.5	
General Location	Tract Size	
Seventh	RA	
Jurisdiction (specify district above)	<input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District
North County	LDR <u>4 0</u>	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant	N	HPUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider







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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

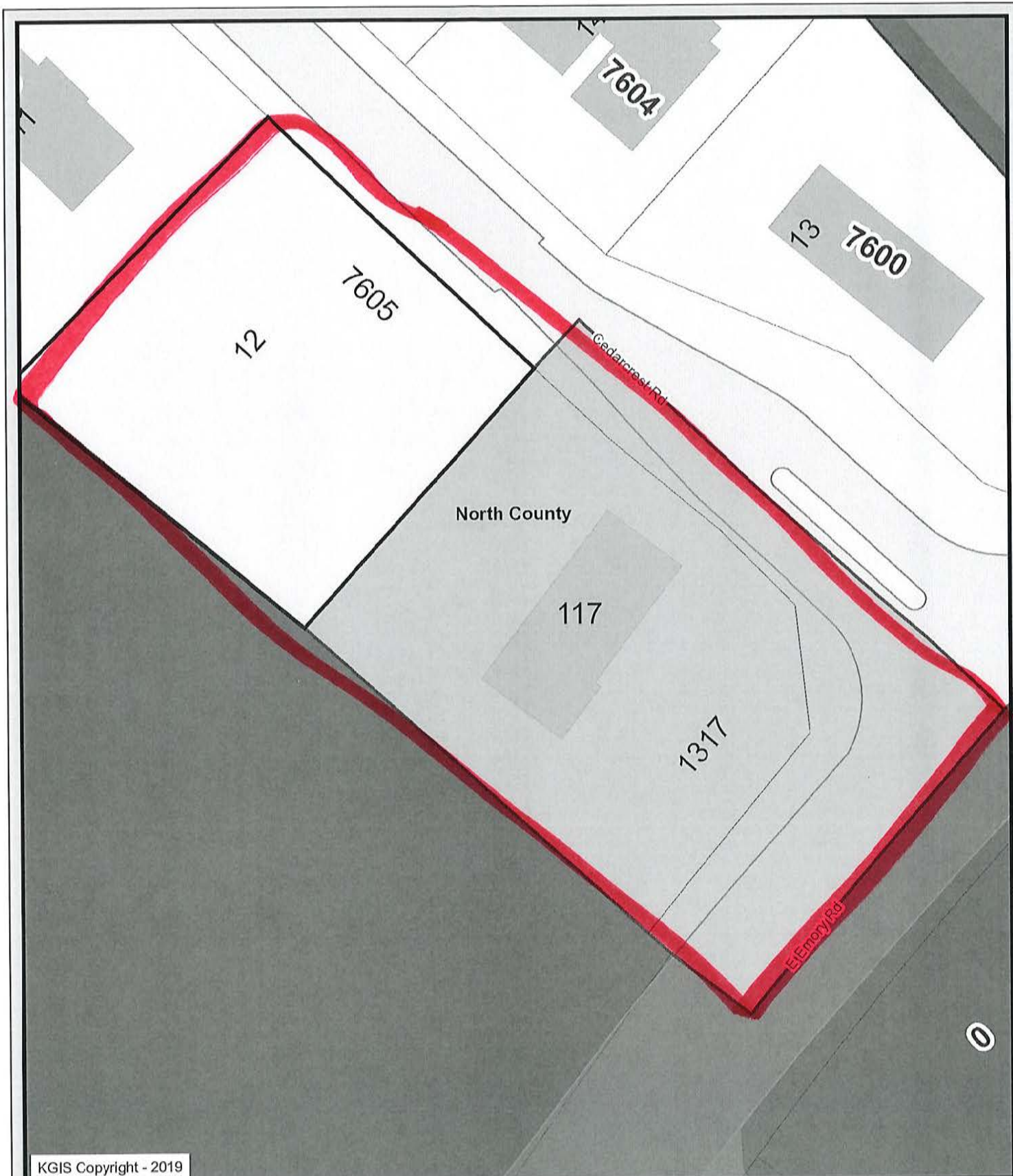


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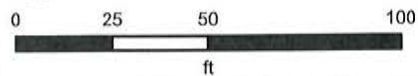


### Letter Portrait

**Knoxville - Knox County - KUB Geographic Information System**



Printed: 7/31/2019 at 2:14:25 PM



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**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

ACTIVE      NORMAL

08/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location			
E6	47	C	D	12		7605 CEDARCREST RD			
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage
CEDAR CREST NORTH UNIT 1				B-	12-	<u>54S-42</u>	135X139.53XIRR		0.00 - A.C. Deeded
									0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address	
SMITH H C & MARY E				2/10/1976	<u>1573</u>	163		1317 E EMORY RD KNOXVILLE, TN 37938	
HELMON C SMITH TRUST				8/31/2015	<u>20150908</u>	0015670		317 EMORY RD ATTN: H C SMITH KNOXVILLE, TN 37938	
GARRETT DEVELOPMENT AND CONSTRUCTION LLC				5/15/2018	<u>20180515</u>	0067502	\$ 256,500	4930 W BEAVER CREEK DR POWELL, TN 37849	

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Remarks	
ATTRIBUTES FROM NCR LOADER	
Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )

**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

ACTIVE      NORMAL

08/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
E6	47			117		1317 E EMORY RD		
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )	Acreage
				-	-	=	182.27M X 128.25 X IRR	0.00 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
SMITH HELMON C & MARY EVELYN				2/19/1963	<a href="#">1222</a>	533		1317 E EMORY RD KNOXVILLE, TN 37938
				2/12/2002	<a href="#">20020212</a>	0066675		
HELMON C SMITH TRUST				8/31/2015	<a href="#">20150908</a>	0015670		317 EMORY RD ATTN: H C SMITH KNOXVILLE, TN 37938
GARRETT DEVELOPMENT AND CONSTRUCTION LLC				5/15/2018	<a href="#">20180515</a>	0067502	\$ 256,500	4930 W BEAVER CREEK DR POWELL, TN 37849

**Remarks**

L/A

Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )



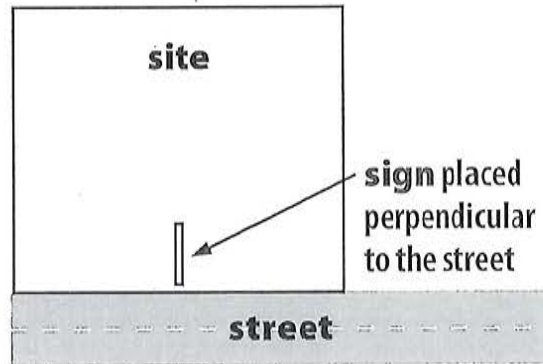
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

8/29/19 and 9/13/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Office Email: JFC@fugate@rgc-a.com

Date: 7-31-19

MPC File Number: 9-2-19-RZ, 9-D-19-5P



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] 9-J-19-RZ and 9-D-19-SP**

1 message

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**chris hoosier** <printmgt@comcast.net>

Thu, Sep 5, 2019 at 3:13 PM

Reply-To: printmgt@comcast.net

To: commission@knoxplanning.org

RE item #s 9-J-19-RZ and 9-D-19-SP

We do not want any additional encroachment into our residential neighborhood!  
Period!

Thank you. Christopher A. Hoosier [7647 Crestland Rd. Knoxville, TN 37938](#)

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



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

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**[Planning Commission Comment] Cedarcrest North Subdivision**

1 message

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**'Jaime Byrum' via Commission** <commission@knoxplanning.org>

Wed, Sep 4, 2019 at 1:52 PM

Reply-To: tn\_nurse2000@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I am a resident of Cedarcrest North (my home is at [7840 Cedarcrest Road](#)). The business , Mahalo Coffee, located at [1317 E Emory Rd, Knoxville, TN 37938](#), is located at the entrance to our subdivision. In spite of protests by our neighborhood, they were allowed to use the entrance to our neighborhood as the drive to their business. This has resulted in an increase in traffic in our entrance and some near misses for traffic accidents. It has recently come to our attention that this business is attempting to have the lot behind them zoned commercial to expand their property. Apparently they were given a sign to place to announce this rezoning to our neighborhood, but of course, they have not posted it so that none of us could oppose it.

I want to go on record as a local homeowner in strong opposition to this. This is a quiet residential neighborhood. We already have the blemish of a business at our entrance and the dangers of the increased traffic. We do not need more of this endangering our neighborhood and our children. Please consider denying this rezoning.

Thank you,

Jaime Davis Byrum

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



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

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**[Planning Commission Comment] File number 9-D-19-SP**

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**Lynne Young** <mlynneyoung@comcast.net>  
Reply-To: mlynneyoung@comcast.net  
To: commission@knoxplanning.org

Sat, Aug 31, 2019 at 10:34 AM

My name is Lynne Young and my husband and I received a Notice of Planning Commission Public Hearing regarding yet another lot in our subdivision that has been requested to be re zoned as commercial . I called Liz Albertson and she said the meeting that was scheduled on September 12th had been postponed until I

October 10th. From what I understand they want to make a parking lot out of it, well they have already put gravel down , made a new entrance ( this makes 2 in our subdivision ) and cars already park there ! My concern is that I live directly across the street and the business itself is unsightly and now I also have to deal with a bunch of cars and their new entrance is parallel to my driveway. First of all I want you to be aware that myself along with many residents in this subdivision are strongly opposed to this rezoning of this property in our subdivision and if there is nothing we can do to avoid you approving of this, we kindly request that the property owners put something up to block the view of the parking lot and it would thrill me if they blocked the coffee shop as well as it in my opinion is very unsightly as well .

Thank you for your time and consideration

Lynne Young  
7604 Cedarcrest Road  
Knoxville, Tenm. 37938  
(865) 405-7652

Sent from my iPhone

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



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

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**[Planning Commission Comment] Cedar Crest Rezoning**

1 message

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**Kel Allen** <kelallen.tn@gmail.com>

Thu, Aug 29, 2019 at 9:47 PM

Reply-To: kelallen.tn@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom this may concern,

In reference to the rezoning of a lot in Cedar Crest subdivision: I oppose the rezoning for commercial purposes. This will be detrimental to the home owners at the front of the subdivision. Unfortunately, the owners of the coffee house got to slide by a lot of restrictions because Trevor Bayne's name is attached to it. It's dispicable that his investments have been put above the homeowners' concerns and safety of the residents. Please think about our safety for a change. I OPPOSE!

Kel Allen

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**Kel Allen**

C: 865.399.5219

[kelallen.tn@gmail.com](mailto:kelallen.tn@gmail.com)

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