

Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Oppose --- 6-A-20-UR Woodbury Crossing

1 message

Misty Richards <misty.m.richards@gmail.com> Reply-To: misty.m.richards@gmail.com To: commission@knoxplanning.org Wed, Aug 12, 2020 at 2:59 PM

Dear Planning Commissioners,

I know you have seen photos previously of our street parking issues. I just now took some photos of current conditions (Wednesday at 2:30 p.m. when most neighbors are at work). I wanted to remind you of these concerns and how they exist no matter what time of the day it is. Many residents have multiple vehicles and/or work vehicles, and their driveways are too short to accommodate these additional vehicles. Even if law enforcement required them to move their vehicles, this would create a hardship on these residents who have no other options for parking these vehicles. Not to mention the strain it would put on our law enforcement to daily police this issue. No amount of improvements by the developer could improve this street parking situation, as the possibility to extend the length of existing driveways does not exist.



8/12/2020



I drive a Honda CVR (a smaller sized SUV), so if it is this tight for me to pass by two vehicles, how do you think a fire truck would be able to pass through our streets?



This is our newest "for sale" sign to go up in Edwards Place (just last week, in fact). Numerous homes have been put up for sale since May as residents are too afraid to wait and see if the apartments are approved. So many of us have realtors waiting to list our homes if the apartments are approved. Please vote to deny the application and prevent additional hardship and stress for us residents whose lives will be in direct impact of this decision.

8/12/2020



Sincerely,

Misty Richards

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Woodbury Crossing

1 message

mistypevy@gmail.com <mistypevy@gmail.com> Reply-To: mistypevy@gmail.com To: commission@knoxplanning.org Wed, Aug 12, 2020 at 2:48 PM

Hi I live at 7138 Forest Willow Lane and my major concern with the apartments by built behind my house is there is no room for Emergency vehicles to make it through.

Thank you,

Misty Pevy

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Wed, Aug 12, 2020 at 2:22 PM

[Planning Commission Comment] Clarification from Tuesday's agenda review meeting (6-A-20-UR Woodbury Crossing)

1 message

Misty Richards <misty.m.richards@gmail.com> Reply-To: misty.m.richards@gmail.com To: commission@knoxplanning.org

Dear Planning Commissioners,

I listened to **Tuesday's agenda review meeting** on YouTube and noticed Commissioner Adams and Commissioner Smith had questions about the correspondence submitted by Mr. Taylor Forrester, the lawyer representing the Woodbury Crossing developer. There seemed to be confusion on if Mr. Forrester's letter was implying that Edwards Place residents were agreeable to the concept plan.

To clear up any possible confusion or misunderstanding from Mr. Forrester's letter, the residents of Edwards Place remain opposed to the apartment proposal. After we contacted Mr. Forrester to inquire if the developer would be willing to meet with Edwards Place residents, we agreed to waiting for a couple of weeks before scheduling the meeting in order for the developer to explore options for a second entrance.

While a second entrance could not be obtained, we scheduled a meeting with the developer to discuss the proposal. After consideration from the information supplied in that meeting, the Edwards Place residents and stakeholders were still opposed to the apartment proposal. Our neighborhood needs to be completed with single-family homes to uphold our investment decisions made when we purchased our homes.

I hope this helps clear up any confusion.

I noticed in Mr. Forrester's letter to the commission that it states (as I underlined in the picture below) "it will not draw additional traffic into the neighborhood compared to the previously approved concept plan." While I am not a traffic engineer or expert on apartment traffic, Mr. Forrester's statement fails to address that the previously approved concept plan would have allowed traffic drawn into the neighborhood to use alternate streets within the neighborhood to reach their destination in the back portions of the neighborhood. Lawgiver Circle was supposed to extend well into the development and would have allowed traffic from homes in the back of the neighborhood to select Lawgiver Circle as their route of choice and avoid Edwards Place Blvd. until closer to the entrance of the subdivision.

1111 N. Northshore-Drive, Suite S-700 Knowville, Tennessee 37919-4074 865 584 4040 865 584 6084 fax www.lrwlaw.com i Of Coursel "Also admitted in New York

proposed Concept Plan and Development Plan. There is no basis to disapprove the Plan because it meets all requirements of the Knox County Code and applicable regulations.

The Development Plan conforms to the PR Zoning Ordinance. As more fully set forth in Planning Staff's Report, the Development meets the standards for development within the PR zoning district, that the Development is in harmony with the intent and purpose of the PR zoning ordinance and that it will not draw additional traffic into the neighborhood compared to the previously approved concept plan. Furthermore, the Development is consistent with the General Plan and the Sector Plan.

We appreciate your consideration and hope that you will follow Planning Staff's recommendation and approve the instant request.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: Taylor D./Forrester

cc: Anne Little (alittle@wodagroup.com) Tom Simons (TSimons@wodagroup.com) Mike Reynolds (mike.reynolds@knoxplanning.org)

I also have a question pertaining to information on the Knox Planning Staff's case file for Woodbury Crossing (the subdivision report available at: https://agenda.knoxmpc.org/2020/august/6-SA-20-C_6-A-20-UR.pdf). Under the traffic impact study section on page 4 (inserted below and underlined by me), it discusses the traffic impact study conducted by CDM Smith. This study ONLY analyzed the impact of the development at the entrance of the neighborhood (intersection of Edwards Place Blvd. and Thompson School Road.) As you can see, it goes on to state that it did NOT analyze the impact on the internal neighborhood streets. Why was it not necessary to conduct a traffic impact study on the streets within the neighborhood? Studying these streets would especially be important since this proposed plan deviates from the initial design of the internal streets.

8/12/2020 Knoxville - Knox County Planning Mail - [Planning Commission Comment] Clarification from Tuesday's agenda review meeting (6-A-20-U...

Traffic Impact Study

The Woodbury Crossing Traffic Impact Study (CDM Smith, Revised May 2020) was prepared to address the impact of the proposed apartment development on Thompson School Road. The Edwards Place subdivision was previously studied in 2007 for 187 single-family lots. This study only analyzed impact of the development on the Edwards Place Boulevard and Thompson School Road intersection, it did not analyze the impact on the internal neighborhood streets. The conclusion of the TIS was that no improvements are necessary at the Thompson School Road intersection and that the apartment development must connect to the terminus of Edwards Place Boulevard in accordance with the requirements of Knoxville-Knox County Planning and Knox County Engineering and Public Works.

Earlier in this same document (on page 3) under the Background heading, it states that "Edwards Place Boulevard will be the most heavily traveled road in the neighborhood" (inserted/underlined below). With this understanding, why was a traffic impact study of Edwards Place Blvd. not conducted except for where it intersects with Thompson School Road?

The installation of the required sidewalks began with the construction of houses sometime between 2016 and 2018. Most of the sidewalks were installed in areas with the least amount of vehicle traffic. Edwards Place Boulevard will be the most heavily traveled road in the neighborhood and it is currently without a sidewalk for the majority of its length.

This application should be denied. An overwhelming number of the Corryton community does not support apartments at this location, as you can see from those who have sent emails and signed petitions. Please protect our financial investment, along with our vision, of what we based our decision on when we purchased homes in Edwards Place.

Thank you for your time.

Sincerely,

Misty Richards

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

1 message

Robert Butler <Cowboyslawncare@hotmail.com> Reply-To: cowboyslawncare@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 2:29 PM

I am wring ag ain to express my **Opposion** in regards to Woodbury Crossing. I hope you take in consideraon the r esidents in Edwards Place and other residents in the Corryton community that are opposed to this for mulple r easons.

- Apartments do not belong in a subdivision
- Connecng r oads are small and need improving for heavier traffic
- Only access point is through Edwards Place Subdivision
- We have affordable housing in our area and are not oppose to apartments just not the right locaon f or apartments

Many in our community agree this is not the right location for this development. Single family home development is what was promised to us in Edwards Place subdivision. Please take into consideration this has not been done in Knox County before and it doesn't make sense to put apartments within a subdivision.

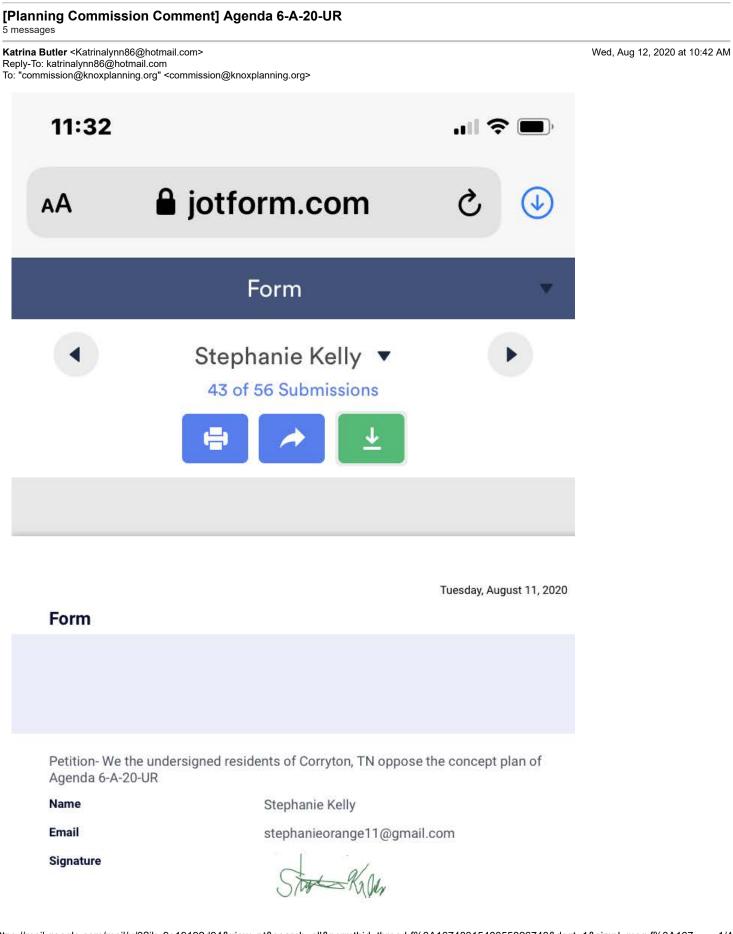
Robert Butler

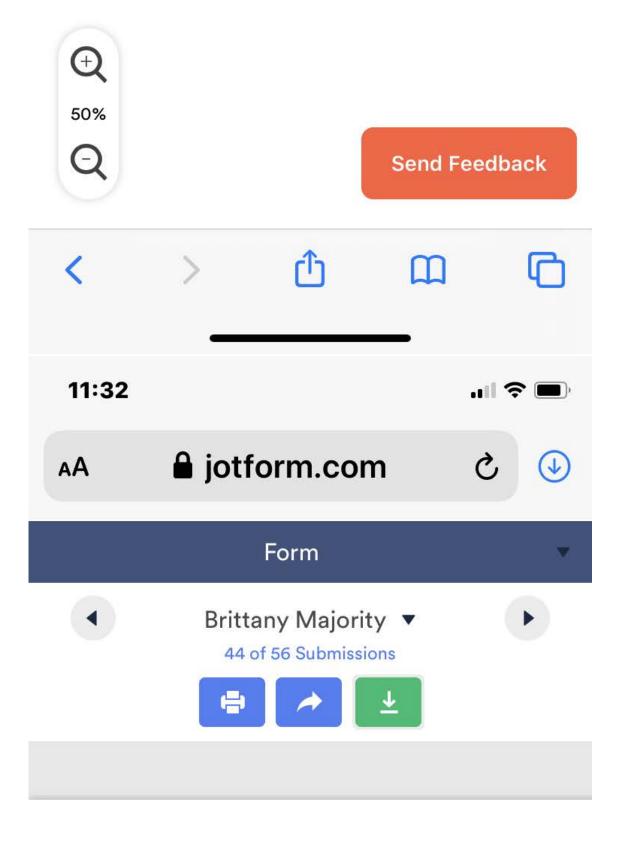
This message was directed to commission@knoxplanning.org

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Laura Edmonds <laura.edmonds@knoxplanning.org>





Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

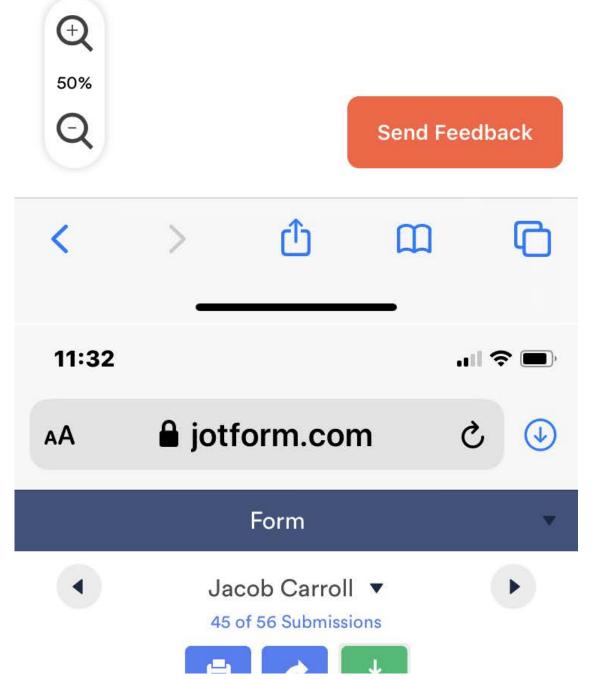
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Brittany Majority

Email

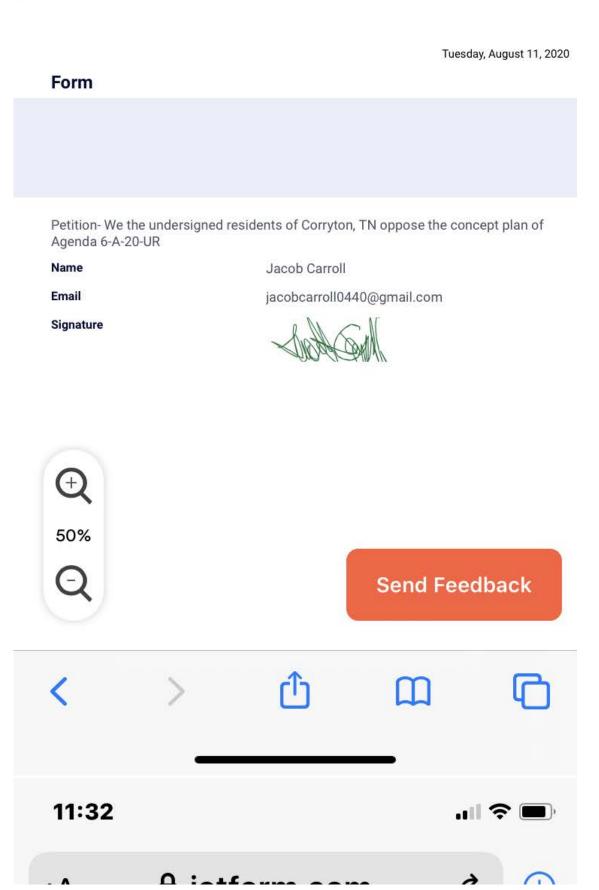
nmajority@gmail.com

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Tuesday, August 11, 2020

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Name

Cherise Bright

Email

cheriseb90@gmail.com

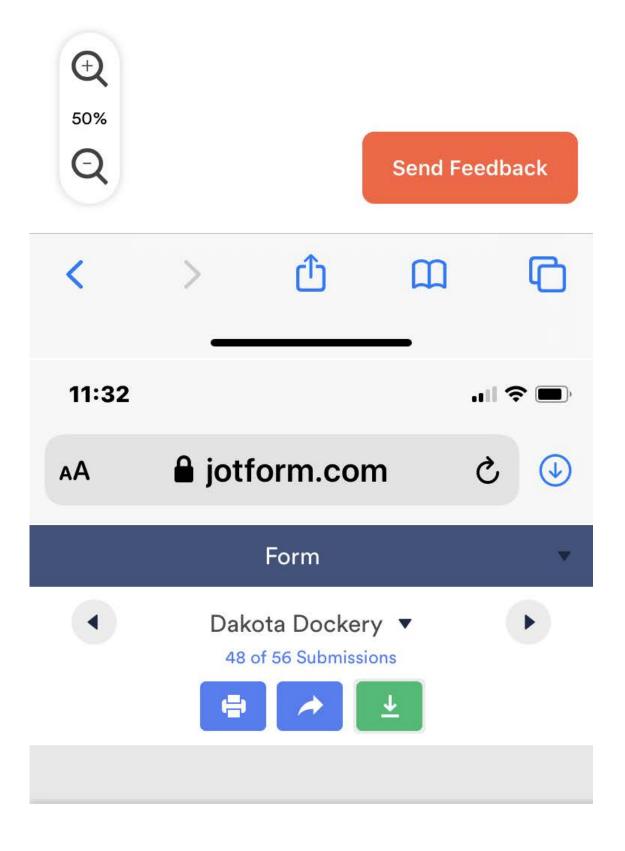
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Email		jclombardi@c	omcast.net	
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Tuesday, August 11, 2020

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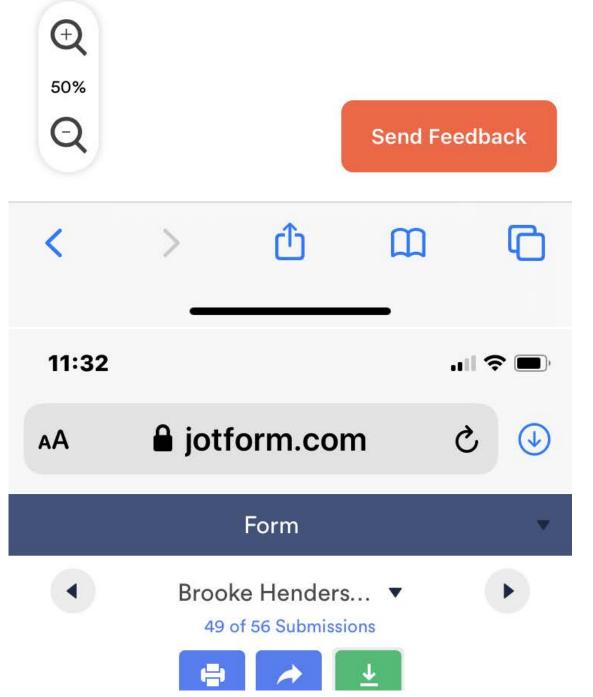
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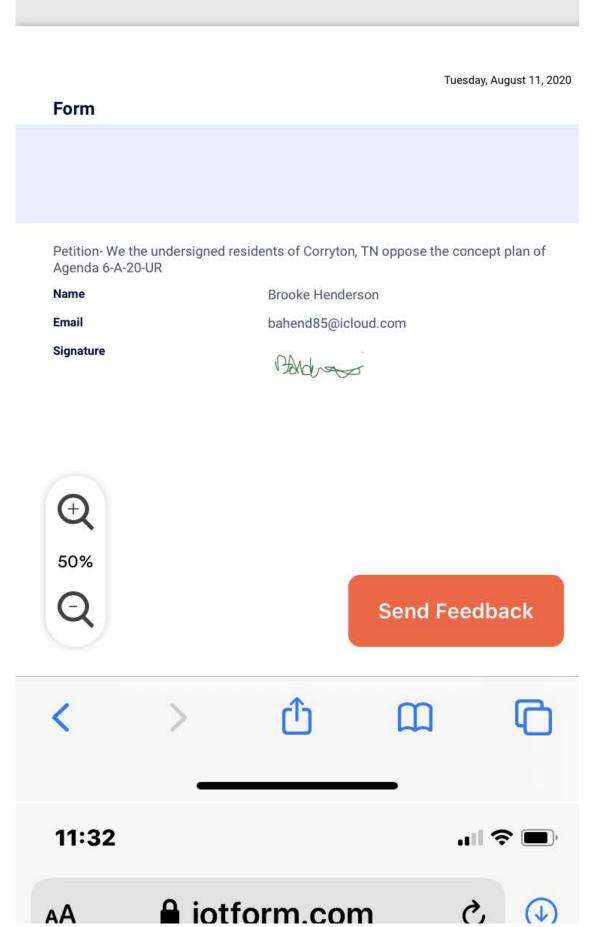
Email

shelliebaby1986@gmail.com

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Tuesday, August 11, 2020

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Name

Alicia Case

Email

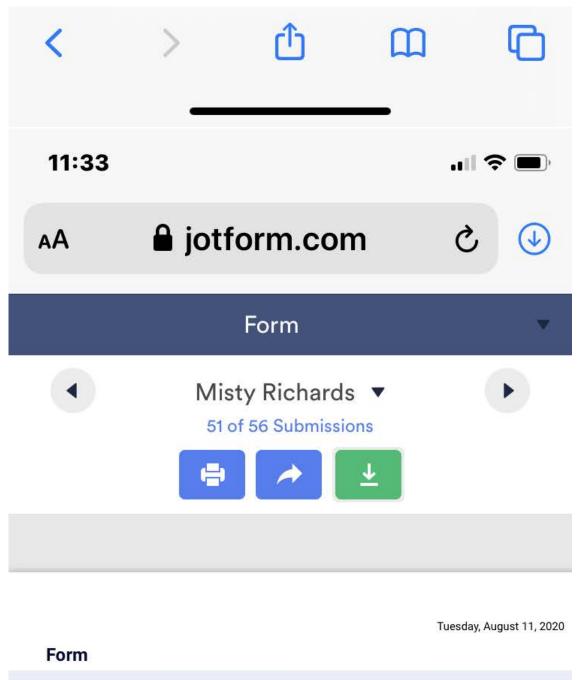
Signature

Alice Caro

gatorgrl83@gmail.com

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Misty Richards

Email

misty.m.richards@gmail.com

Signature

MistyRichardo

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Agenda 6-A-20-UR

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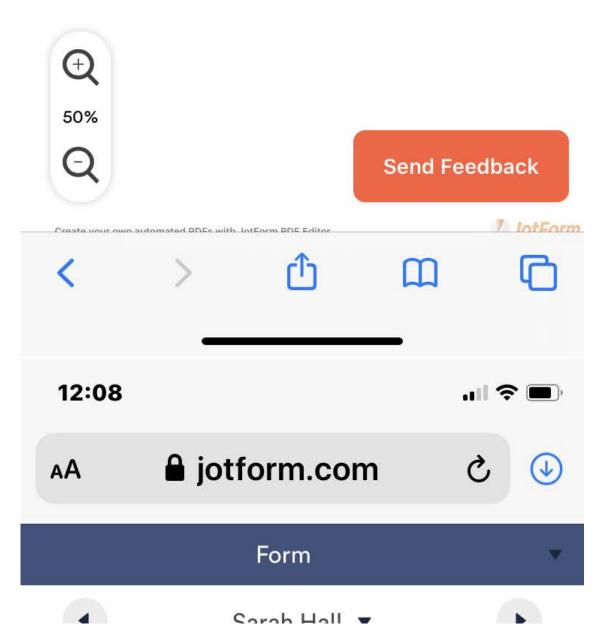
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Bridget Stilwell

bstilwell@rustywallacenissan.com

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62 of 79 Submissions



Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

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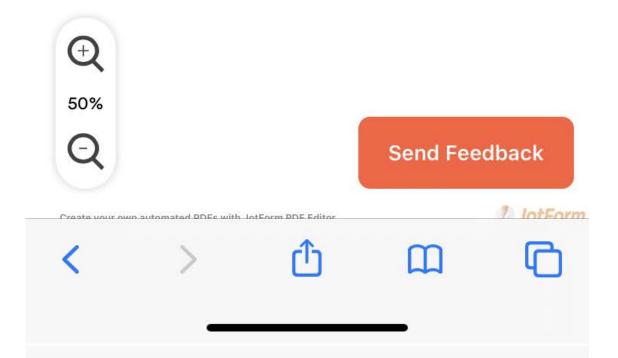
Sarah Hall

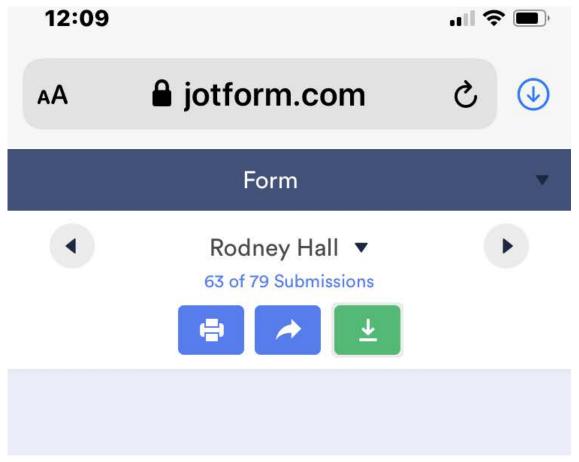
Email

sbhall84@gmail.com

Signature







Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Rodney Hall

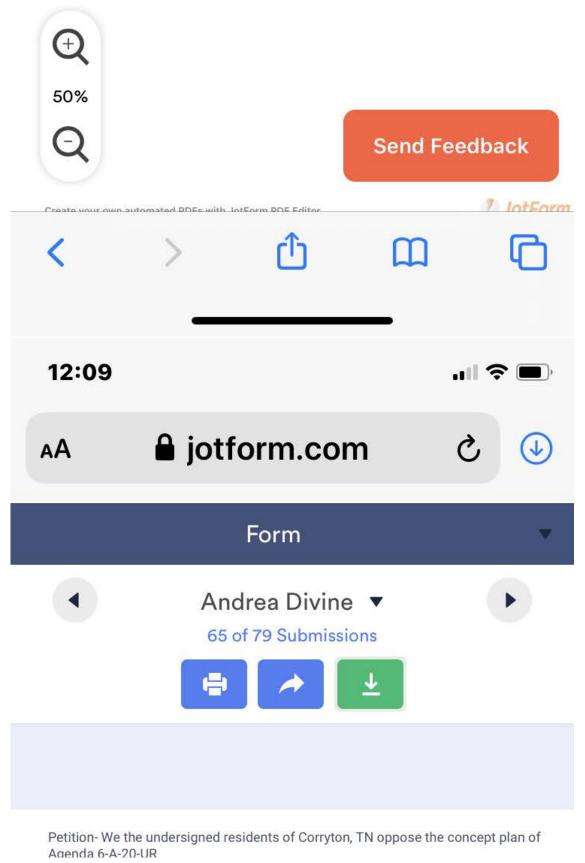
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rodneyblakehall1981@gmail.com



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Email		dhshockley@g	mail.com	
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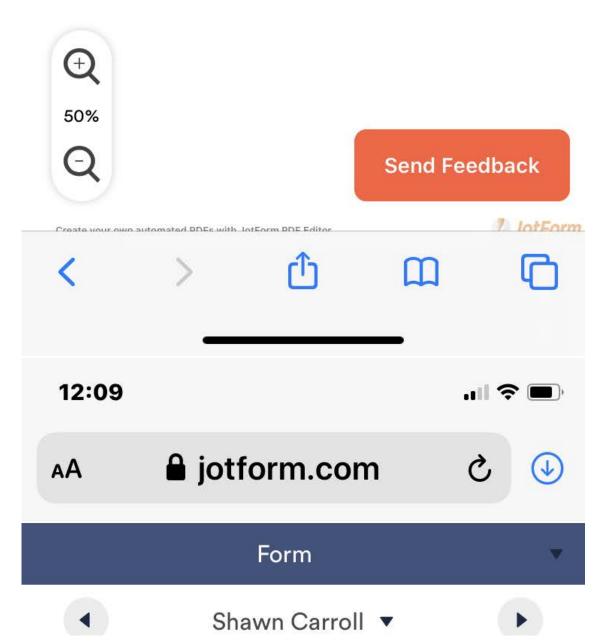
Email

Andrea Divine

Signature

andrea.divine@knoxschools.org

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66 of 79 Submissions



Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR $\,$

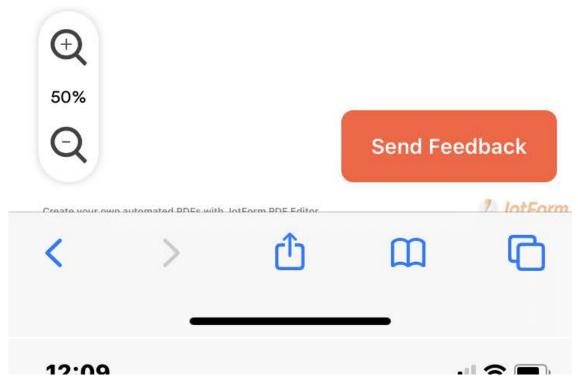
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Shawn Carroll

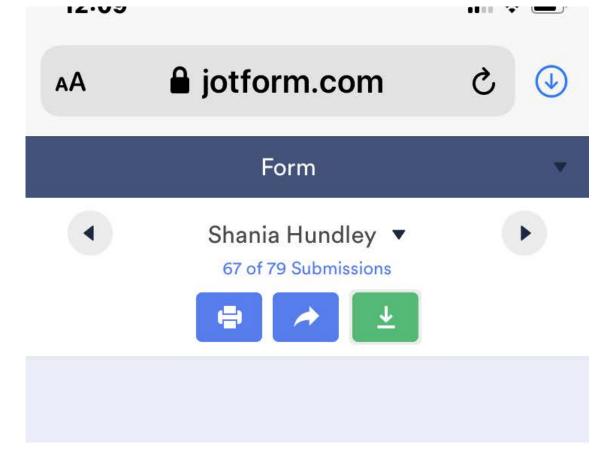
Email

ivbiden@gmail.com

Signature



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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Shania Hundley

Email

Signature

neongreennurr@gmail.com





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Ben Gilbert

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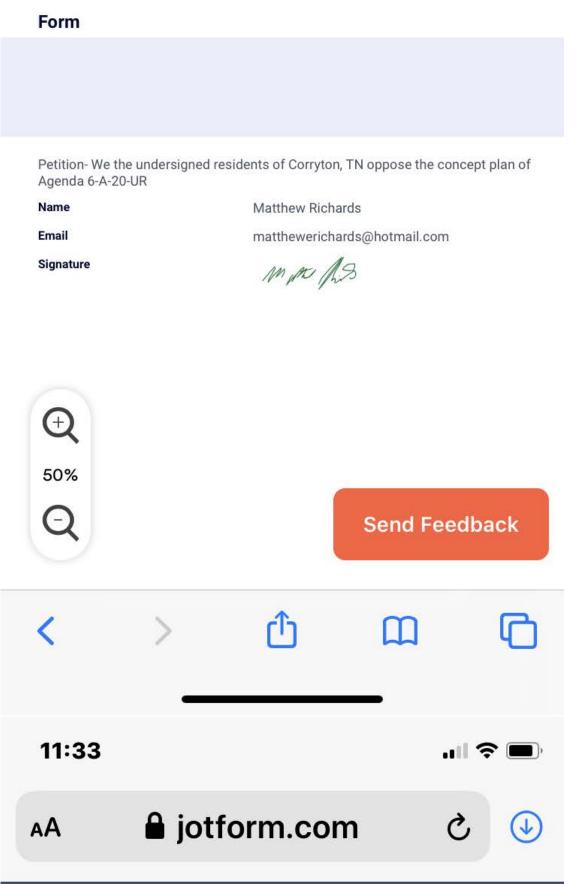
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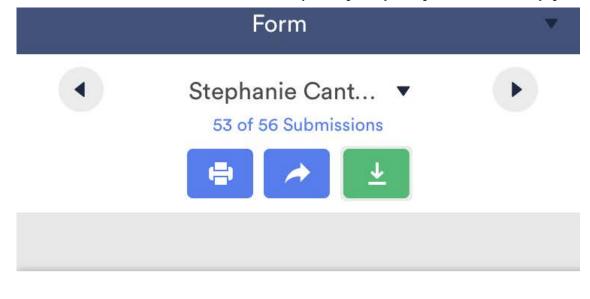
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Tuesday, August 11, 2020





Tuesday, August 11, 2020

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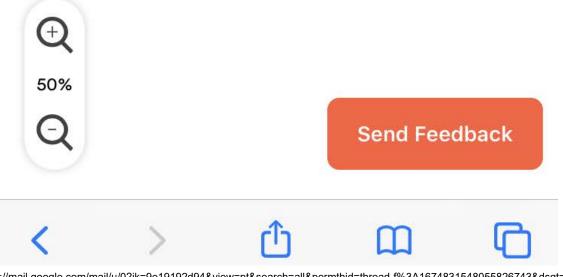
Stephanie Cantrell

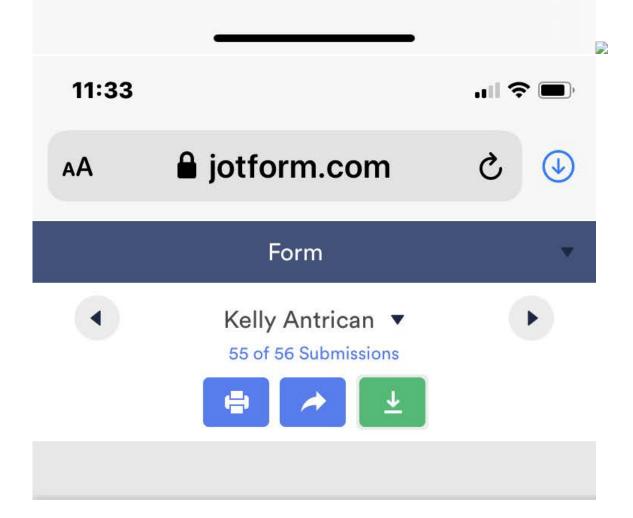
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steph7864@gmail.com







Tuesday, August 11, 2020

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Agenda 6-A-20-UR

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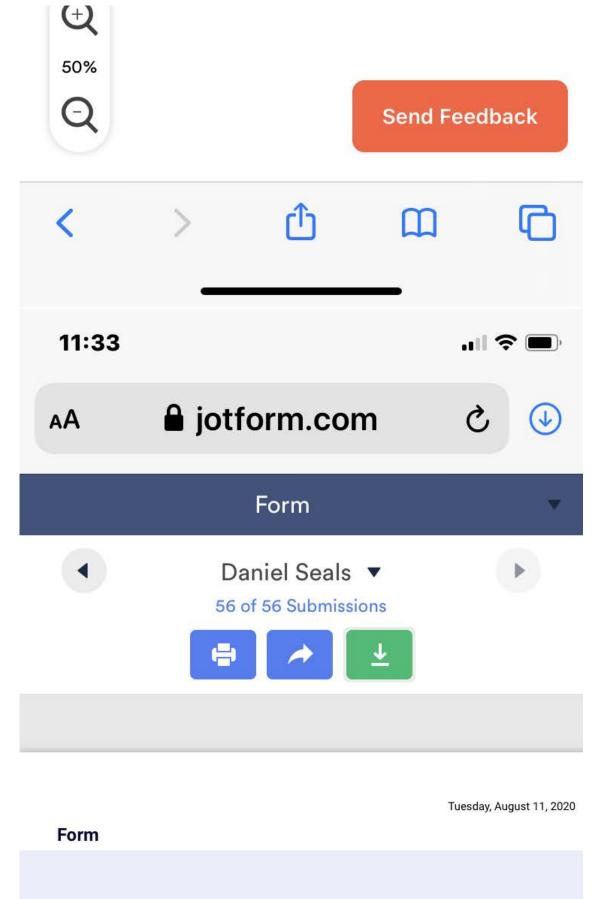
Kelly Antrican

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Signature

kelly.antrican@gmail.com

Kelly Antrican



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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR Agenda 6-A-20-UR Name Daniel Seals Email seals84@yahoo.com Signature Daved Seals + 50% Send Feedback 12:08 jotform.com AА Form Brittany Reynolds V 57 of 79 Submissions

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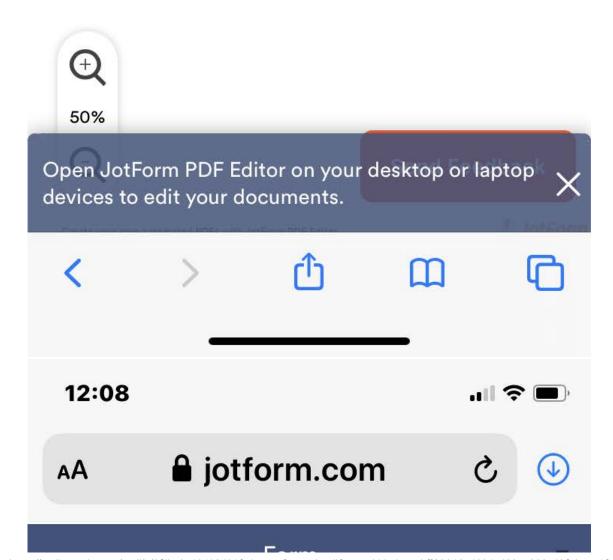
Name

Brittany Reynolds

Email

breezy6589@gmail.com

Signature





Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR $\,$

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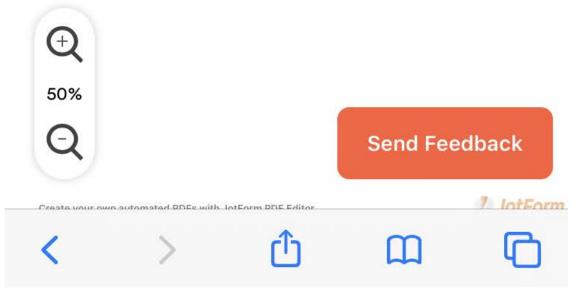
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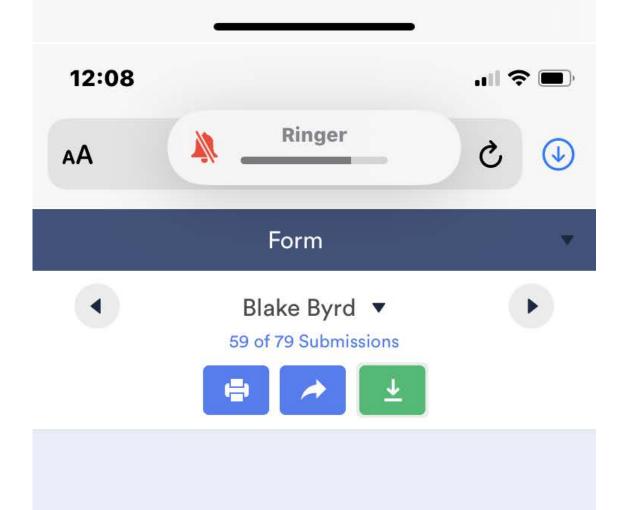
prestonmurphy49@gmail.com

Email

Signature







Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Blake Byrd

Email

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sbbyrd@gmail.com

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Email	tiffanit13@yah	oo.com		

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Katrina Butler <Katrinalynn86@hotmail.com> Reply-To: katrinalynn86@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Wed, Aug 12, 2020 at 12:45 PM

Wed, Aug 12, 2020 at 12:18 PM

Dear Planning Commission,

I am wring ag ain to say I **Oppose** Agenda 6-A-20-UR Woodbury Crossing. I have lived in Edwards Place for 10 years and never would have never thought we would have to be dealing with apartments wanng t o be placed in the back of our subdivision. It would not be fair to us at all to allow this developer to build apartments in here, we were told we would live a subdivision that only consisted of single family homes. Some of the residents that live on Forest Willow Ln. would only have a view of three story apartment building form their backyard if this was approved. The land is just not fing f or an apartment complex. If this is approved, I know neighbors have expressed they will be selling their homes, as I will too. Please consider denial for this as the development should be single family homes that was planned since the beginning of Edwards Place development.

Thank You, Katrina Butler

This message was directed to commission@knoxplanning.org

Katrina Butler <Katrinalynn86@hotmail.com> Reply-To: katrinalynn86@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>







Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Danielle Norman

Email

tommyndanielle7@gmail.com

Signature

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71 of 79 Submissions

Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR $\,$

Name

Tommy Norman

Email

Signature

tommy85norman20@gmail.co



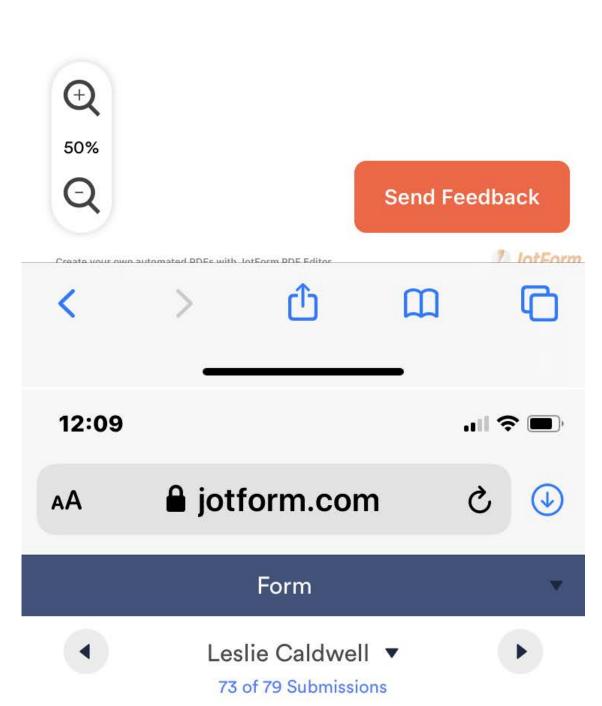
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Name	Bobby '	Vandergriff	

Email

bobby_vandergriff@yahoo.com

Signature





Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR



Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Leslie Caldwell

Email

Leslie Galuwell

Signature

lacaldwell3@icloud.com

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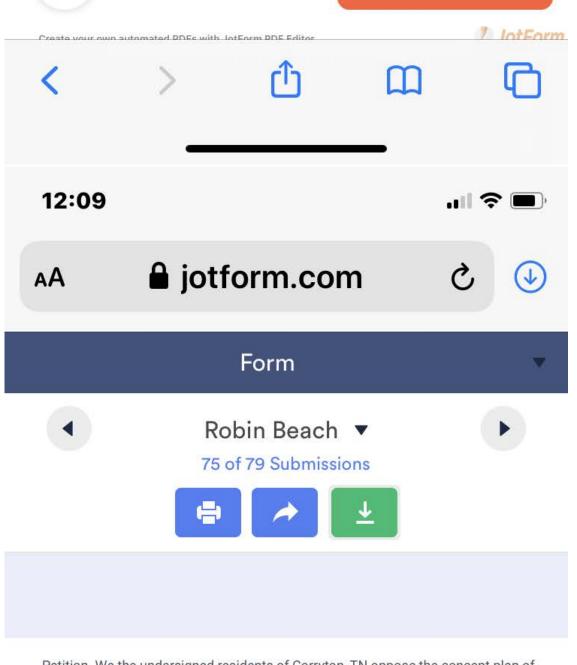
Chris Taylor

Email

ctwhs2007@gmail.com







Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Robin Beach

Email

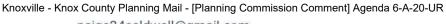
rjbeach12@yahoo.com

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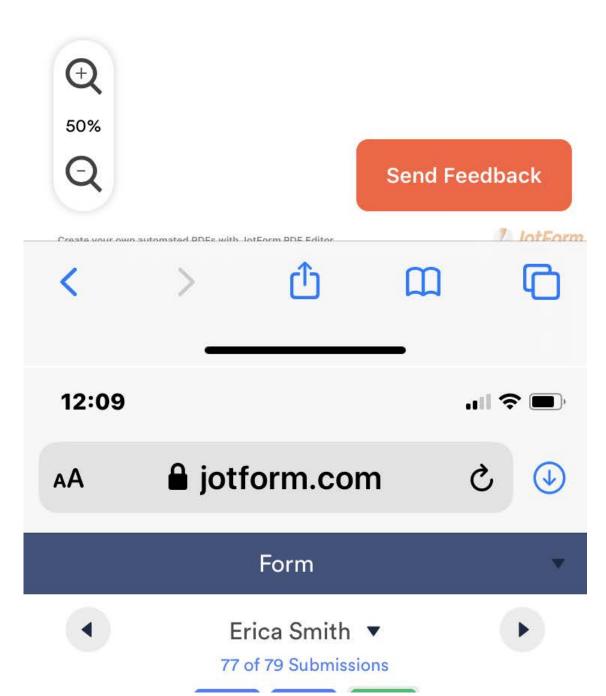
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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR



Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

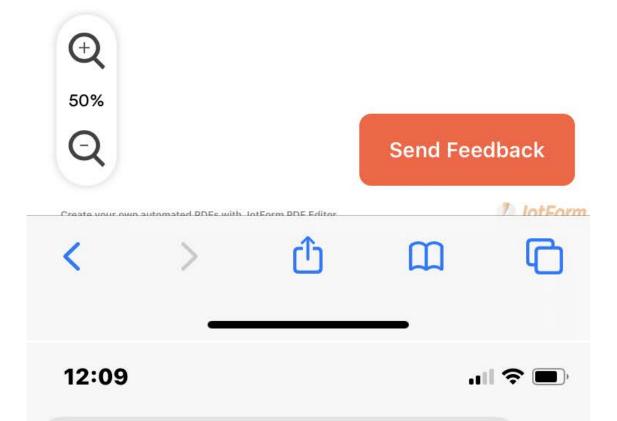
Name

Erica Smith

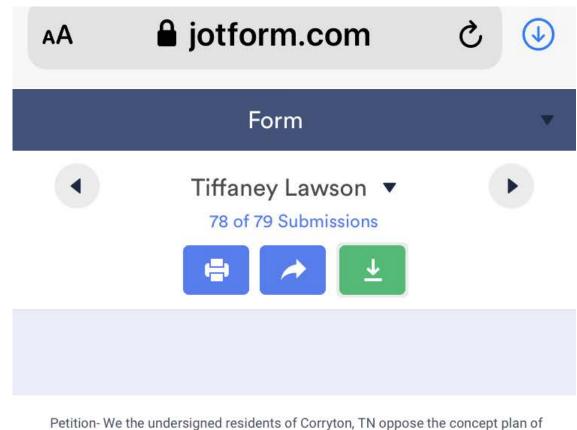
Email

ericasmith2013@gmail.com

Sol



Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR



Name

Agenda 6-A-20-UR

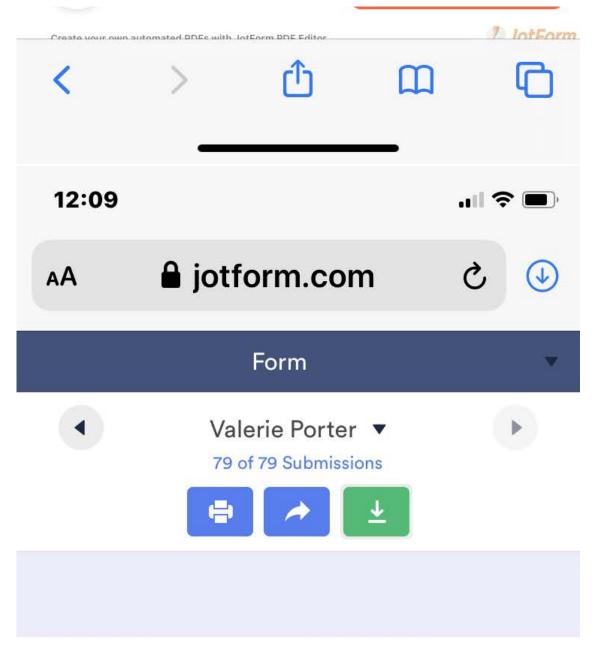
Tiffaney Lawson

Email

tiffaneylogan13@gmail.com







Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

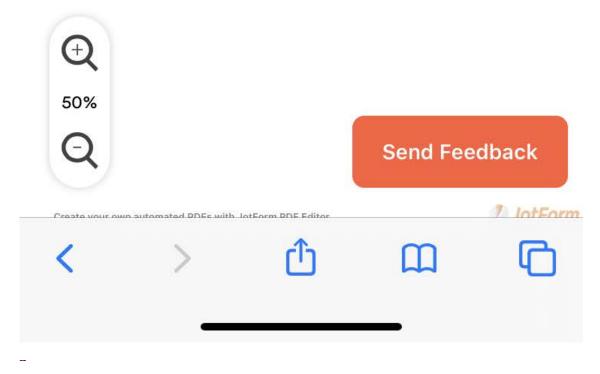
Valerie Porter

Email

Signature

jnporterhouse@gmail.com

Valep Porton



This message was directed to commission@knoxplanning.org



[Planning Commission Comment] Subject 6-A-20-UR

1 message

Rita Livesay <ritajdl@comcast.net> Reply-To: ritajdl@comcast.net To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 12:54 PM

Please consider this e-mail in opposition of the apartments proposed for the land behind Edwards Place subdivision. The apartments will not have their own entrance/exit and will impose a large increase in traffic on the subdivision streets that were never designed to carry the traffic of 80-unit apartments. The original concept plan would have funneled traffic onto other streets (such as Lawgiver Circle) instead of only Edwards Place Blvd. It will be a terrible for those living in and for those visiting Edwards Place since street parking already makes driving in this neighborhood a challenge, especially on Edwards Place Blvd. Please vote to deny this plan.

Rita Livesay

Sent from my iPad



[Planning Commission Comment] Edwards Place

1 message

Beth Taylor
betht2389@gmail.com>
Reply-To: betht2389@gmail.com
To: commission@knoxplanning.org, richie.beeler@knoxcounty.org

Wed, Aug 12, 2020 at 12:54 PM

I still stand firm on my opinion concerning 6-A-20!! When we purchased our home we were hesitant due to it being a subdivision in the first place. We had never lived in a subdivision, but we needed to be closer to Knoxville due to the fact our son had medical issue that required numerous trips to doctors and the hospital. The neighborhood seemed quite and small enough to where we originally thought it wouldn't be so bad. Another developer came in and the traffic did as well. More cars to add on the side causing congestion. We walk everyday to get the kids out we are constantly having to stop to let cars pass as it is. Add the 6-A-20 and the traffic will get worse. This is just ridiculous and I feel if you all must have this done in our community you need to find somewheres else less that's crowded for this project. On Thompson school Rd there is three subdivisions already and land for sale with a ton of acres that would lead me to believe another development on the way, which I hope not because this is getting crazy! Please, please do not approve of this project!

Beth Taylor Sent from my iPhone



[Planning Commission Comment] 6-A-20-UR

1 message

'Jessica Nirmaier' via Commission <commission@knoxplanning.org> Reply-To: jessicanirmaier@yahoo.com Wed, Aug 12, 2020 at 12:11 PM

To: commission@knoxplanning.org

I noticed someone posted property for sale that they claimed would be a better location. However, all three of the properties they cited, two are not findable on KGIS, and the one that was (8107 Tazewell Pike) would in fact require a rezoning in addition to use on review, which would then have to go before county commission as well. In addition, I'm not sure we wouldn't still be fighting the same concerns with that property as we are this one.

I'm afraid most of the concerns being brought before you are based solely on emotion, and fear of change, instead of on a factual basis. These residents have been offered more than most other developments that have been approved have ever thought about offering. I would ask these residents, when you've been offered to have the sewer fixed, sidewalks fixed, money for the swimming pool you were promised at the beginning, a 60ft set back fully lined with 2 rows of trees, why are you still opposed? The recreational activities are here, the need is here. The streets that keep getting mentioned are soon to be fixed by Knox county from the bond. They know this already. So what is it, on a factual basis, that is still making this project unacceptable to residents? The single entrance, so that can be fixed as well if we require the Twin Oak development to connect to Lawgiver Cir, which we should. Other than that, there is ZERO REASON TO DENY THIS PROPOSAL.

I'm a LIFE LONG resident of Corryton, and I approve this development. I think the developer has done his du diligence in trying to work with our residents and help our community.

The facts are the facts:

1. We have ZERO truly affordable rental housing in the 37721 zip code.

2. We have plenty of recreational activities for residents, most of which are 100% FREE.

3. Over 95% of Corryton residents have their own car, so public transportation would not be a needed requirement for this project to happen.

4. Corryton has a population of 12,916 people. 8.8% of which are considered poverty level, and 24.8% of which have an income below \$30,000.

5. There is not a lot of other locations this development could go. The land behind the IGA got kicked backed for apartments less than 2 years ago. The other land available within the mixed use district would not be zoned to accommodate the density apartment complexes need for profitability. Therefore, zoning and possible sector plan amendments would have to be made for this to go somewhere else.

6. This land is already zoned properly, is right next door to the schools, and with the connection to Twin Oaks, would have direct access to the schools and would provide connectivity to all residents.

7. This developer has been proactive and willing to work with the community.

8. In 2015, there was over 30,000 Knox County residents whose income was below 20,000. However, only 9,000 rental units available to serve them. Thus, there is a severe affordable rental housing shortage.

Point is, we need more truly affordable housing and quite honestly, if the connection could be made to Twin Oaks, this is a perfect location very close to what will be the "hub of Corryton" (Gibbs).

Jessica Nirmaier

Harbison Plantation (less than 1/2 a mile from proposed development). LIFE LONG RESIDENT. COMMUNITY VOLUNTEER AND ACTIVIST.



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

GypsieGirl01 <gypsiegirl82@gmail.com> Reply-To: gypsiegirl82@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Wed, Aug 12, 2020 at 11:36 AM

Hello,

We are Jerry and Andrea Martin @7705 Edwards Place Blvd. in Edwards Place subdivision. We are pleading to the commissioners that hold the future of our family's way of living, equity of housing and quality of neighborhood in your hands. Please, we implore that you do not accept the 6-A-20-UR-Woodberry Crossing Apartments into this subdivision. In the Community meeting, with the developers, they said the demographic would be single and young married without children. This is not the current demographic of neighborhood/sudivision. We are a family oriented, close knit community and neighbors. This would absolutely change the subdivision we bought into when we decided to move and build a home for my husband, myself and our 2 adopted children.

We Chose this area in Corryton because we wanted to give these children a family friendly, country style atmosphere and lots of family friends to enjoy outside space with. Less of the city life.

We live at the end of Edwards Place Blvd. Right in front of our driveway is where the proposed Apartment road entrance would be. That is absolutely unacceptable to put the entrance into an already existing neighborhood. Our home would face the side of the apartments blocking all beautiful landscaping and country atmosphere and scenery.

We have been promised so much by previous builders that have not followed through on their approved proposed plan. Please do not make us suffer through more broken promises.

With Much Sincerity, Jerry and Andrea Martin

Andrea Martin

8/12/2020



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda item comment - 6-A-20-UR - second entrance not available 1 message

Mike Ward <mikewardtn@comcast.net>

Wed, Aug 12, 2020 at 11:24 AM

Reply-To: mikewardtn@comcast.net To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Dear Commissioners,

While engaged collaboration between community and development firm has occurred, nothing has changed and the traffic risks/challenges remain.

Previous commissioner comments regarding this item are still relevant... "The plan is just not feasible without a second entrance"

The lack of opportunity for a second entrance is also reflective of the surrounding neighborhood's receptiveness to this plan.

Please deny the application for 6-A-20-UR

Respectfully,

Mike Ward 7626 Thompson School Road Corryton, TN 37721



[Planning Commission Comment] 6-A-20-UR

1 message

Stacee Lombardi <lombardimeplease@gmail.com> Reply-To: lombardimeplease@gmail.com To: commission@knoxplanning.org

I'm in opposition to the apartments

- 1.would take down our property value.
- 2. Don't have sidewalks to accommodate them.
- No public transportation available.
 We have one entrance and it's already overly congested
- ---

This message was directed to commission@knoxplanning.org

Wed, Aug 12, 2020 at 11:11 AM



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Copeland, Michael <mcopeland@edgewell.com> Reply-To: mcopeland@edgewell.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Wed, Aug 12, 2020 at 11:07 AM

I just wanted to make my voice heard.

Please do not approve for these apartments to be put in our neighborhood. When I bought my house, one of the biggest reasons why I chose it was because it was supposed to be one family homes. I'm 48 years old and picked this house to grow old/older in. If apartments are put in this neighborhood, I'm afraid I'll have to move. I love the neighborhood/area, even though DR Horton did us wrong.

Thank you,

Michael Copeland

7135 Forest Willow Ln

Corryton, TN 37721



Wed, Aug 12, 2020 at 11:04 AM

[Planning Commission Comment] 6-A-20-UR

1 message

Tattooed Lady <staceerae87@gmail.com> Reply-To: staceerae87@gmail.com To: commission@knoxplanning.org

Opposed to apartments.

- 1. Supposed to be single dwelling homes

- No sidewalks
 No public transportation
 Single entrance and exit
- 5. Bring down property value



[Planning Commission Comment] 6-A-20-UR

1 message

Stacee O'Mary <jrussellbaby5@gmail.com> Reply-To: jrussellbaby5@gmail.com To: commission@knoxplanning.org Wed, Aug 12, 2020 at 11:07 AM

Please deny the apartments. This subdivision has been thru enough already. The developer was not able to find a second entrance/exit. No parking as is. No sidewalks. Too close to the school. Too many broken promises. Too many cars on the street.



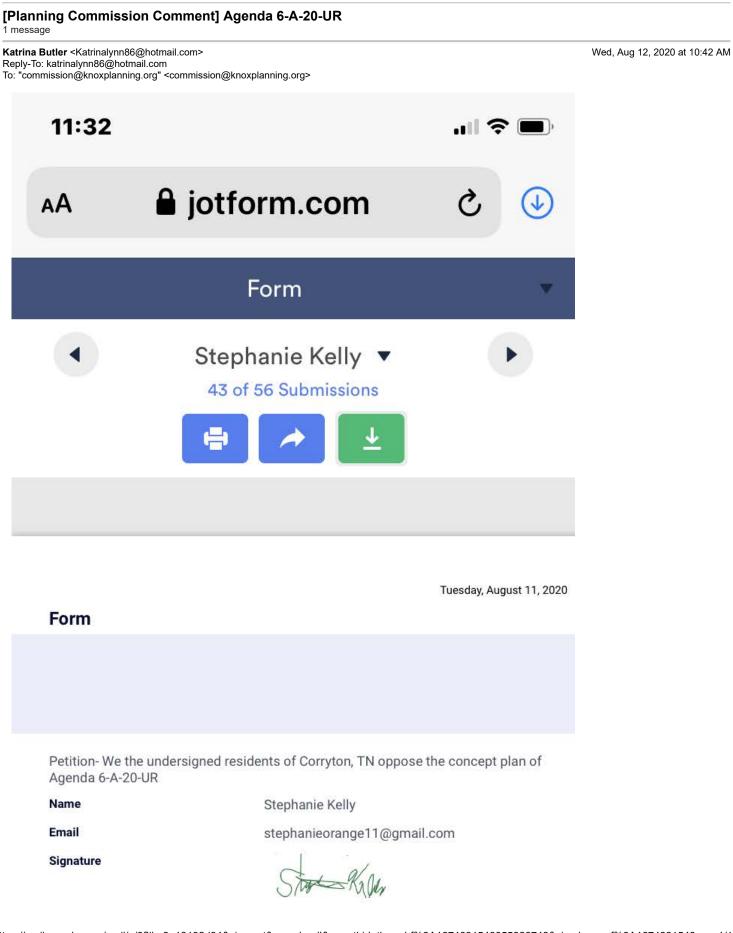
[Planning Commission Comment] 6-A-20-UR

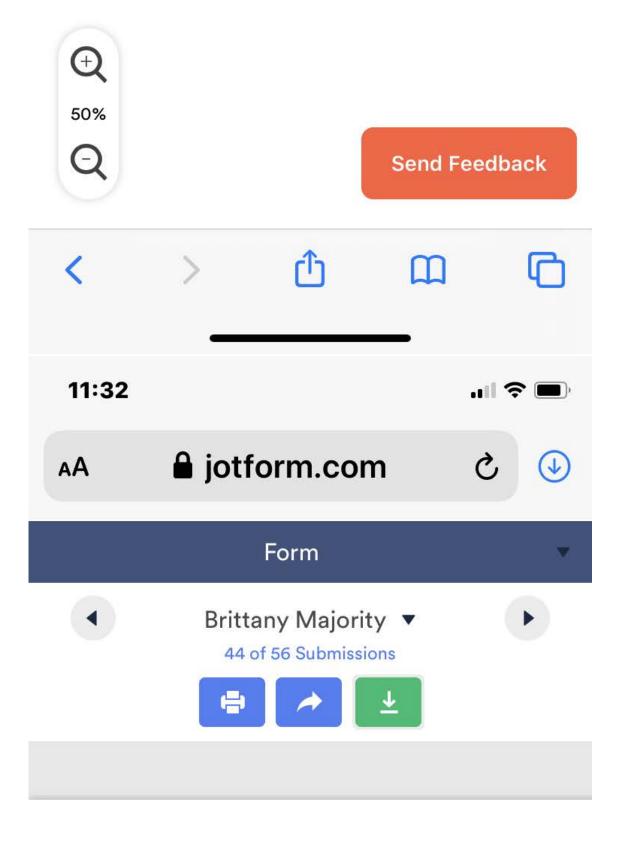
1 message

John Lombardi <jcfxlombardi@gmail.com> Reply-To: jcfxlombardi@gmail.com To: commission@knoxplanning.org Wed, Aug 12, 2020 at 10:52 AM

I oppose this proposal. I bought a home with single dwelling residents with the possibility of more single dwelling homes. Not apartments. Our streets are over crowded. We do not have an HOA in place. A second entrance would be a MUST







Tuesday, August 11, 2020

Form

Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

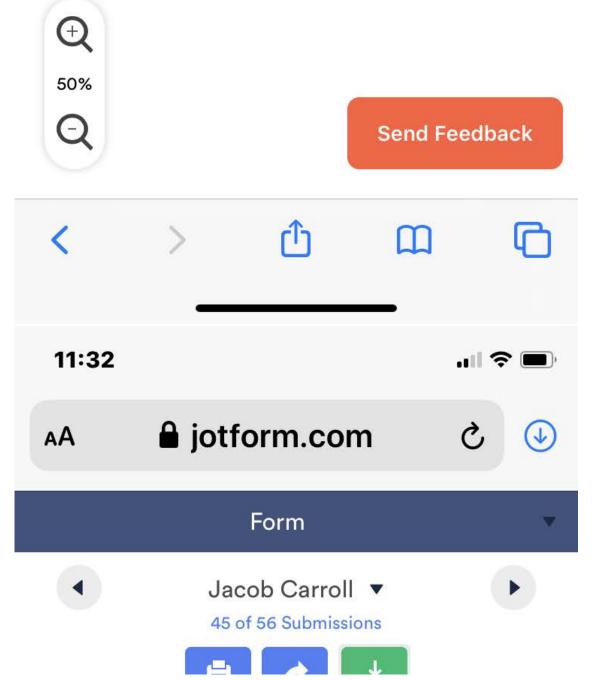
Name

Brittany Majority

Email

nmajority@gmail.com

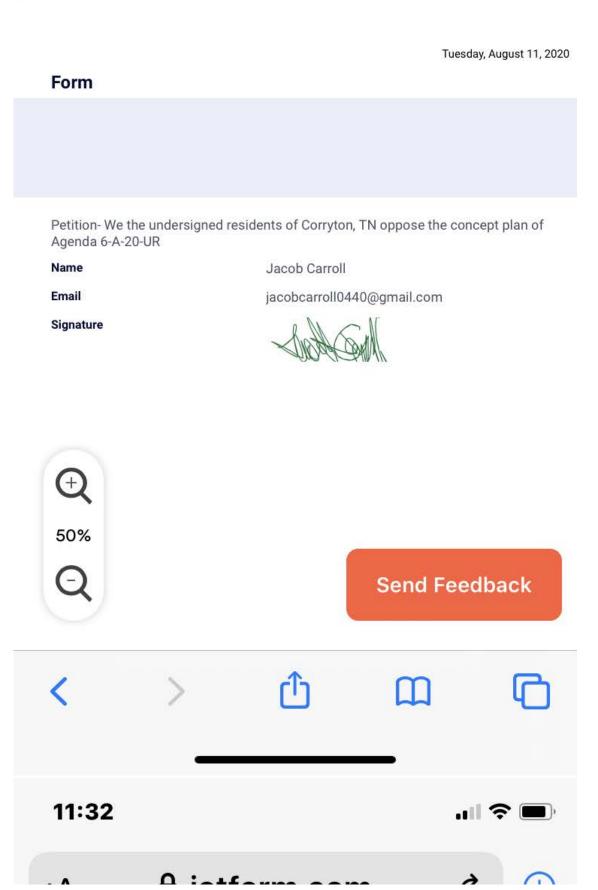
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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR





Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Cherise Bright

Email

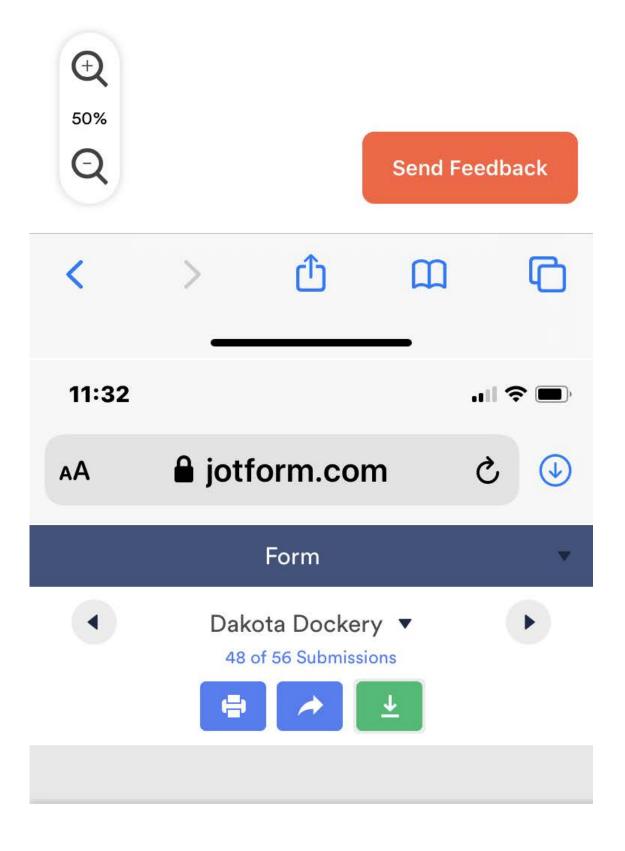
cheriseb90@gmail.com

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Email		jclombardi@c	omcast.net	
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Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

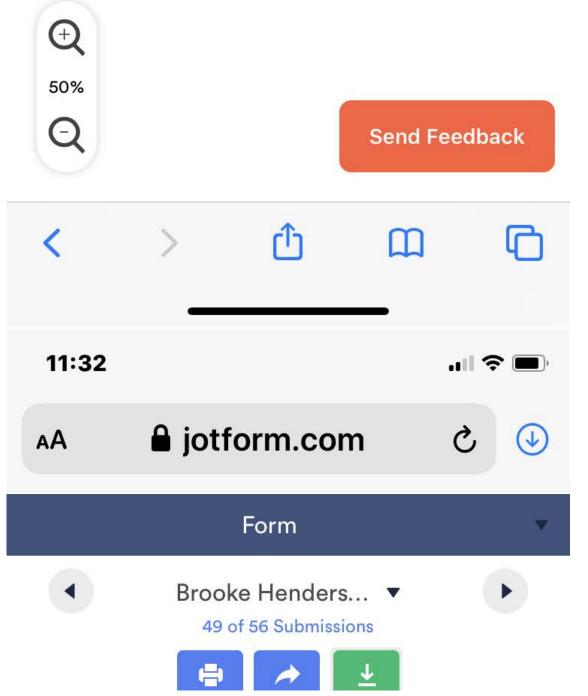
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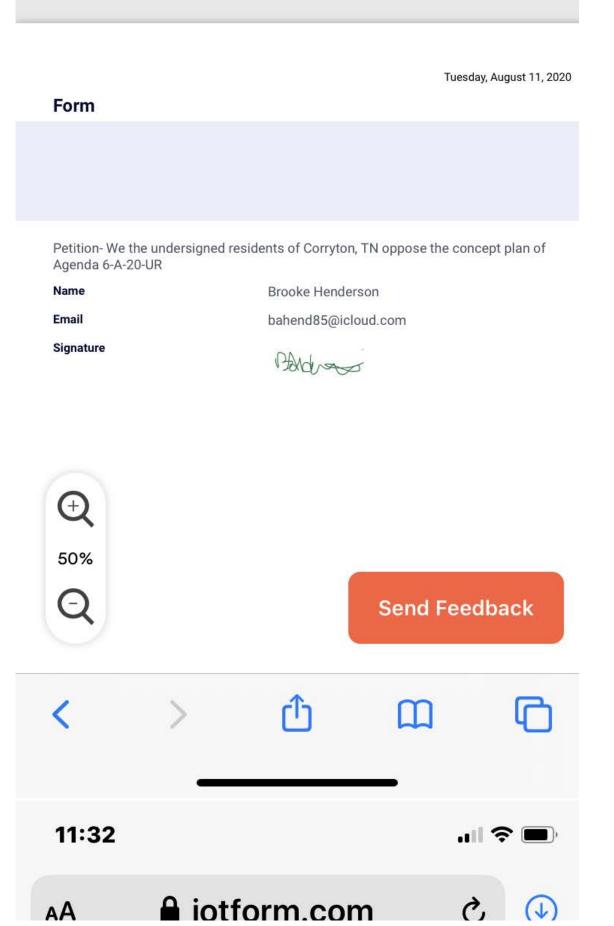
Dakota Dockery

Email

shelliebaby1986@gmail.com

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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

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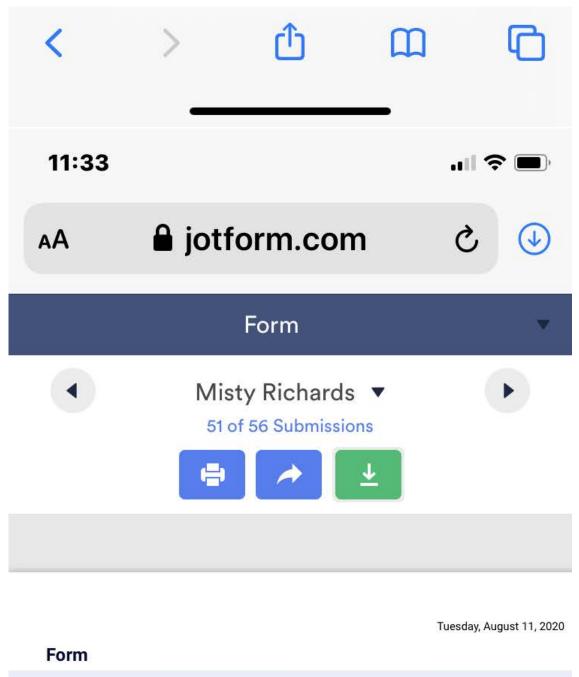
Alicia Case

Email

gatorgrl83@gmail.com Alice Caro

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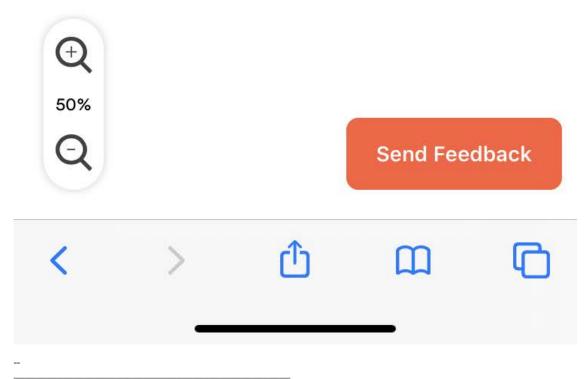
Misty Richards

Email

misty.m.richards@gmail.com

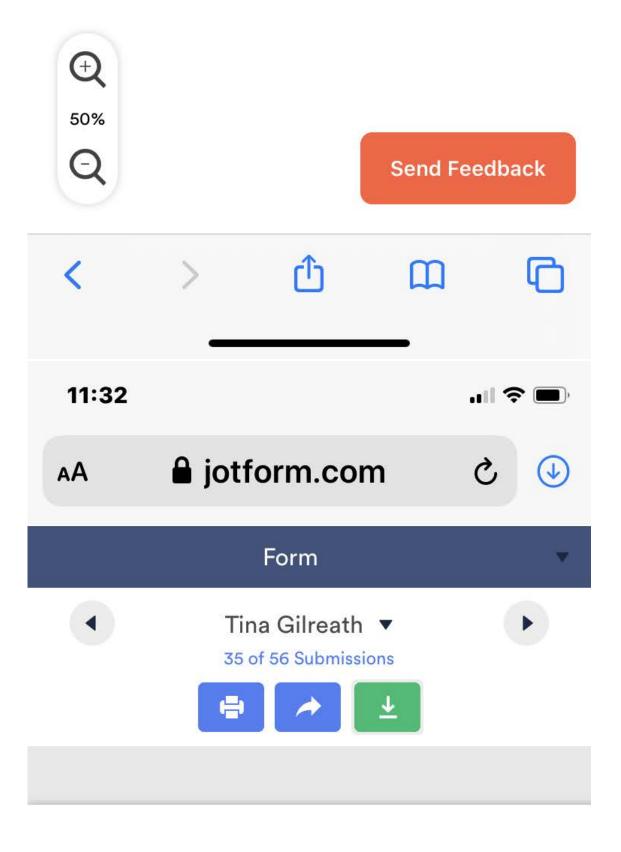
Signature

MistyRichardo





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Name	Steve Bowers		
Email	stevebowers76@gmail.com		
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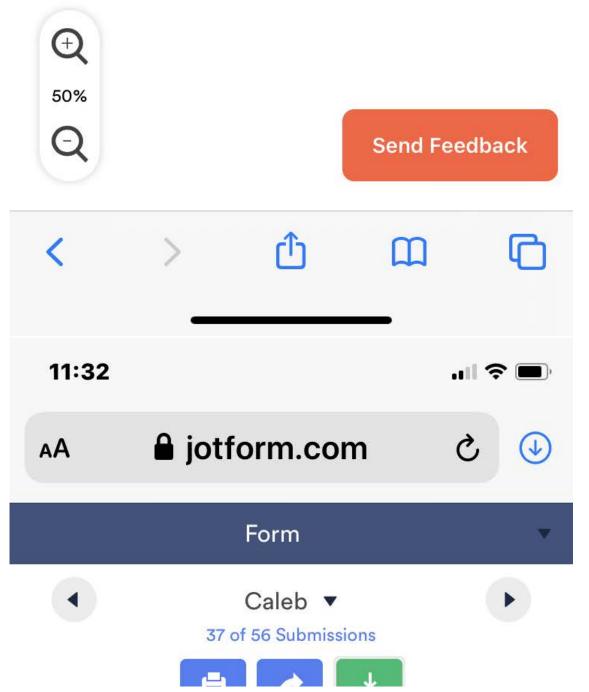
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 Name
 Tina Gilreath

 Email
 tina@thegilreathfamily.com

 Signature
 Could and family.com

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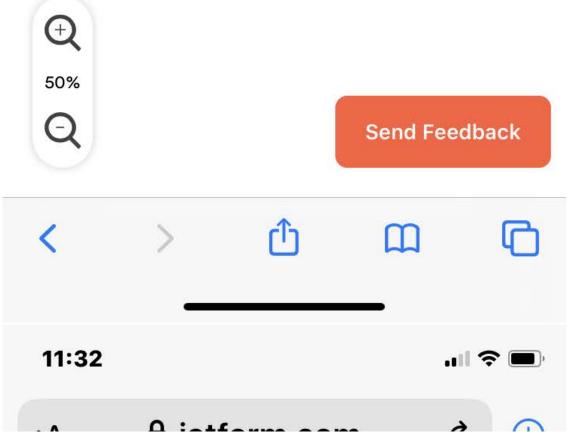
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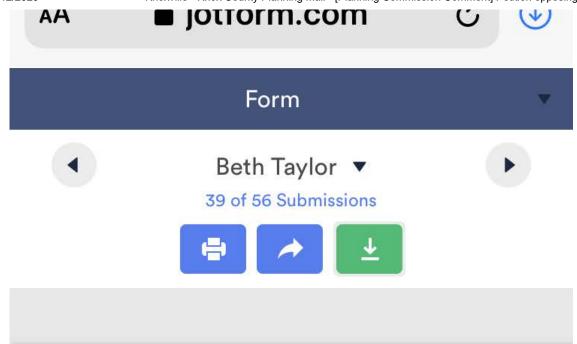
of Agenda 6-A-20-UR

Name

Caleb



Knoxville - Knox County Planning Mail - [Planning Commission Comment] Petition opposing agenda 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Beth Taylor

Email

betht2389@gmail.com

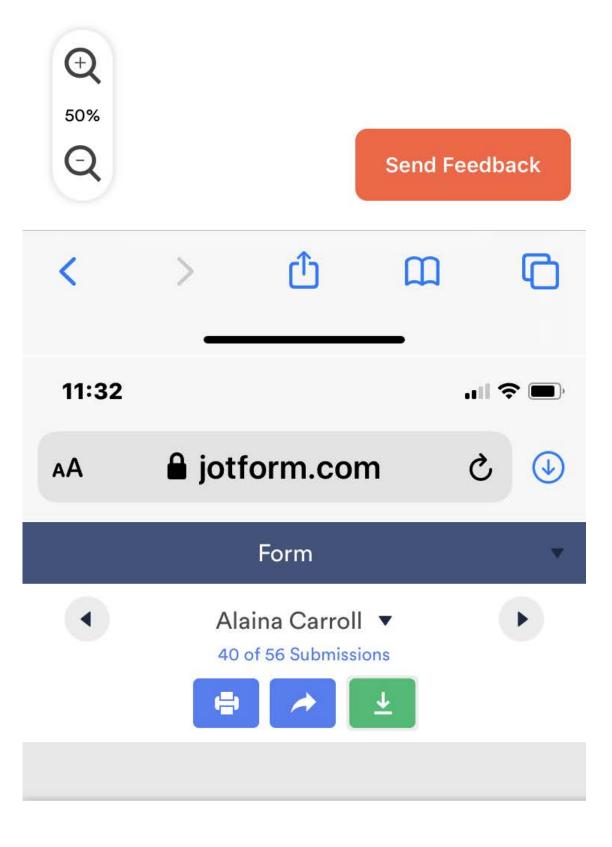
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Email		pbchoclovr@e	arthlink.net		
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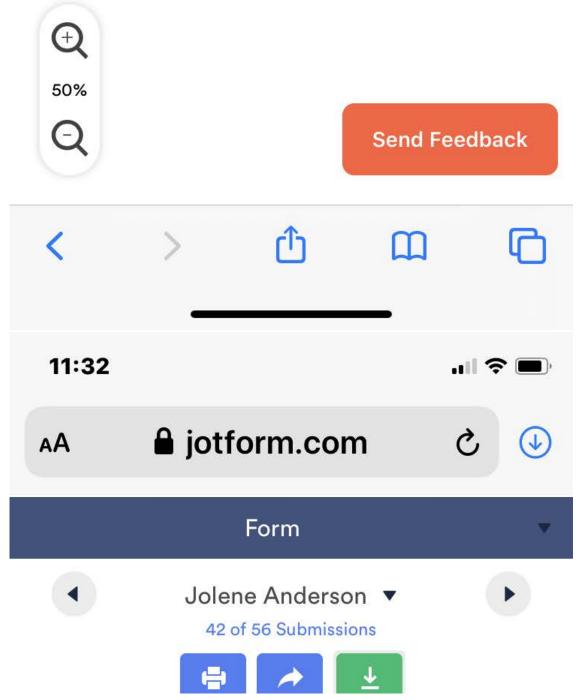
Alaina Carroll

Email

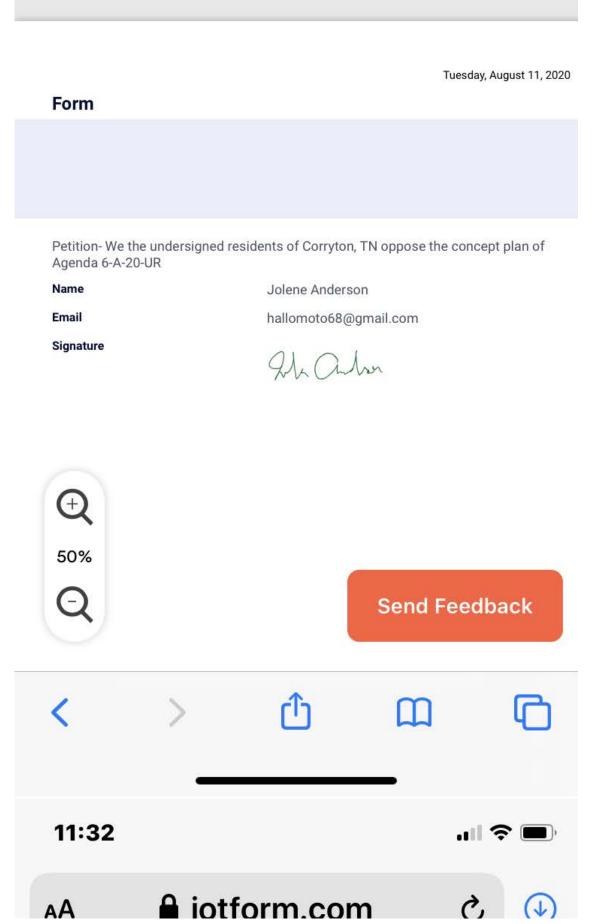
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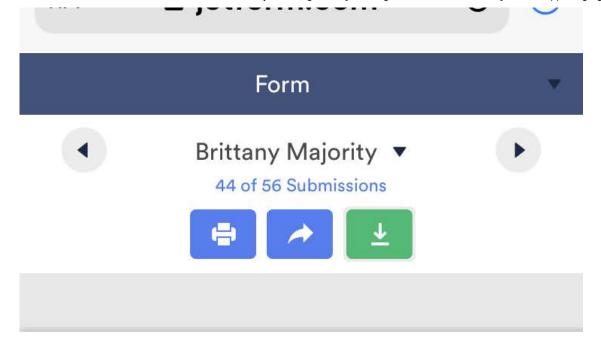
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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Petition opposing agenda 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

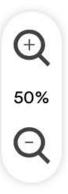
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Brittany Majority

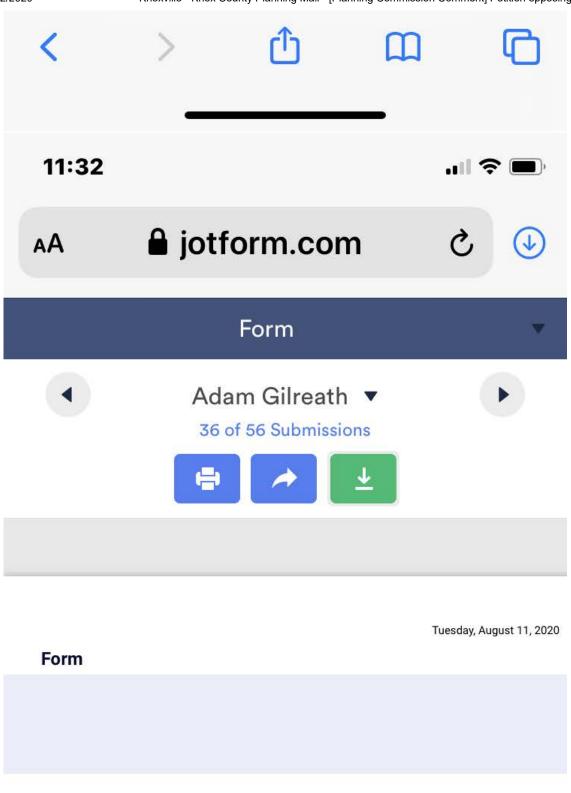
Email

Signature

nmajority@gmail.com



Send Feedback



Name

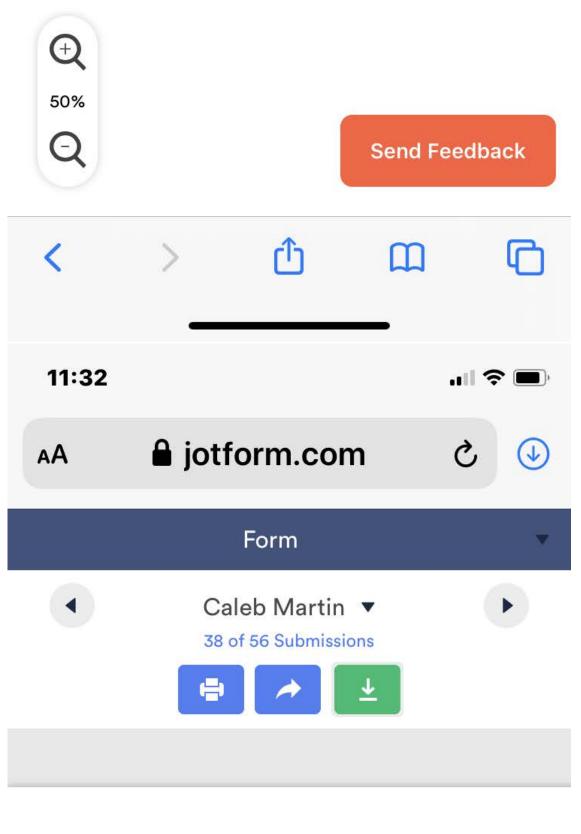
Adam Gilreath

Email

adam@thegilreathfamily.com

Signature

MEAT



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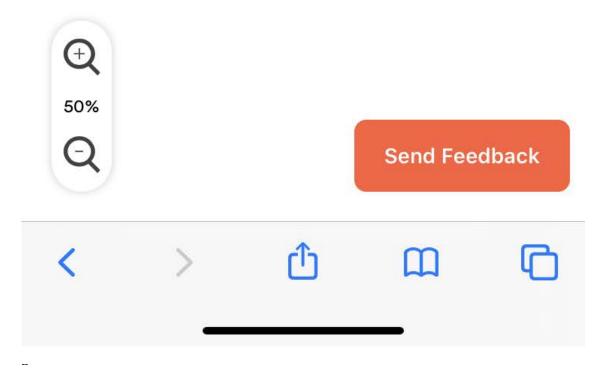
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Caleb Martin

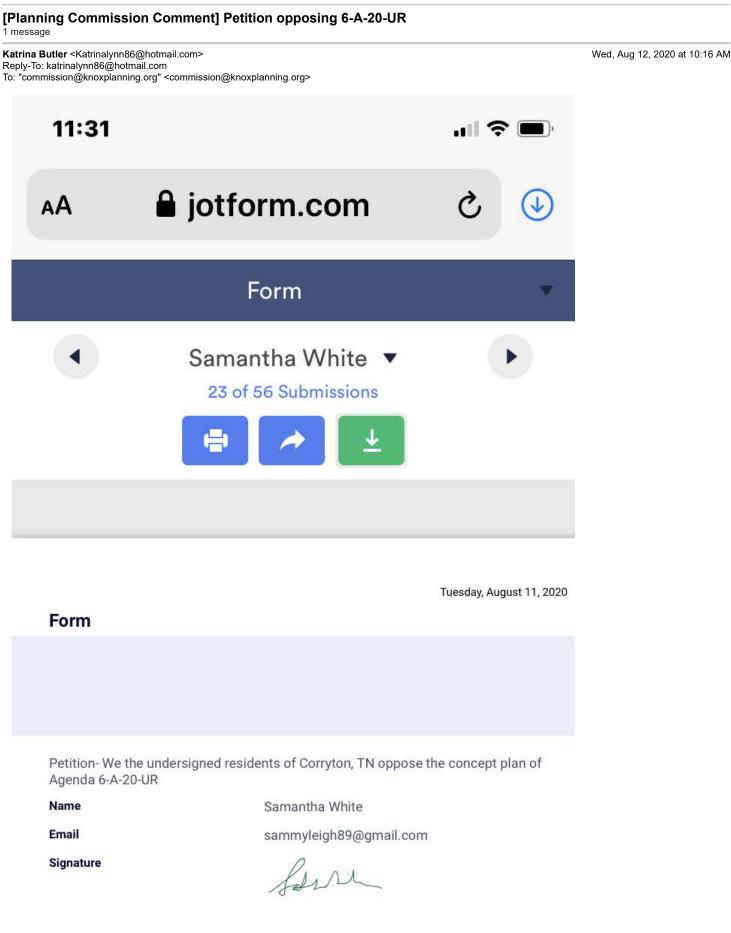
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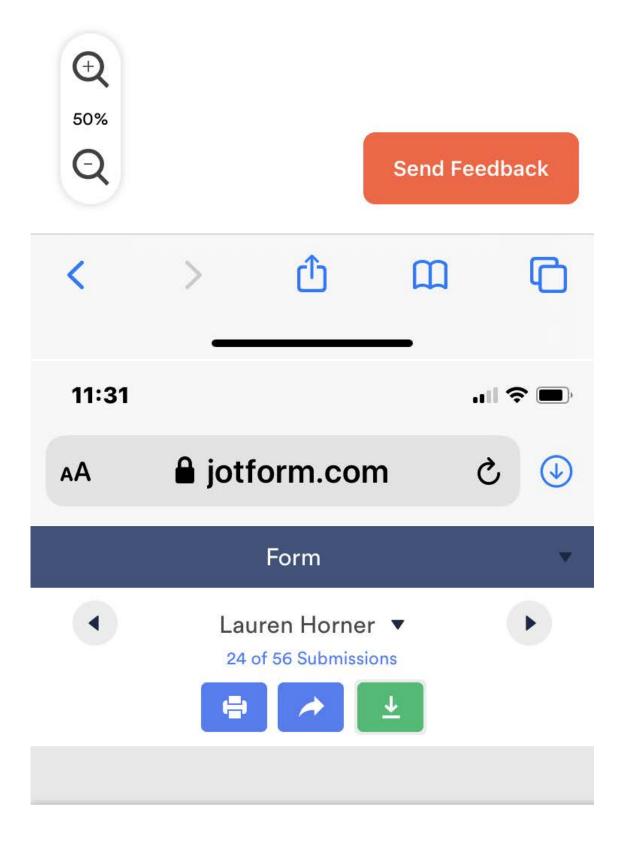
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calebchrismartin18@gmail.com









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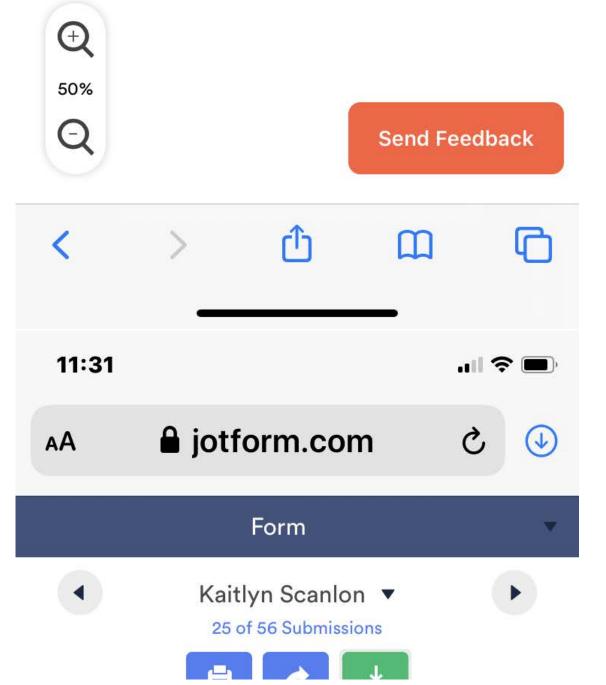
Lauren Horner

Email

laurenhorner58@gmail.com

Signature

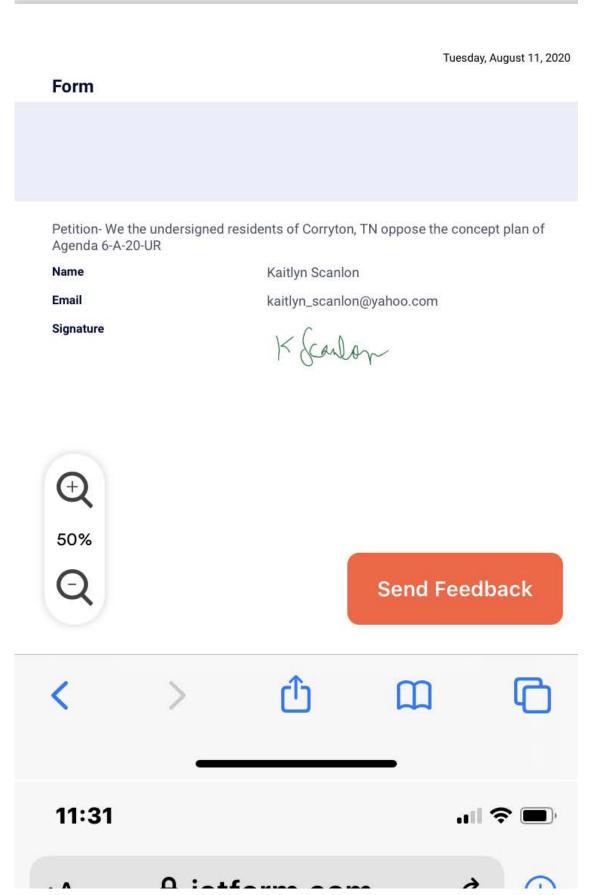
Lauren Horner



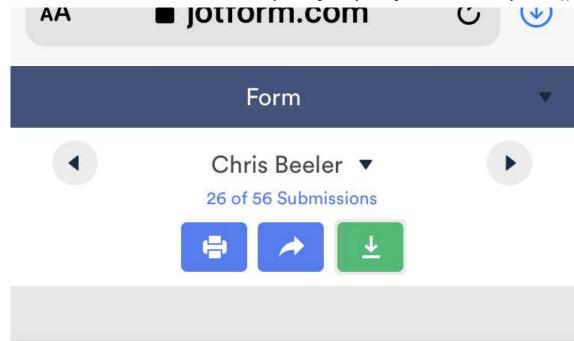
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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Petition opposing 6-A-20-UR





Knoxville - Knox County Planning Mail - [Planning Commission Comment] Petition opposing 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

Chris Beeler

Email

cbeeler81@comcast.net

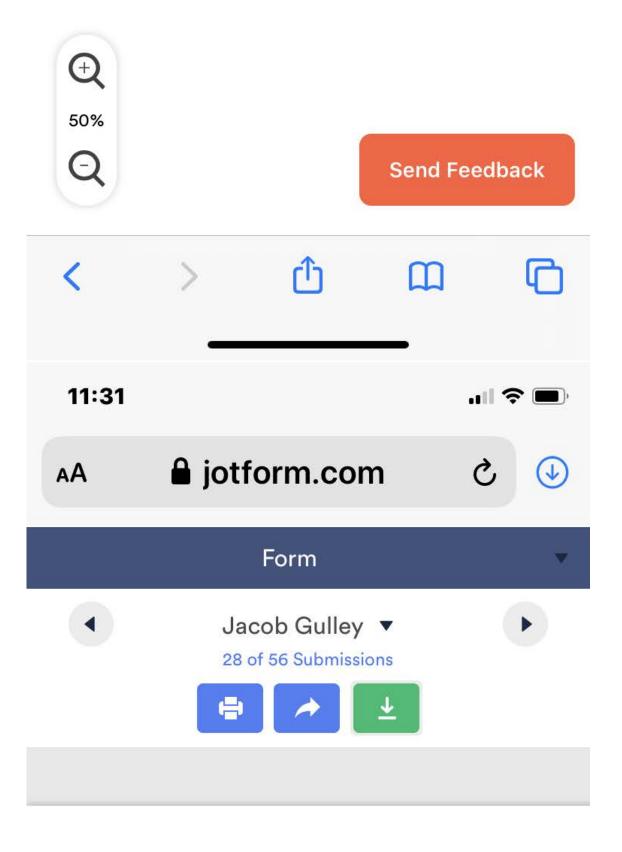
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Name		John Scanlon		
Email		jscanlon55@y	ahoo.com	
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Name

Jacob Gulley

Email

jakewuz@hotmail.com

Signature

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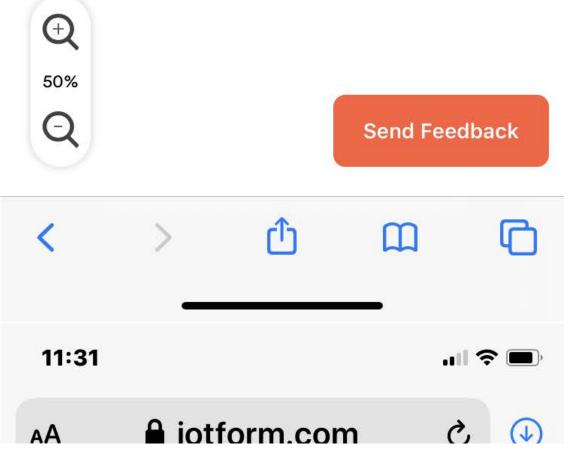
Heather Coffelt

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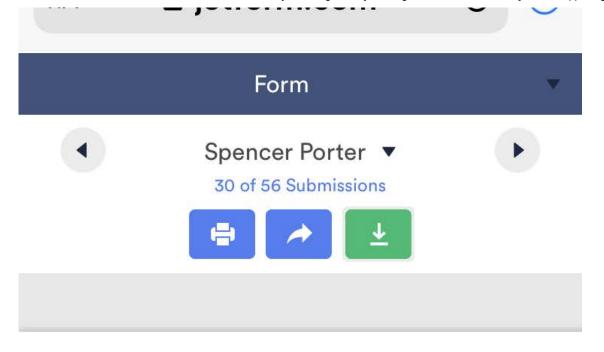


heathercoffelt31@gmail.com



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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Petition opposing 6-A-20-UR



Tuesday, August 11, 2020

Form

Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

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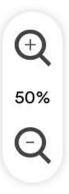
Spencer Porter

Email

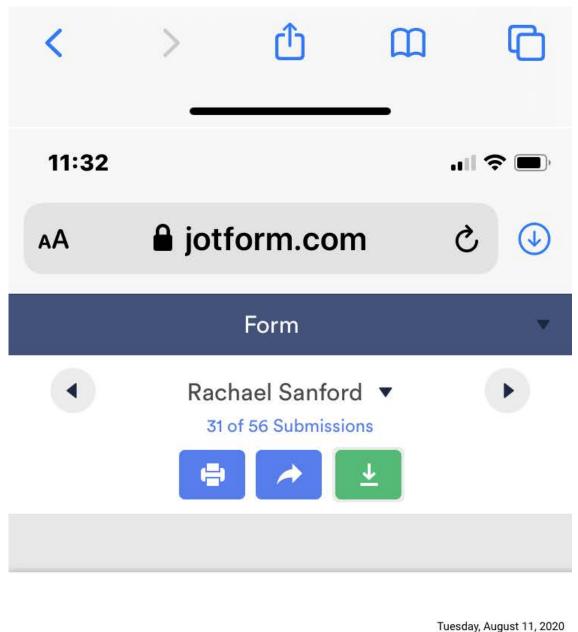
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scetporter@gmail.com

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

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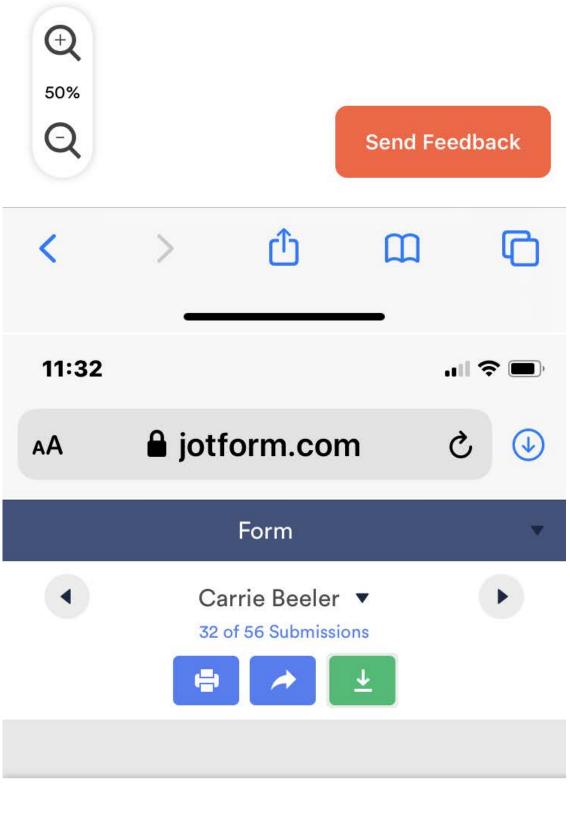
Rachael Sanford

Email

rachie53189@yahoo.com

Signature

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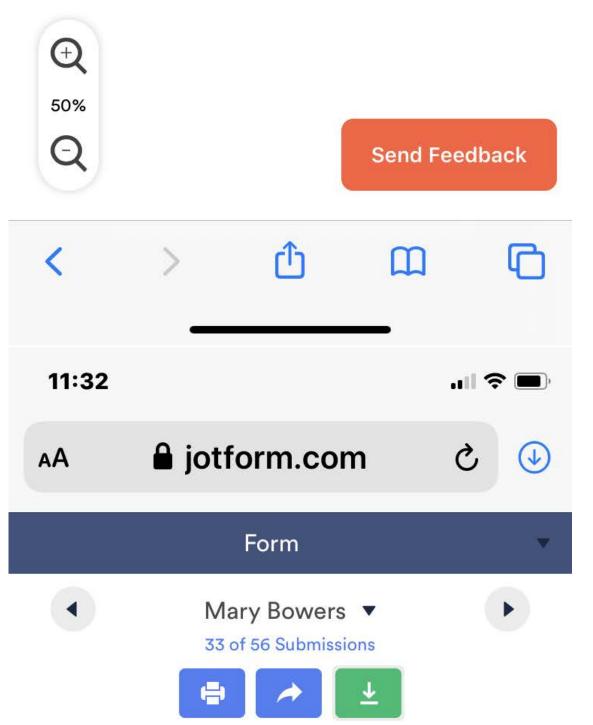
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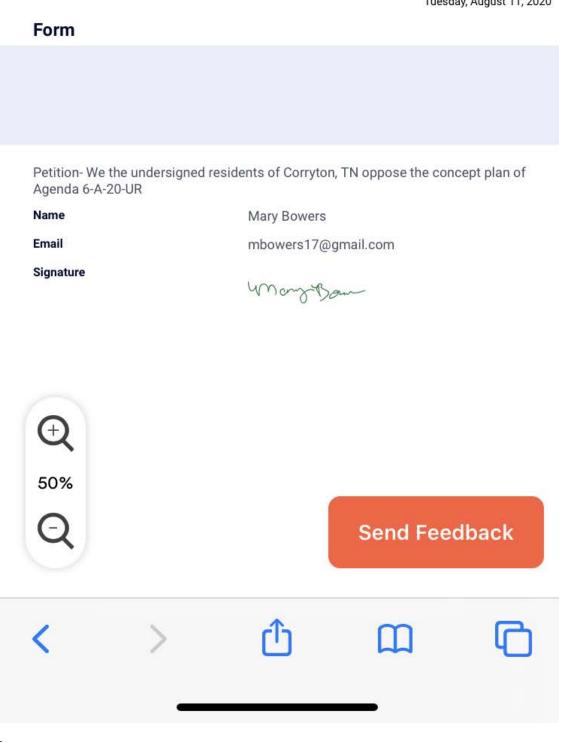
Email

Carrie Beeler cbeeler84@yahoo.com

Signature

Chiefel







[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Tiffaney Lawson <tlawson0806@gmail.com>

Wed, Aug 12, 2020 at 9:47 AM

Reply-To: tlawson0806@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

I am not just asking you, I am begging you to please deny the developers request to move forward with this project. Please deny a postponement. I know many of us in Edwards Place Subdivision have been worried sick about this. The stress and anxiety this would cause if you were to allow a postponement might be too much for some to handle during such a stressful and unprecedented year.

The biggest issue I have with this is safety. We live on Edwards Place Blvd and the amount of traffic we have speed through on any given day is unreal. Adding the traffic from construction then adding the traffic from the residents would be putting our children and ourselves at unnecessary risk.

People already drive between 30 and 40 mph in the subdivision. We have to worry when we're walking or letting our children ride their bikes that someone will speed through, and not being paying attention and hit us.

Next, the infrastructure is another major cause of concern and why these shouldn't be approved or granted a postponement. The safety issue and the infrastructure issue cannot and will not be addressed or settled if they are given an additional 60 day postponement.

If you all allow this to continue I will have no choice but to hold each member of the Knox MPC and Knox County liable for any damage, property value decrease, injury and/or loss of life as a result of poorly designed infrastructure, hazardous road and living conditions.

Lastly, we moved to Corryton, specifically Edwards Place Subdivision, from an apartment complex in West Knoxville. We moved here over 4 years ago so we could raise our children in a quiet neighborhood. I don't know of any apartment complex that is 'quiet'. Allowing the developers to move forward with placing an apartment complex at the end of subdivision defeats the purpose of why so many of us chose to move to Corryton.

Please DENY their proposal and DENY their request for a postponement.

Sincerely, Matthew and Tiffaney Lawson 7819 Edwards Place Blvd



[Planning Commission Comment] Vote NO to 6-A-20-UR

1 message

ChrisTaylor@21stmortgage.com <ChrisTaylor@21stmortgage.com> Reply-To: christaylor@21stmortgage.com To: commission@knoxplanning.org Wed, Aug 12, 2020 at 9:15 AM

Knox Planning Commission,

The residents of Edwards place are completely against the idea of building apartments in the back of a single family residential community. Vote NO to this item.

There is not enough legal access roads for this addition to be safe for the children and families of this community. Vote NO to this item.

We have been left high and dry by not 1, not 2, not 3 but 4 different investors and the residents are the ones left with the issues, stress, and abandonment that each investor has caused. Vote NO to this item.

This email is cut and dry. You all have heard our complaints, there is not a single REAL person in this community that is for this expansion. I urge you to do the right thing and VOTE NO TO THIS ITEM!

Thanks,

Chris Taylor | 21st Mortgage

620 Market Street One Center Square | Knoxville, TN 37902 800-955-0021 ext. 1130 | ² www.21stmortgage.com christaylor@21stMortgage.com 21st Mortgage NMLS # 2280 MLO NMLS # 1305372

For a complete listing of all state licences, please see: https://www.21stmortgage.com/web/21stSite.nsf/mloLicensing!OpenForm

*Sending in Requested Documentation:

If sending in loan conditions (Requested Documentation) or a loan application please send to either myloan@21stmortgage.com or fax to 1-877-312-2100. Please remember to put your Customer File number in the subject line of your email or on the fax cover page when applicable. Please DO NOT send Requested Documentation directly to my personal email.

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Wed, Aug 12, 2020 at 9:10 AM

[Planning Commission Comment] Vote NO to 6-A-20-UR

1 message

Chris Taylor <ctwhs2007@gmail.com> Reply-To: ctwhs2007@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

This email is pretty simple Vote NO to this item. The citizens of Corryton and residents of Edwards Place do NOT want this.

Hear our voice and do the right thing by voting NO!

Thank you, Chris Taylor



[Planning Commission Comment] 6-A-20-UR

1 message

'Berry, Hannah Renee'' via Commission <commission@knoxplanning.org> Reply-To: hberry4@utk.edu Wed, Aug 12, 2020 at 1:11 AM

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

Hello!

I would like to plead one more time for the county commission to deny Woodbury crossing. We the owners of home in Edwards place subdivision feel strongly that this is NOT a good situation. We feel betrayed. We were promised one thing and getting another. We bought single family homes. We did not agree to a multi living property being built with through traffic passing our homes. this is where our kids play. we strongly urge for a denial of this development. We love our community, and we respect the developers wishes.. but it is truly unfair to the owners of home in Edwards Place Subdivision.

Thank you for your time and listening to the concerns of the community and neighborhood,

Hannah and Timothy Berry



[Planning Commission Comment] Planning commission comment - 6-A-20-UR - Opposed 1 message

Mike Ward <mikewardtn@comcast.net> Reply-To: mikewardtn@comcast.net Tue, Aug 11, 2020 at 11:12 PM

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

Dear Planning Commission,

Please <u>deny/reject the current proposal</u> and help the community fulfill original principles from the Northeast County Sector Plan, which states "Development should follow the principals of traditional neighborhoods". The Sector Plan was the basis of the vision dating back to the 2007 design for Edwards Place.

As part of the ongoing collaboration between community and the proposing development company, on behalf of the Edwards Place residents, I personally talked with development legal representative Taylor Forrester about his client's interest in working with the residents to plan a development of single family homes.

Unfortunately, construction of single family homes does not align with the business model of this current development firm.

A traditional neighborhood was also the vision upon which Edwards Place residents made the decision to invest in homes, given the promise of continuing support for single family homes.

Please deny the current application, which will provide the community more opportunity to seek out firms with business models that are aligned with fulfilling the plan for completing the traditional neighborhood development of Edwards Place.

Respectfully,

Mike Ward 7626 Thompson School Road Corryton, TN 37721



[Planning Commission Comment] Opposition to 6-A-20-UR 1 message

Chris Taylor <ctwhs2007@gmail.com> Reply-To: ctwhs2007@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Tue, Aug 11, 2020 at 9:38 PM

I am emailing again to express opposition to 6-A-20-UR Woodbury Crossing.

The entire subdivision is in a agreement that this is not good for the community.

The lack of access roads, safety hazards to children playing with increased traffic and the continued poor service of developer after developer.

I can understand if this developer wanted to build single family homes as that would match the rest of the subdivision but the apartments makes absolutely no sense.

Please do not turn your backs on the voting citizens of this community and please VOTE NO!!!

Thank you, Chris Taylor



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Travis Denton <tdenton24@gmail.com> Reply-To: tdenton24@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Tue, Aug 11, 2020 at 7:51 PM

Planning Commission

We are home owners in Edwards Place subdivision and I am Opposed to this proposal for 6-A-20-UR Woodbury Crossing. Since hearing of this proposal in May, I have been OPPOSED to the connection of this development to our subdivision. Below are a few reasons we are OPPOSED:

>We made a big financial investments in the purchase of our home in this community.

> We made the choice to purchase in this neighborhood based on the concept of single family homes as this was originally designed and would like to see that completed.

>The streets in our subdivision are narrow and the additional traffic will cause issues as they are in poor condition.

>There is no access to public transportation in the Gibbs community.

>Access to the proposed development through the neighborhood is a huge child safety risk due to increased traffic on what are already congested streets.

>This will set a precedence for the rest of Knox County. If this proposal passes that means other single family home developments are at risk as well.

To my knowledge there are no other developments in the county attached to a single family dwelling neighborhood.

It was our understanding that if the developer was unable to obtain access for a second access point (via Twin Oaks Dr or Thompson School Rd), he would withdraw the proposal. There is still no second access and the developer has not withdrawn the proposed development. Based on a poll that was taken, the majority of residents opposed the development.

I understand there are single family homes that we were promised.

Concerned Home Owner,

Travis Denton



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Josh Coffelt <joshandheathercoffelt@gmail.com> Reply-To: joshandheathercoffelt@gmail.com To: Commission@knoxplanning.org Tue, Aug 11, 2020 at 6:32 PM

To Whom It May Concern:

I am a resident of Edward's Place Subdivision and have lived here for a little over a year and a half. I want to state that I am requesting you deny the apartments for the following reasons:

- 1. Cars parked on the street on Edward's Place Blvd cause issues with traffic (especially for birthday parties, yard sales, etc)
- 2. There is no public transportation available in our neighborhood
- 3. If you approve this you are setting a precedent for other single family home subdivisions to start getting apartments in them and this is not fitting
- 4. There is no second access point that developer was able to secure so all traffic would go on to Edward's Place Blvd
- 5. Our subdivision has been through enough developers that change things, we just want single family homes like we were told would be developed

Please decline this request based on these five items.

Thank you for your time,

Josh Coffelt

Virus-free. www.avg.com

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Tue, Aug 11, 2020 at 9:50 AM

[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

2 messages

pbchoclovr@earthlink.net <pbchoclovr@earthlink.net> Reply-To: pbchoclovr@earthlink.net To: Commission@knoxplanning.org

Dear Planning Commissioners,

I am again writing in opposition to the Woodbury Crossing Apartments to be located in the Edwards Place Subdivision.

I moved to Corryton, TN from just outside Washington, D.C. in Maryland. What makes this so noteworthy is that the town I lived in and grew up in was one of the ultimate planned cities in our countries' history, as I grew up in a Levitt town. If you are unfamiliar with Levitt, google them. They planned cities down to the last detail- homes, schools, churches, retail- all had their place in a Levitt community, master planning to the nth degree. Within several blocks from my condo townhome were three apartment complexes, several other townhome communities, single family homes, a mall, and several shopping centers.

Why do I tell you this? I tell you this because Corryton, TN is not Bowie, MD. I moved here to getaway from all that. If I had wanted apartments as neighbors, I'd have chosen a home within the city limits of Knoxville. Instead I chose a home out in the country in Edwards Place Subdivision - a subdivision of single family homes.

Someone in favor has suggested the apartments will add value to our homes and submitted a study from Harvard. I found a study from Stanford that says not fast. It depends on the neighborhood and the perception and income level of the people in the community. Perceptions matter and can last as long as 10 years after the builder has left according to the study. I've included that article for your reference and noted the applicable lines. To be honest, I found no negative impact in home value where I used to live, but apartments were a common occurrence. Here they are not. They also were on their own lot, not in the back of a subdivision. To access them you did not have to go through another development. In each case, they were placed on the main road with easy access. In our situation, there is only one road, Edwards Place Blvd. to access it - a road littered with parked cars making it difficult to navigate. **Placement matters.** The back of a subdivision in not the correct place for an apartment complex. It needs its own lot on a main road for proper access.

As for the argument we're unwilling to work with the developer, we set up the meeting with the developer. Why would we have done that if we weren't willing to work with him? We are not against building on the land. We were promised single family homes when we bought, not apartments; that's what we expected and should be built here. Amenities, like parks and pools can be added by any developer as required by the Concept Plan. They are not specific to the developer.

We ask that you deny the Woodbury Crossing Apartments, so a developer who builds single family homes can be found to complete our neighborhood.

Thank you,

Linda Rupp 7200 Lawgiver Circle Corryton, TN 37721

This message was directed to commission@knoxplanning.org

pbchoclovr@earthlink.net <pbchoclovr@earthlink.net> Reply-To: pbchoclovr@earthlink.net To: Commission@knoxplanning.org Tue, Aug 11, 2020 at 3:25 PM

Dear Planning Commissioners:

I am writing to clear up some potential misconceptions there may be after watching the pre-planning meeting for Thursday's meeting of the Planning Commission. The misconceptions surround a letter you received from an attorney for the developer of the Woodbury apartments.

1. Comments made in the meeting made it seem as if the situation between Edwards Place residents and the developer may have been resolved. In fact, they are anything but resolved. We couldn't be further apart. We asked the developer if he would amend his plan to single family homes. The response was no, we don't build single family homes. Their solution was to appease us with a swimming pool, sidewalks, and a soccer field. The county is already dealing with the sidewalk issue. Mr. Taylor Forrester knew this from a conversation I had with him and from our community meeting.

2. It was the residents of Edwards Place who set up the community meeting in an attempt to find common ground. We began scheduling immediately after the June MPC meeting. The meeting took place on July 30, 2020. The developer actually put off the meeting for several weeks hoping to find a second entrance. I was the person tasked with setting up the meeting. Mr. Forrester told me if they couldn't find a second entrance, they would drop the project and a meeting would be unnecessary. We even asked them to drop the project after our community meeting so a developer could be found who builds single family homes. We were told no, too much money had been invested. We took a poll for Edwards Place residents. Not one person chose the option of working with the developer. All chose no to the apartments. 100%.

Based on our limited interaction and what we are seeing, once again the behavior gives us pause. We have been burned by 4 previous developers. Right now, the behavior of this developer and his representative have done nothing to change our mind. We need a developer who will inspire confidence, not mistrust.

Reject this plan so we'd can find a developer who has the same vision as us- one of single family homes.

Thank you,

Linda Rupp [Quoted text hidden]

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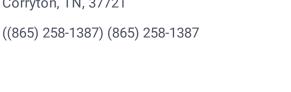


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Phone Number	(865) 640-3693



Sento

Name	Spencer Porter
E-mail	scetporter@gmail.com
Address	7811 Edwards Place Blvd Corryton, Tennessee, 37721
Phone Number	(865) 548-0293



Name	Leslie Oneil
E-mail	lesliehyatt@hotmail.com
Address	8441 Reality Lane Corryton, TN, 37721
Phone Number	(865) 556-0665

Signature

Ch3 th

Name

E-mail

Address

Chris Foster

chrisf28@comcast.net

7760 Applecross rd Corryton, Tn, 37721



Andred Men

Name	Alisha Moore
E-mail	almoore87@outlook.com
Address	7535 Wheatmeadow Road Corryton, TN, 37721
Phone Number	((865) 232-7912) (865) 232-7912



Signature	Filled out
Name	RILEIGH Courtney
E-mail	courtneyrileigh@yahoo.com
Address	7556 Gary White Rd Corryton, TN, 37721
Phone Number	(865) 806-5884



Signature	Aparoll
Name	Amber Carroll
E-mail	amberncarroll2010@yahoo.com
Address	7804 Ralph Youmans Rd Corryton, TN, 37721
Phone Number	((865) 361-7919) (865) 361-7919



Signature

Name

E-mail

Address

brandon_smith1992@yahoo.com 7516 Gary white rd Corryton, TN, 37721

Phone Number

(865) 242-1830

Brandon Smith



Signature	Chytal
Name	Courtney Luttrell
E-mail	brasher.courtney@yahoo.com
Address	7213 Glenn Edward Drive Corryton, TN, 37721
Phone Number	(8653822023) 865-3822023



Molopan Mt

Name	Melissa Minton
E-mail	mminton247@yahoo.com
Address	7531 Wheatmeadow Road Corryton, TN, 37721
Phone Number	(865) 208-1222



Signature

Zer/ Ad

Name

E-mail

Address

Daryl Neal Katfish8108@gmail.com 8108 majors rd Corryton, TN, 37721

Phone Number

(865) 922-3185



Neitre Fr

Name	Natawni Smith
E-mail	natawninichols@gmail.com
Address	7516 Gary White Rd Corryton , Tn, 37721
Phone Number	((865) 919-7042) (865) 919-7042



Signature

Presse Jones

Name

Aresia Jones

E-mail

Address

aresiaj@gmail.com

7300 Fort Apache Rd Corryton, TN, 37721



Signature

12 Milthire

Name

E-mail

Address

Terry Wilshire

tawilshire@comcast.net

5526 Golden Gate Rd Knoxville, TN, 37918

Phone Number

(8658518735) 865-8518735



BRanch mgn

Name	Brandi McGill
E-mail	bnrhinehart@gmail.com
Address	7712 Ralph Youmans Rd Corryton, TN, 37721
Phone Number	(865) 257-0266



Signature

Add ri

Name

E-mail

Address

Laura Whitaker

Lwhitaker339@icloud.com

339 Warwick Ln Maynardville, TN, 37807



Signature	Shinlip
Name	Sherrie Collins
E-mail	collins.sherrie@gmail.com
Address	112 Clinch View Drive Corryton, TN, 37721
Phone Number	(8653633420) 865-3633420



Signature

Kelside, Kroppi

Name

E-mail

Address

8512 Dalton Ln Corryton, TN, 37721

kburkhart2332@gmail.com

kelsie lee Kropff

Phone Number

(865) 216-5071



Signature

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Name

Neely

Address

7801 Ralph youmans rd Corryton , Tn, 37721



T.

Signature	Jamoft
Name	Tammy Farmer
E-mail	gregfarmer05@att.net
Address	7613 wilderness parh Corryton, TN, 37721
Phone Number	((865) 566-1748) (865) 566-1748



Stephanie Holey

Name	Stephanie Raley
E-mail	Raleytn@aol.com
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Phone Number	(865) 281-7919



Signature	Shall
Name	Shawn Carroll
E-mail	ivbiden@gmail.com
Address	7729 longshanks Rd Coryton, Tn, 37721
Phone Number	(865) 320-4716



Signature	The same
Name	Kimmie Moore
E-mail	Kimmie1102snow@gmail.com
Address	7535 Wheatmeadow road Corryton , Tn, 37721
Phone Number	(865) 964-8386



Petition - We the undersigned residents of Corryton, TN oppose the concept plan/use on review for agenda item 6-A-20-UR.

Name	Johnny Caldwell
E-mail	johnny_caldwell@att.net
Address	7010 King Edwards Court Corryton, TN, 37721
Phone Number	((865) 789-2654) (865) 789-2654



Name	Kathy Patty
E-mail	kpatty2020@gmail.com
Address	7712 Tina Maria Dr Corryton, TN, 37721-2943
Phone Number	(+18659198596) +186-59198596



Allen Johnson

Signature

all fhr

Name

E-mail

Address

7316 Boruff Road Corryton, TN, 37721

Phone Number

((865) 748-3444) (865) 748-3444

ajohnson6678@yahoo.com



Signature	Jan allo
Name	Tara Calfee
E-mail	tlchasteen1@aol.com
Address	6824 Tindell Lane Knoxville, TN, 37918
Phone Number	(865) 659-8272

JotForm

Name	Robert Norris
E-mail	rnorris37806@comcast.net
Address	6606 Millertown pk Knoxville , 37924
Phone Number	(865) 385-0677



Signature

2 perp

Name

E-mail

Address

9016 Washington pk Corryton , Tn, 37721

jondearlover@aol.com

Phone Number

(865) 216-0700

Cory Thompson



Signature	1/1 mod
Name	Heather Lyon
E-mail	heather.lyon4@gmail.com
Address	7603 Clapps Chapel Rd Corryton, TN, 37721
Phone Number	(865) 454-0962



BAN CQQ.

Name	Bradley Minton
E-mail	bminton365@yahoo.com
Address	7531 wheatmeadow rd Corryton , Tn, 37721
Phone Number	(865) 208-1221



Dette: Walt

Name	Debbie waldroop
E-mail	waldroop1@gmail.com
Address	3726 Alice Springs Rd corryton, tn, 37721
Phone Number	(865) 386-0634



Signature	AA
Name	Lauren Cheatham
E-mail	ldodson3@gmail.com
Address	7400 quail creek lane Corryton , TN , 37721
Phone Number	(865) 474-9427





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Opposed to 6-A-20-UR Woodbury Crossing

1 message

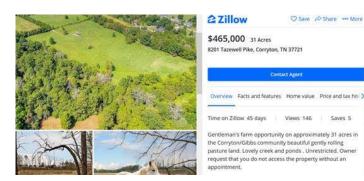
Misty Richards <misty.m.richards@gmail.com> Reply-To: misty.m.richards@gmail.com To: commission@knoxplanning.org Tue, Aug 11, 2020 at 12:19 PM

Dear Planning Commissioners,

As I started previously, I live in Edwards Place and am opposed to the proposed apartment plan. If there is a need for apartments in Corryton, that does not mean placing them behind an existing neighborhood is the best location. I also think that Corryton needs more retail options, but how silly would it be to build a Wal-Mart or Kroger behind our neighborhood with Edwards Place Blvd as its only access point? **Apartments should not be placed in an ill-suited location simply for the sake of adding apartments to Corryton.** This is why the planning commission exists – to wisely plan out development and growth. If apartments are approved for this location, it will set a precedent for not only the rest of Corryton, but the rest of Knox County. Please help our community develop in an intentional and purposeful way so that Corryton residents will not be permanently stuck with poor choices in the years and decades to come. Corryton has the opportunity to be thoughtfully planned out as growth continues to trend upward for our community. Corryton's infrastructure needs should first be addressed and are a vital component of any community development.

A quick Google search will show there are several multi-acre locations in Corryton better suited for apartments. The undeveloped land connected to our backyards is not the only available land for sale in Corryton. Multi-dwelling developers have other land options to explore within Corryton.

Here is one example of 31 acres (8201 Tazewell Pike in Corryton) for sale that has direct access to Tazewell Pike and an apartment complex could fulfill the need of having its own entrance:



Another example is the 36.4 acres at 6923 Boruff Rd in Corryton currently for sale. This location provides quick access to Emory Road (a state route) and would allow apartments to have their own access to Boruff Rd without driving through a subdivision first:

8/11/2020



Again, there are other options that would make much more sense than building apartments within the back of an existing subdivision. We ask you to stand by us as Corryton residents and help us purposefully develop our community by using the forethought of what impacts today's decisions can make on tomorrow's future. And the decisions you make as part of this commission this week will impact those of us in Edwards Place and the surrounding area every day for years to come.

Sincerely,

Misty Richards

Edwards Place Resident

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] Agenda 6-A-20-UR

1 message

Rae-Lynn Maine <raelynn.maine@gmail.com> Reply-To: raelynn.maine@gmail.com To: commission@knoxplanning.org

Dear Commission,

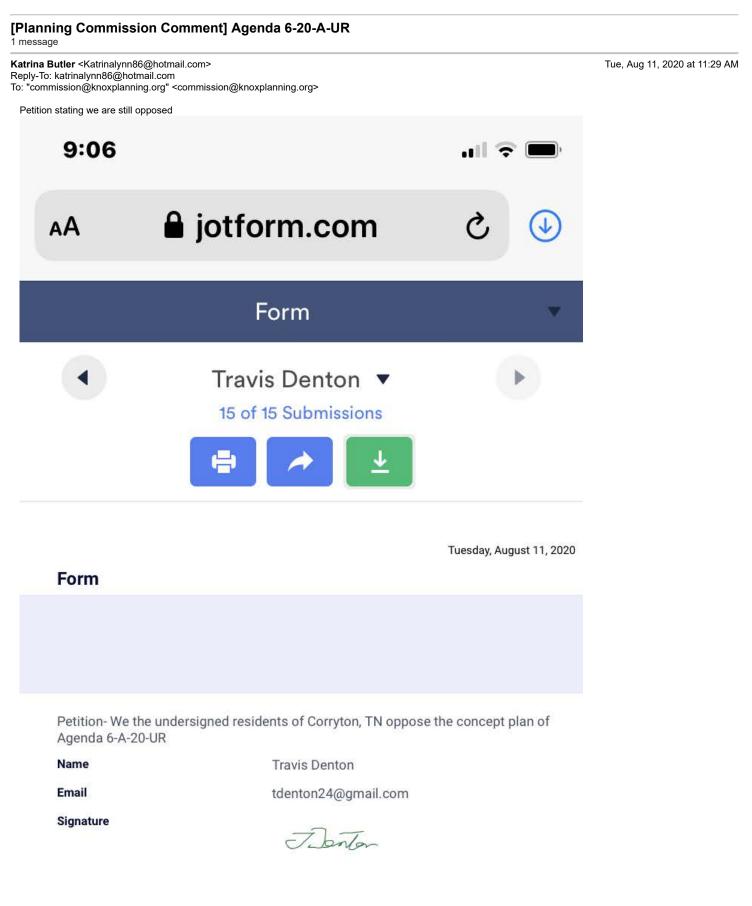
I am writing to oppose the proposal of the Woodbury Crossing apartments. We just moved into our first home here in Edwards Place, we did not move here because we thought apartments would be in our backyard, we moved here because of the family friendly neighborhood. My family has lived in several apartments and we finally found a home, we strongly do not want to be looking outside at an apartment complex. Myself & the the community of Edwards Place is against this proposal. There are so many cons to this proposal. Please do not go forth with this development.

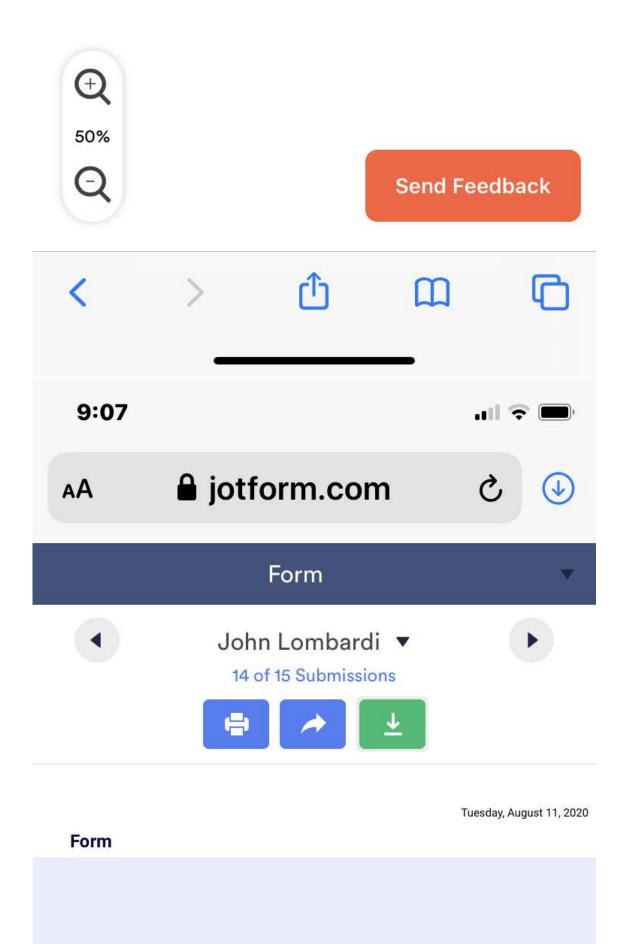
Rae-Lynn Mattas Forest Willow Lane homeowner

This message was directed to commission@knoxplanning.org

Tue, Aug 11, 2020 at 12:09 PM







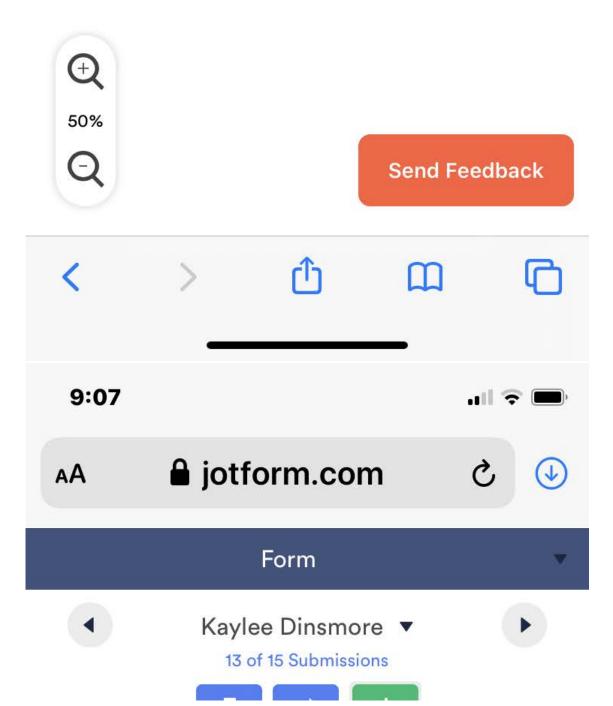
Name

John Lombardi

Email

jclombardi@comcast.net

Signature



Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-20-A-UR



Tuesday, August 11, 2020

Form

Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

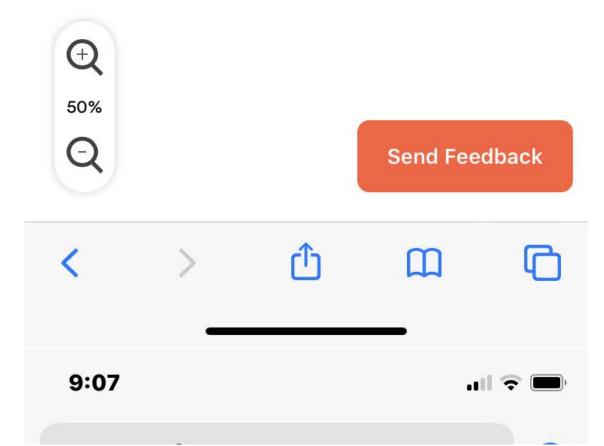
Kaylee Dinsmore

Email

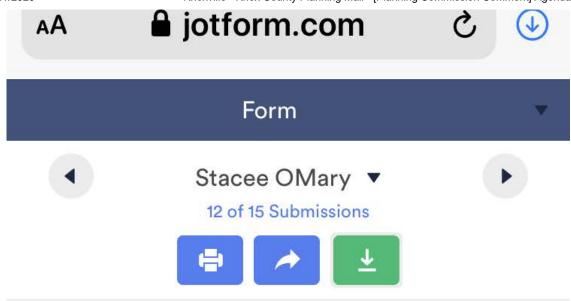
Signature



kkdinsmore789@gmail.com



Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-20-A-UR



Tuesday, August 11, 2020

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Email

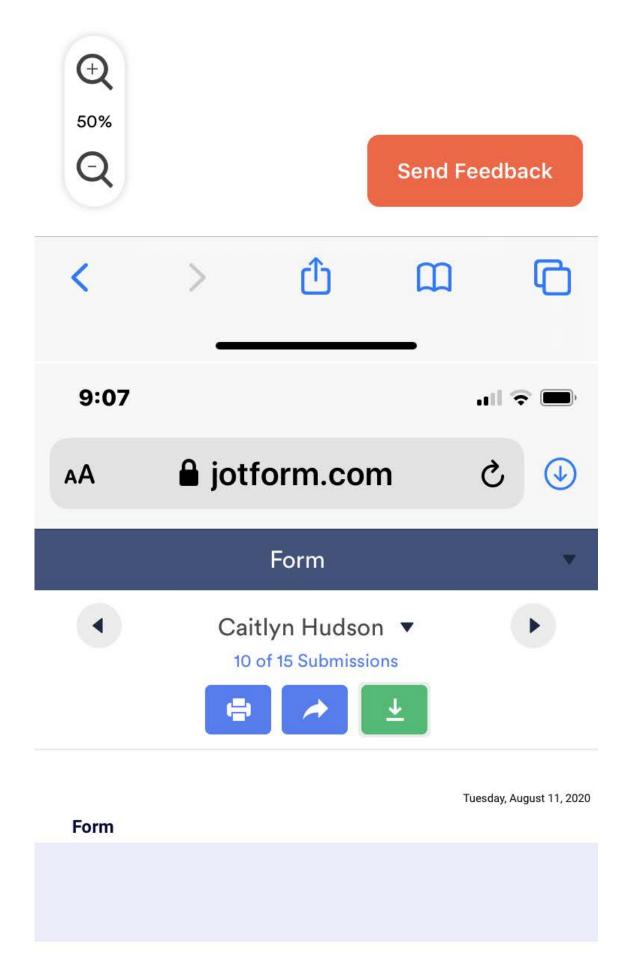
Signature

mrspanda3000@gmail.com



Send Feedback

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Name		Zach Lawson			
Email		zach0914@ya			
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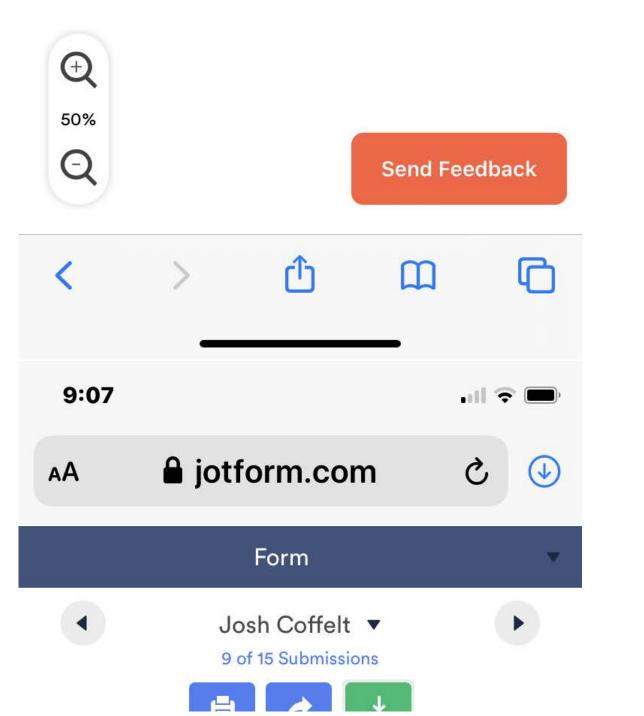
Caitlyn Hudson

Email

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caitlynmtate@gmail.com



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Tuesday, August 11, 2020

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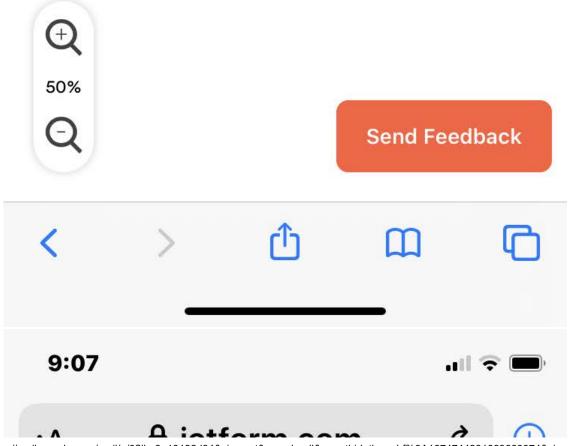
Josh Coffelt

Email

joshandheathercoffelt@gmail.com

Signature





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Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-20-A-UR



Tuesday, August 11, 2020

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Alyson Owens

Email

Signature

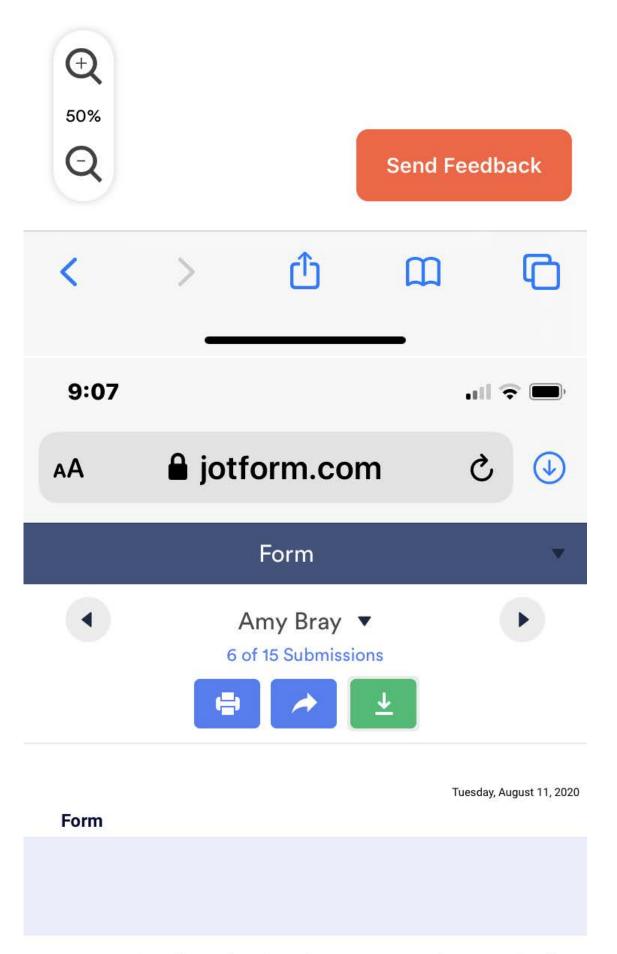
aowens1964@gmail.com

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Email		biker4life24@		
Signature		Ewo	k	



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8/11/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Agenda 6-20-A-UR

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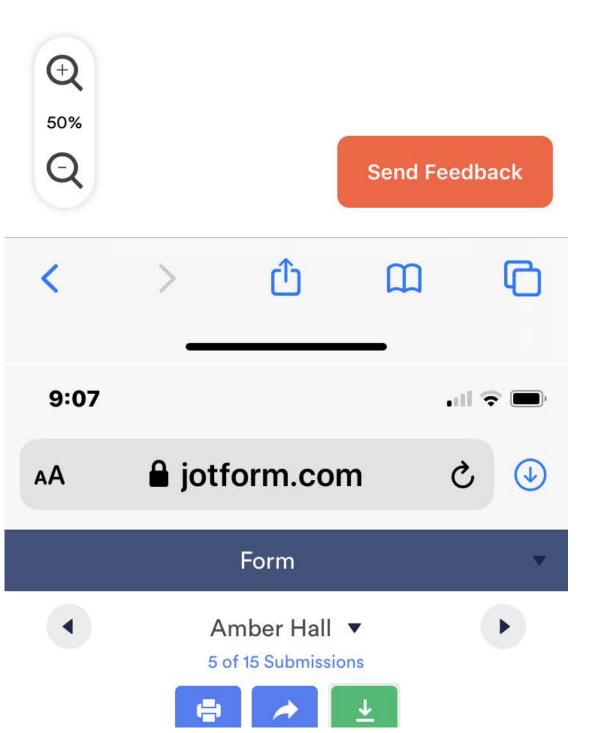
Amy Bray

Email

amyrbray@gmail.com

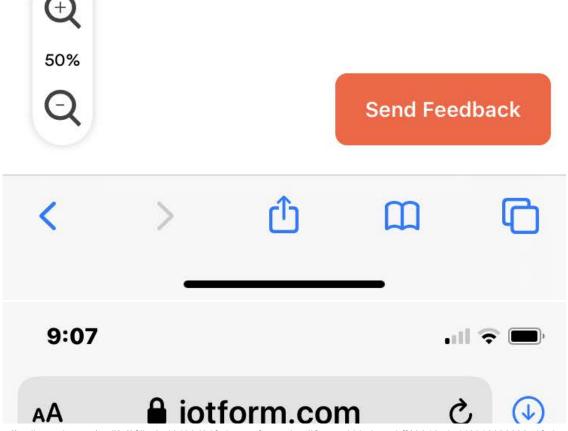
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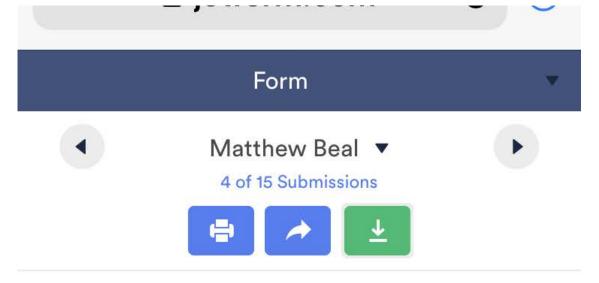
Signature



Tuesday, August 11, 2020







Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

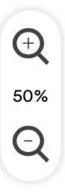
Matthew Beal

Email

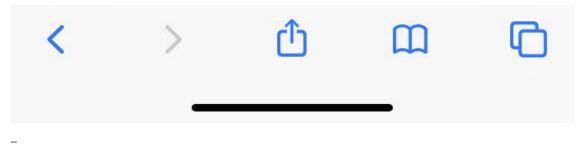
Signature

MatthewBeal81@gmail.com

Moth-Brd

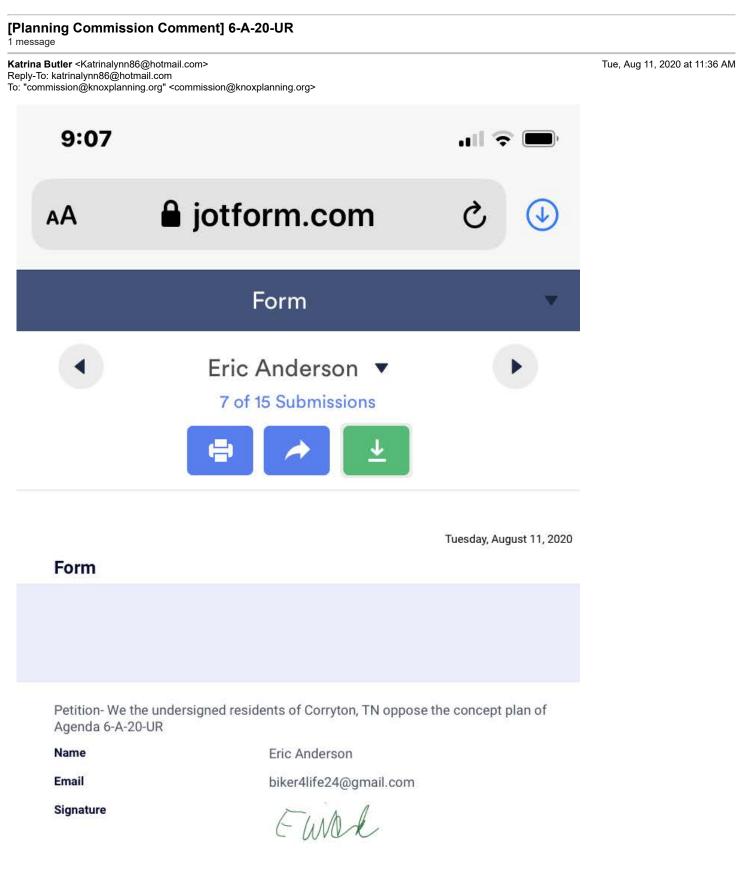


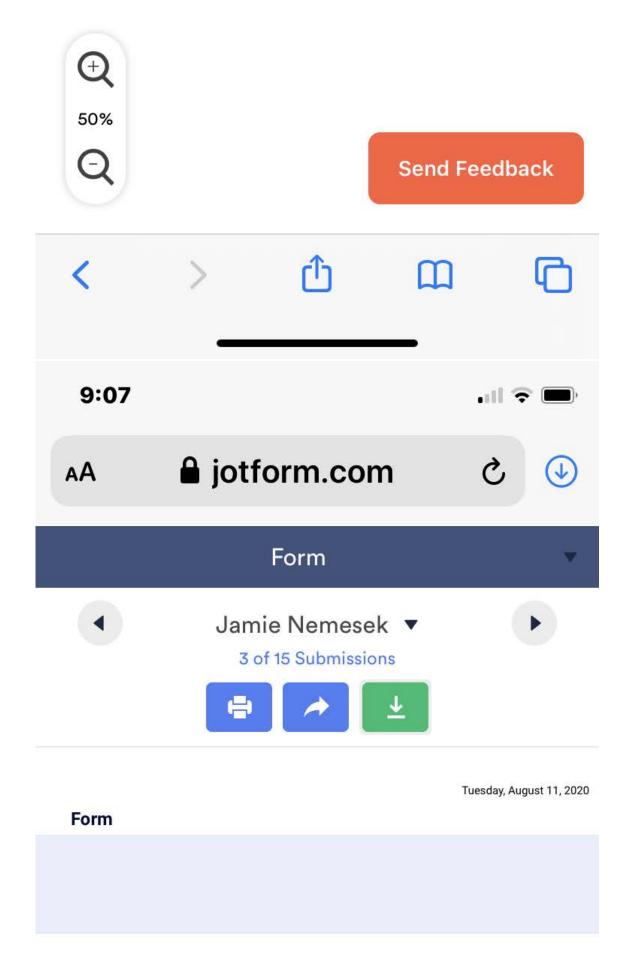




This message was directed to commission@knoxplanning.org







Name

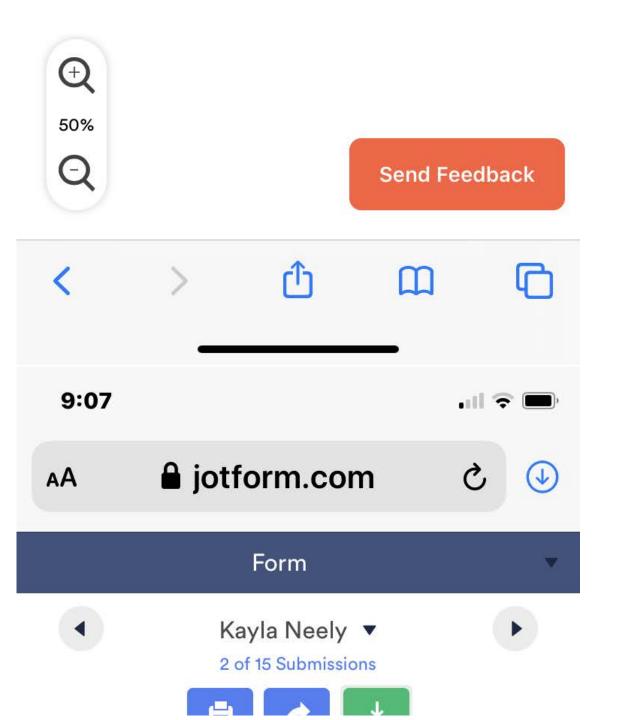
Jamie Nemesek

Email

j.lynn681@gmail.com

Signature

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Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

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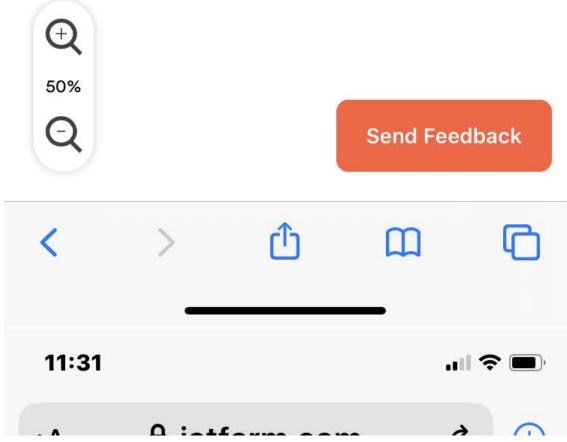
Kayla Neely

Email

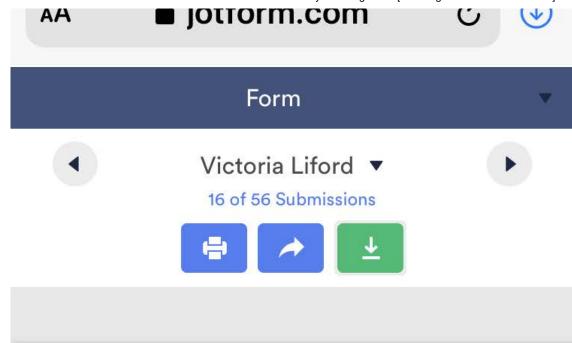
kaylabneely@gmail.com

Signature

Kanie



Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

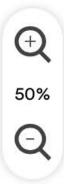
Name

Email

Victoria Liford toriliford@icloud.com

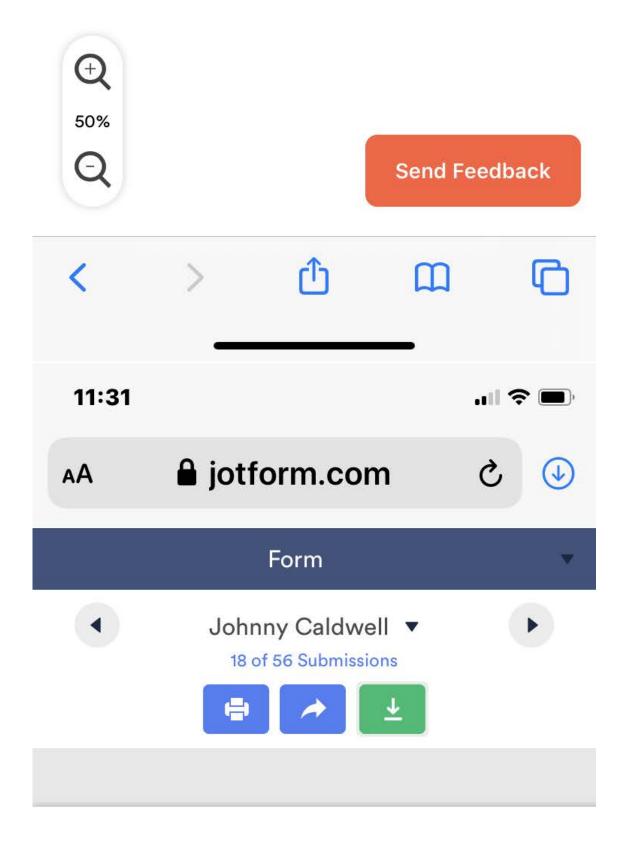
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Name		Lauren Vande	rgriff	
Email		lmarusa23@g	mail.com	
Signature		Jam Van	mpt.	



Tuesday, August 11, 2020

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Name

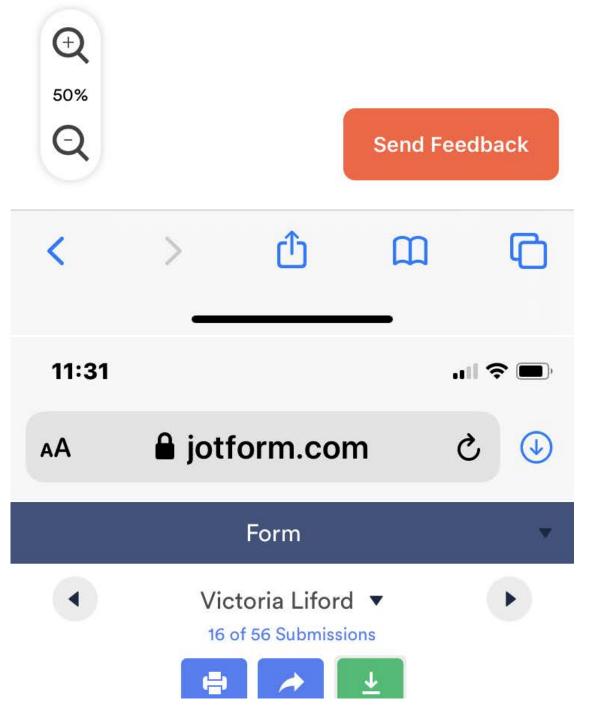
Johnny Caldwell

Email

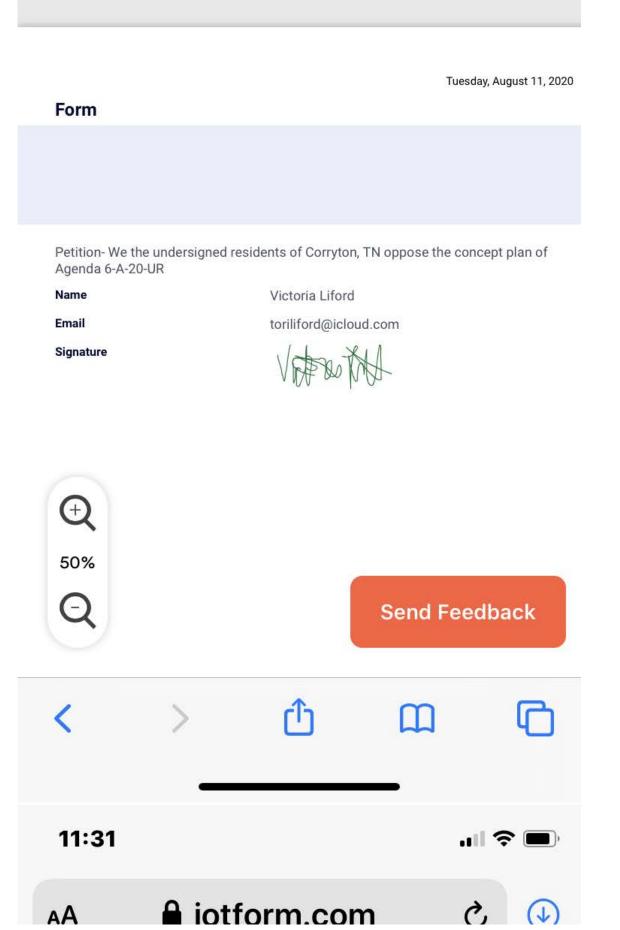
johnny_caldwell@att.net

Signature

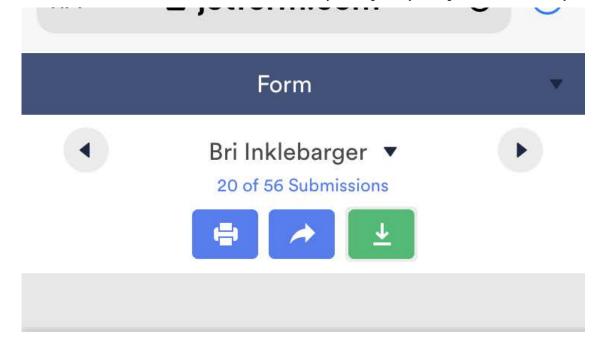
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Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR



Tuesday, August 11, 2020

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Petition- We the undersigned residents of Corryton, TN oppose the concept plan of Agenda 6-A-20-UR

Name

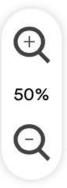
Bri Inklebarger

Email

binklebarger83@gmail.com

Signature

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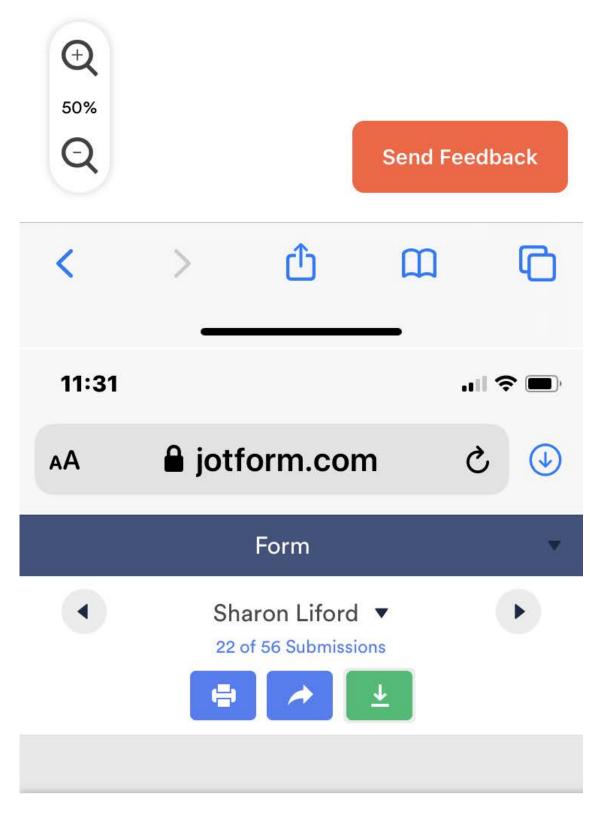
Johnny Caldwell

Email

johnny_caldwell@att.net

Signature

8d-Cl



Tuesday, August 11, 2020

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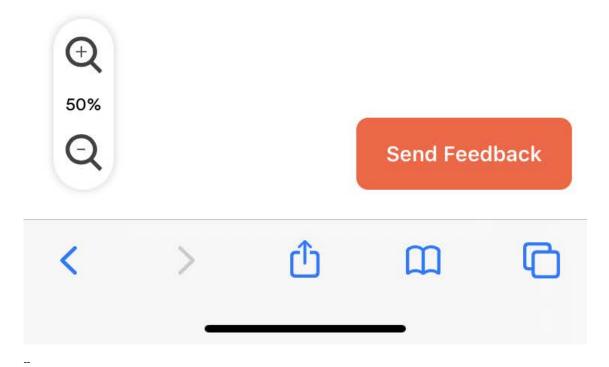
Name

Email

Sharon Liford toriliford@icloud.com

Signature

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This message was directed to commission@knoxplanning.org



[Planning Commission Comment] Agenda 6-A-20-UR Woodbury Crossing

1 message

Johnny Caldwell <Johnny.Caldwell@tn.gov> Reply-To: johnny.caldwell@tn.gov To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 11:32 AM

I would like to oppose the building of an apartment complex in our subdivision and any other development other than single family housing. I am retired from the Army where I served on active duty and we lived in many states and countries during those years. We lived in townhomes, condos, duplexes and single-family homes in close quarters with many other families. In April 2009 when my wife and I made the decision to buy our home we purchased it with the understanding that it was a to be a single-family home development, we are the first residents in this subdivision and we have stayed through these years seeing all the broken promises with the hopes of seeing the subdivision finished with single-family homes being built. I would have never invested in this subdivision if there was a future thought of it being shared with an apartment complex. The addition of an apartment complex will among other issues will cause more traffic on already congested roads. I am sure there is other land within Corryton that would be a better fit than our Edwards Place subdivision. Please consider our objection to this new development.

V/r

Johnny Caldwell

7010 King Edwards CT

Corryton, TN 37721

865-789-2654

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing 1 message

 Taylor Forrester
 TForrester@Irwlaw.com>

 Reply-To:
 tforrester@Irwlaw.com

 To:
 "commission@knoxplanning.org"

 To:
 "commission@knoxplanning.org"

 Cc:
 "Simons, Tom"

Planning Commissioners,

Please find the a. ached correspondence from the undersigned related to the above ma er on behalf of the applicant, Woodbury Crossing.

Respec. ully yours,

Taylor D. Forrester

TAYLOR D. FORRESTER

LRW Long, Ragsdale & Waters, P.C.

1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

(865) 584-6084 fax

www.lrwlaw.com

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This message was directed to commission@knoxplanning.org

2020.8.11 - Ltr. to Planning Commissioners.pdf 138K Tue, Aug 11, 2020 at 11:20 AM

David Wilson Long Dennis B. Ragsdale John B. Waters III J. Michael Ivens J. Randolph Miller Garrett P. Swartwood Jennifer Milligan Swindle* Lee A. Popkin W. Michael Baisley Kyle A. Baisley



Long, Ragsdale & Waters, P.C.

Taylor D. Forrester Alexander O. Waters Oliver D. Adams William D. Edwards J. Scott Griswold Mycol E. Scott C. Paul Harrison¹ Christopher A. Hall⁶

John B. Waters, Jr. (1929-2018) R. Louis Crossley, Jr. (1953-2019)

August 11, 2020

Knoxville-Knox County Planning Commission City-County Building, Suite 403 400 Main Street Knoxville, TN 37902

Via email only commission@knoxplanning.org

Re: Agenda Item No. 21 - File Nos. 6-SA-20-C and 6-A-20-UR

Dear Commissioners,

I represent Woodbury Crossing ("Woodbury") in its proposed development of the property located at 7605 Twin Oak Lane (the "Property"). The proposal is for a multi-dwelling development consisting of 80 units (the "Development"). As you may recall from the June 11, 2020, the Planning Commission agreed to Woodbury's 60-day postponement request so that it could attempt to investigate and address some the of the neighboring property owners' concerns.

Woodbury participated in a community meeting to discuss the Development. Although not a condition for approval in the Planning Staff Report, Woodbury informed the Edwards Place residents that if the Development is approved it is prepared to contribute funds and property to correct the inadequate infrastructure and improvements that were never completed. This included providing property and funding for the construction of (i) a common area with recreation opportunities (ex: playground, swimming pool sports field) for the residents of Edwards Place, (ii) roadway and sidewalk improvements, (iii) providing a 60 foot greenway easement on the Property and (iv) installing an improved sewer system to alleviate some the problems experienced by certain Edwards Place residents.

If approved, Woodbury agreed to provide a permanent conservation easement for the remaining undeveloped portion of the Property to preclude any future development thereon. This restriction would be permanent and run with the land.

Woodbury has made every effort to obtain separate access to the Property. Because Woodbury has not been able to acquire separate access it will be able to use the funds that would have been used to acquire the additional land to provide the above improvements to the Edwards Place residents.

Planning Staff recommends approval of the Concept Plan subject to 5 conditions and Development Plan subject to 5 conditions. Woodbury submits that it can comply with the conditions and requests that this Planning Commission, follow Planning Staff recommendation and approve the

> 1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919-4074 865 584 4040 865 584 6084 fax www.lrwlaw.com

proposed Concept Plan and Development Plan. There is no basis to disapprove the Plan because it meets all requirements of the Knox County Code and applicable regulations.

The Development Plan conforms to the PR Zoning Ordinance. As more fully set forth in Planning Staff's Report, the Development meets the standards for development within the PR zoning district, that the Development is in harmony with the intent and purpose of the PR zoning ordinance and that it will not draw additional traffic into the neighborhood compared to the previously approved concept plan. Furthermore, the Development is consistent with the General Plan and the Sector Plan.

We appreciate your consideration and hope that you will follow Planning Staff's recommendation and approve the instant request.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C. By: Taylor D./Førrester

cc: Anne Little (alittle@wodagroup.com) Tom Simons (TSimons@wodagroup.com) Mike Reynolds (mike.reynolds@knoxplanning.org)



[Planning Commission Comment] 6-A-20-UR

1 message

Stacee OMary <mrspanda3000@gmail.com> Reply-To: mrspanda3000@gmail.com To: commission@knoxplanning.org Tue, Aug 11, 2020 at 10:47 AM

This email is in OPPOSITION to the proposal of an apartment complex in the Edward's Place subdivision. Our home is just a few months less than two years old and the "punch list" has yet to be completed amongst a long list of other broken promises from the last developer. I personally also oppose low income housing. I came from low income housing and worked really hard for YEARS to get away from that community. I've lived and breathed low income housing and it would be a HUGE disservice to this community. Having apartments in the back of a subdivision would be a disaster for the current residents. We already do not have side walks, or parking for the residents here. We only have one entrance and one exit. It simply will not be ideal. I live on Forest Willow so these apartments will literally be in my backyard. I see this property every single day when I walk out back and I can't imagine having to deal with an apartment complex directly located behind my home. I for one, will definitely move if these apartments are approved. Thanks for listening.

Stacee

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Matt Richards <matterichards@gmail.com> Reply-To: matterichards@gmail.com To: commission@knoxplanning.org Tue, Aug 11, 2020 at 10:49 AM

As an Edwards Place homeowner, I oppose 6-A-20-UR because of the traffic nightmare it will create for us residents as vehicles will be speeding down Edwards Place Boulevard, which is already congested with vehicles parked on the street. This plan should not be considered without a second access point.

Our neighborhood does not need this extreme safety concern added to our plate. The existing streets were not designed to accommodate this additional heavy flow of traffic. According to the original Edwards Place plan, Lawgiver Circle (which is not even a "circle" in its current incomplete state) was supposed to help carry some of the traffic load if completed in its entirety. I would like to see single-family homes built on this land with Lawgiver Circle completed as shown in the original plans.

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR

1 message

'john Scanlon' via Commission <commission@knoxplanning.org> Reply-To: jscanlon55@yahoo.com

Tue, Aug 11, 2020 at 9:54 AM

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

Dear Commissioner,

We have lived in Edward's place for a year and a half now. We have four kids under the age of 6 that play outside daily. I love watching them enjoy the neighborhood as they run around with their friends. It is a joy to watch because they are safe and the parents are at ease because we know and trust one another. Our home is a retreat from the rigors of work. We depend on it to be a quiet retreat where we can relax in our back yard and enjoy the outdoors without worry about increased traffic, noise, and light pollution. Please honor the community and remaining land by keeping it zoned for single family homes where our privacy will not be violated. If apartments are needed in Corryton, we are all for them, but not in the back of a development where their windows will stare into ours and where the parking lot lights will pollute the skyline. Increased traffic without a second entry point will put our kids in danger, and it will increase school traffic in the morning in an area that already struggles. It would not be fair to future residents, and it would not be fair to us.

Thank you for your continued interest in this matter and for hearing our concerns.

John Scanlon Edward's Place Community Member

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Tue, Aug 11, 2020 at 9:50 AM

[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

pbchoclovr@earthlink.net <pbchoclovr@earthlink.net> Reply-To: pbchoclovr@earthlink.net To: Commission@knoxplanning.org

Dear Planning Commissioners,

I am again writing in opposition to the Woodbury Crossing Apartments to be located in the Edwards Place Subdivision.

I moved to Corryton, TN from just outside Washington, D.C. in Maryland. What makes this so noteworthy is that the town I lived in and grew up in was one of the ultimate planned cities in our countries' history, as I grew up in a Levitt town. If you are unfamiliar with Levitt, google them. They planned cities down to the last detail- homes, schools, churches, retail- all had their place in a Levitt community, master planning to the nth degree. Within several blocks from my condo townhome were three apartment complexes, several other townhome communities, single family homes, a mall, and several shopping centers.

Why do I tell you this? I tell you this because Corryton, TN is not Bowie, MD. I moved here to getaway from all that. If I had wanted apartments as neighbors, I'd have chosen a home within the city limits of Knoxville. Instead I chose a home out in the country in Edwards Place Subdivision - a subdivision of single family homes.

Someone in favor has suggested the apartments will add value to our homes and submitted a study from Harvard. I found a study from Stanford that says not fast. It depends on the neighborhood and the perception and income level of the people in the community. Perceptions matter and can last as long as 10 years after the builder has left according to the study. I've included that article for your reference and noted the applicable lines. To be honest, I found no negative impact in home value where I used to live, but apartments were a common occurrence. Here they are not. They also were on their own lot, not in the back of a subdivision. To access them you did not have to go through another development. In each case, they were placed on the main road with easy access. In our situation, there is only one road, Edwards Place Blvd. to access it - a road littered with parked cars making it difficult to navigate. **Placement matters.** The back of a subdivision in not the correct place for an apartment complex. It needs its own lot on a main road for proper access.

As for the argument we're unwilling to work with the developer, we set up the meeting with the developer. Why would we have done that if we weren't willing to work with him? We are not against building on the land. We were promised single family homes when we bought, not apartments; that's what we expected and should be built here. Amenities, like parks and pools can be added by any developer as required by the Concept Plan. They are not specific to the developer.

We ask that you deny the Woodbury Crossing Apartments, so a developer who builds single family homes can be found to complete our neighborhood.

Thank you,

Linda Rupp 7200 Lawgiver Circle Corryton, TN 37721

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[Planning Commission Comment] 6-A-20-UR

1 message

'Kaitlyn Scanlon' via Commission <commission@knoxplanning.org> Reply-To: kaitlyn_scanlon@yahoo.com Tue, Aug 11, 2020 at 8:53 AM

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

Dear Commissioner,

I am writing again on behalf of my family and my neighborhood to ask that you please deny the request to develop apartments in the back of Edward's Place. The neighborhood is very open to development as we all expected additional housing to be built. However, we did not expect tall bright lights in our back yard, huge increases in traffic, and lots of black pavement. The land is beautiful and my four young children love to play in it. That should not be destroyed by parking lots, bright lights, and multiple story apartments that will face into our homes. It should become the back yard of another family who can preserve the continuity of the land.

Our experience the past year and a half in Edward's place has been wonderful. Our home is our oasis, and we enjoy our neighbors immensely. It is a small community that respects each other and works to help one another. It is a young neighborhood with lots of kids, and on any given day you will see tons of young kids outside playing, biking, and exploring. As such, it is imperative that people drive slowly and watch out for kids especially during high traffic times in order for the kids to continue to enjoy the neighborhood safely. Having only one access point with large increases in traffic could be deadly for our kids.

Corryton is an excellent community for people to settle and there **should** be apartments built in the community, **but** it needs to be in a place that will set up the apartment residents for success along with the community members. The apartments should have their own access point in and out. They should be in a low traffic area that is not already overwhelmed with school traffic. In addition, they should have their own space, not be crammed in the back of a development. That is not fair to anyone.

Thank you for your continued support of the community. We ask that you hear our heart in this matter. We simply want what is best for the community at large.

Sincerely,

Kaitlyn Scanlon Knox County Teacher Edward's Place Community Member



[Planning Commission Comment] 6-A-20-UR

1 message

Amy Bray <amyrbray@gmail.com> Reply-To: amyrbray@gmail.com Mon, Aug 10, 2020 at 8:09 PM

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

I am writing to you once again to tell you I am absolutely opposed to apartments of any kind being built at the back of our subdivision.

This is a single family home subdivision. We have had to deal with enough here with the developers who have not fulfilled their promises and we've been left with a mess. O'Dell who built our house left us with a multitude of problems and then filed bankruptcy so he wouldn't have to fix anything. We've been left to fix all his mistakes and from my understanding the other developers have in turn left people with similar problems. We've had broken promises from developer after developer here. For all we know this developer could do exactly the same thing, start something he can't finish and make a bigger mess here then we already have.

We certainly didn't anticipate having apartments in our back yard making our already crowded roads more crowded and our small family oriented subdivision feel as if we live in the city.

It is absolutely unfair that we have been put in this predicament. This development would be better suited in another area outside of a single family rural area subdivision.

The one thing Corryton has that I love is still a sense of a country setting. It's not overtaken with businesses or apartments and that seems to be what most people in this area love. There are other areas to build apartments that are more suitable for this development. Why sacrifice our neighborhood, the safety of our children, and the value of our homes?

I am completely oppose to this development and ask that you please consider the neighborhoods opinions and deny this development.

Thank you, Robert and Amy Bray 7803 Edwards Place Blvd



[Planning Commission Comment] 6-A-20-UR

1 message

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

Mon, Aug 10, 2020 at 4:56 PM

Reply-To: jessicanirmaier@yahoo.com To: commission@knoxplanning.org, Mike Reynolds <mike.reynolds@knoxplanning.org>

As you go into tomorrow's agenda review meeting, I ask that you strongly consider the facts of this case and the need we have not just in Corryton, but in Knox County overall.

1. We have ZERO truly affordable rental housing in the 37721 zip code.

2. We have plenty of recreational activities for residents, most of which are 100% FREE.

3. Over 95% of Corryton residents have their own car, so public transportation would not be a needed requirement for this project to happen.

4. Corryton has a population of 12,916 people. 8.8% of which are considered poverty level, and 24.8% of which have an income below \$30,000.

5. There is not a lot of other locations this development could go. The land behind the IGA got kicked backed for apartments less than 2 years ago. The other land available within the mixed use district would not be zoned to accommodate the density apartment complexes need for profitability. Therefore, zoning and possible sector plan amendments would have to be made for this to go somewhere else.

6. This land is already zoned properly, is right next door to the schools, and with the connection to Twin Oaks, would have direct access to the schools and would provide connectivity to all residents.

7. This developer has been proactive and willing to work with the community.

8. In 2015, there was over 30,000 Knox County residents whose income was below 20,000. However, only 9,000 rental units available to serve them. Thus, there is a severe affordable rental housing shortage.

Point is, we need more truly affordable housing and quite honestly, if the connection could be made to Twin Oaks, this is a perfect location very close to what will be the "hub of Corryton" (Gibbs).

Jessica Nirmaier

Harbison Plantation (less than 1/2 a mile from proposed development).



[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

adam@thegilreathfamily.com <adam@thegilreathfamily.com> Reply-To: adam@thegilreathfamily.com To: commission@knoxplanning.org Mon, Aug 10, 2020 at 4:05 PM

Dear Knox County Planning Commission,

My family and I live at 7121 Lawgiver Circle, Corryton, TN 37721. I would like to, yet again, voice my disapproval for any zoning changes that would allow any type of housing other that single family residential in my subdivision, Edward's Place. I am saddened by the previous commission meeting where this topic was brought up. I cannot believe that a person on the commission would move to postpone a vote knowing that said commission member would no longer be present on the commission when the vote was held, and then giggle about it. Are we as a community being taken seriously on this matter? We have made it abundantly clear that the entire community of Edward's Place and the larger Corryton/Gibbs community are all opposed to rezoning for any apartments, townhomes, condos or otherwise. We were sold a bill of goods that included only single family residence in our neighborhood. We have suffered through water main breaks, sewer issues, drainage issues, pavement issues, sidewalk issues, as well as many other builder related issues. I requested speed humps from the county and never received a response. When questioned, another community member was told that they couldn't do anything until DR Horton had released the property. DR Horton didn't even own any property other than the site the demo house is on at that time. We are tired of our voices being ignored and ready to be left alone. The last minute involvement of legal counsel the night before the previous zoning commission meeting should have thrown red flags to each of you. If the proposed builders were not taking us seriously before the previous meeting and are not taking us seriously now, what makes you think that our voices will have any meaning to them once you change the zoning and allow them to proceed?

Someone will eventually come through that is willing to complete the neighborhood as single family dwellings and we will be there to support them. I ask that you leave the zoning as is and stop this process now without further delay.

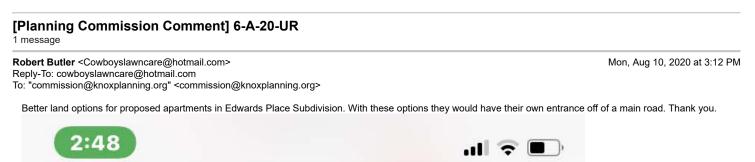
Sincerely,

Adam Gilreath

7121 Lawgiver Circle

Corryton, TN 37721







realtor.com



Virtual tour

For Sale - Active

Veterans: \$0 Down VA Loans (Get Quote!) Be Ready to Buy. How Much Can You Borrow?



🛱 \$1,590/mo

31

Acre Lot

8201 Tazewell Pike,

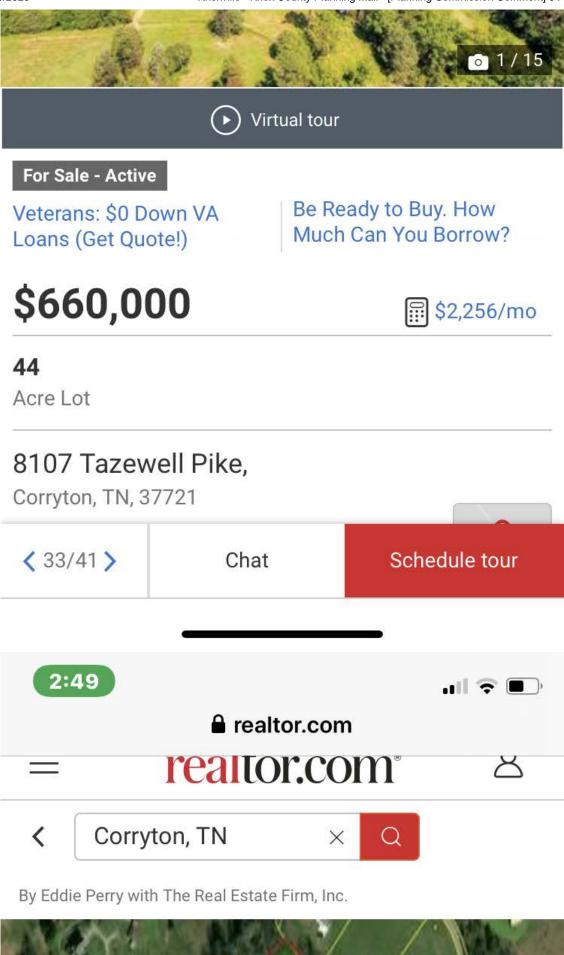
Corryton, TN, 37721

\$405,000

By Lynn Johnson with Coldwell Banker Wallace & Wallace, Realtors



Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR



https://mail.google.com/mail/u/0?ik=9e19192d94&view=pt&search=all&permthid=thread-f%3A1674667345592533667&simpl=msg-f%3A16746673455... 3/4

Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR



For Sale - Active

Veterans: \$0 Down VA Loans (Get Quote!) Be Ready to Buy. How Much Can You Borrow?



🗊 \$1,196/mo

20.38

Acre Lot

1312 Tazewell Pike,

Corryton, TN, 37721

〈 4/5 〉	Chat	Schedule tour



[Planning Commission Comment] 6-A-20-UR

1 message

Robert Butler <Cowboyslawncare@hotmail.com> Reply-To: cowboyslawncare@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Mon, Aug 10, 2020 at 3:09 PM

Dear Planning Commissioners,

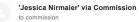
I am a resident in Edwards Place Subdivision and I am completely opposed to Woodbury Crossing. When everyone in our subdivision bought our houses we were promised a single family subdivision to be finished on the land. That is all we are asking to be done, what we were promised. I am not opposed in apartments being in our area just not in our subdivision. There are other land opportunies in the Corr yton that I will send in that would be more ideal for an apartment complex. I also ask that you take into consideraon that t some aren't directly affected by this development and the ones that are, from a poll taken is 100% against it. So, I am asking you to please deny this proposal and let this developer find more adequate land for Woodbury Crossing.

> Thanks, Robert Butler

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8/10/2020

[Planning Commission Comment] 6-A-20-UR Inbox Commission E-mails



List of Recreational Activities within 30 minute drive from Woodbury Crossing (Exact drive times listed):

1. Gibbs Ruritan Park, Walking trail, & Ballfields (4 min drive)



2. New Harvest Park & Splash Pad (14 min drive)



3. Corryton Ballfields, Walking/bike trail, & Park (12 min drive)





Corryton Park

4. Sunset Cove Adventure Park (28min drive)



5. Wilson Park (splash pad coming soon) (20 min drive)



6. Halls Tennis Courts (11 min drive)

7. Inskip Pool & Park (20 min drive)



8. Fountain City Park & Duck Pond (16 min drive)

9. Worlds Fair Park (23 min drive) MG_2428.jpeg 10. House Mountain Hiking Trails & State Park (18 min drive) MG_2429.jpeg

11. House Mountain RC Park (model airplane flying) (11 min drive)



Meads Quarry Lake & Swimming Hole (29 min drive)
 MG_2434.jpeg
 Ijams Nature Center (29 min drive)
 MG_2435.jpeg

8/10/2020

14. Halls Greenway & Soccer Fields (9 min drive)



15. Big Ridge State Park & Norris Lake (23 min drive)

16. Smokies Angling Adventures (21 min drive)



17. Knoxville Botanical Gardens (25 min drive)



18. Nicholas Gibbs Historical Society Museum (4min drive)



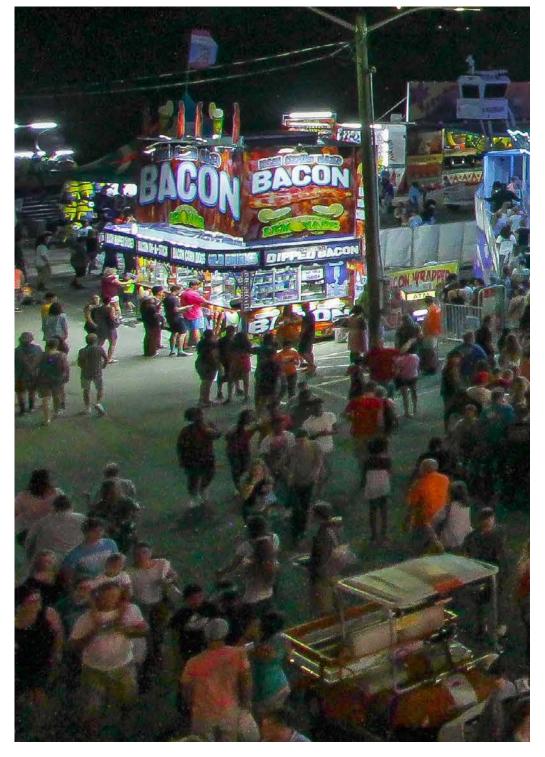
19. Max Air Trampoline Park (20 min drive)



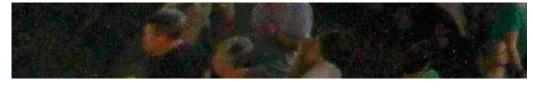
20. TN Valley Fair (seasonal) (21 min drive)



8/10/2020



[Planning Commission Comment] 6-A-20-UR - laura.edmonds@knoxplanning.org - Knoxville - Knox County Planning Mail



The list goes on and on, the gist of the email is to show we have plenty of recreational activities to provide for new residents. In addition to these, Corryton was one of the winners for a FREE dog park, sponsored by the Boyd Foundation. This will be in the 37721 zip code within the next 2 years time.

Jessica Nirmaier

8/10/2020



Fwd: 6-A-20-UR- not uploaded to comments

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Mon, Aug 10, 2020 at 2:12 PM

FYI

Mike Reynolds, AICP Senior Planner 865.215.3827



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

------Forwarded message -------From: Jessica Nirmaier <jessicanirmaier@yahoo.com> Date: Mon, Aug 10, 2020 at 2:04 PM Subject: Fwd: 6-A-20-UR- not uploaded to comments To: Mike Reynolds <mike.reynolds@knoxplanning.org>

This one was not uploaded to comments.

Jessica Nirmaier

Begin forwarded message:

From: Jessica Nirmaier <jessicanirmaier@yahoo.com> Date: August 6, 2020 at 10:08:29 PM EDT To: commission@knoxplanning.org Subject: 6-A-20-UR

I found this relevant in this case as it is excerpts from the public record of the Thompson Meadows agenda item in which both the new Woodbury Crossing(Agenda #21) and Twin Oaks developments (Agenda #24) were addressed. This was very recently written and discussed (June 8th, 2020). The vehicular connection to Twin Oaks needs to happen whether the Woodbury Crossing development goes in or not. However, I would like to stress my approval for Woodbury, just because I know the need we have in Corryton. Here is why these are needed: Corryton has a population of roughly 12,916 people. 8.8% of which live in poverty. 95.4% of Corryton residents travel by their own car so public transit is not needed at this time. 24.8% of our residents earn less than \$30,000 per year, and 12.6% of our residents never graduated high school. There's a significant need here that's gone unaddressed for years. There have been several developers come through Edwards Place already, none of which have been able to complete their promise of single family dwelling because the profits just don't pencil out, and each one has left residents with a bigger mess. Have they been done wrong, very much yes. However, the potential of what they, and the community as a whole is being offered is better, in my opinion, than what their current situation is. They are being offered to have their neighborhood finally complete, even with amenities(pool, soccer field, etc. was offered). In addition, the community itself is being offered to finally have a place for the 8.8% that currently live in poverty, and the 24.8% whom earn less than \$30,000 per year. I know what it's like to not have anywhere to go, and have to leave your hometown because there are no affordable options. The median home price is Corryton is \$239,900, with approximately 21 homes available on the market. I know in Harbison Plantation, we have 1100sq ft homes selling for \$170,000. That's insane, not nearly affordable given 1/4 of Corryton doesn't bring home more than \$30,000 per year. With every development, there is some form of compromise that has to happen. This developer, in my opinion, has offered more than most. I stand strong beside the connection being made to twin oaks to alleviate the only other concern from residents that hasn't been addressed, and that's for the second access point. Staff has recommend this development be approved. I ask that you stand with the residents, requiring the vehicular connection to Twin Oaks(agenda #24), thus providing second access. I speak on behalf of myself, as a resident of Corryton.

source for data: https://www.movoto.com/demographics/tn/37721/

Jessica Nirmaier

GM200	Dori Caron <dori.caron@knoxplanning.org< th=""></dori.caron@knoxplanning.org<>		
[Planning Commission Comment] background report and meeting summary for Gibbs area meeting, Compass article - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR)			
Kevin Murphy <murphysprings Reply-To: murphysprings@gmai To: Commission <commission@< th=""><th>l.com</th></commission@<></murphysprings 	l.com		
Dear Commissioners,			
staff, Planning Staff, and some SA-20-C / 5-A-20-UR) and Wo	8th District, coordinated a meeting (public noticed) with Engineering and Public Works a of the residents of the Gibbs area regarding items 15 and 16 - Thompson Meadows (5- odbury Crossing (6-SA-20-C, 6-A-20-UR). It was held on Thursday, June 4. I prepared a eting, which I have updated with some summary notes, and have attached those to this		
	an article today covering the meeting, which is available here and also is .com/2020/06/08/at-a-crossroads/		
Woodbury Crossing which I wi	eeting. We didn't resolve everything and still have some significant concerns about Il detail later, but everybody has a better understanding of the background, issues, and s. I hope you will have the opportunity to review this material prior to the Agenda Review nmission meeting this week.		
This covers two agenda items applications.	, but we think it is important to understand the cumulative impact of both of these		
Kevin			
This message was directed to	commission@knownlanging org		
2 attachments Gibbs Planning Meeting 2399K	Summary and Background.pdf		
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Roughly .

- Thompson Meadows sidewalks would be in the Parental Responsibility Zone once connectivity is established. The sidewalk ordinance doesn't require sidewalks on streets posted for 25mph or less, except if it has a average daily trip count of more than 1,000 vehicles AND meets other levels. Knox County Engineering and Public Works determined the entrance road into the subdivision, from Thompson School Rd, would likely be above 1,000 vehicles and would require sidewalks, but no other locations in the subdivision would.
 - Action Item: Add sidewalks on the connector rd as a condition of concept plan approval
- Revised Thompson Meadows plan includes a dedicated playground / park area, improved vehicular connectivity to adjacent undeveloped properties.
- Stormwater and erosion: EPW in semi-recent time cleared a clogged storm drain which seems to have alleviated the issue.

 Street parking in subdivisions: Jim referred to the street parking issue. 26 foot wide streets, but if you have two vehicles parked on it, then it's too narrow. County Parking ordinance <u>Sec 62-187(b)</u> provides some relief

 Sec 62-187(b): No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than 18 feet of the width of the roadway for the free movement of vehicular traffic.

Action item: residents call sheriff's office if cars parked on both sides of the road
 Sidewalk and road conditions in Edwards Place: surrendered bond funds to be used to repair the streets, curbs, and existing sidewalks. The county will use remaining funds and additional money to finish the uncompleted sidewalk segments on Edwards Place Blvd and Lawgiver Circle

Issues (original list)

- · Edwards Place unfinished items from Concept Plan approvals:
 - Common Area of 1.63 acres not created
 - Supposedly a Home Owners Association was established but is a mess, split amongst the multiple developers. Some owners have never paid into it. Where is the money and how is it managed?
 - Sidewalks within subdivision along Edwards Place Blvd not installed
 - Sidewalk connectivity to Twin Oaks Lane not built
 - Pedestrian connection to schools not built, but the developer did have a conversation with the schools and they were amenable to it.
- Edwards Place road and sidewalk conditions Knox County Engineering to rebuild roads after bond surrendered





- Edwards Place Sewer System
 - Additional underground pumping stations required
 - Sewer overflows happening in residents' homes, compounded by construction debris in the pipe
 - Sewer gases leaking into rooms issues with incorrect installation of sewer line under foundation

8/10/2020



- 4. Under zoning Ordinance 54-81-A-4, EPW should require sidewalks in Thompson Meadows. As pedestrian connectivity is added to the schools and a sidewalk on Thompson School Rd, it is very likely that it will be in the Parental Responsibility Zone. Significant street parking creates unsafe conditions for pedestrians in the street, especially children walking or bicycling to school.
- Woodbury Crossing concept plan: require future street connections from Edwards Place (Lawgiver Circle) and/or Woodbury Crossing to connect to the Twin Oak Ln ROW on the property edge in order to enable future vehicle and pedestrian connections to Tazewell Pike.

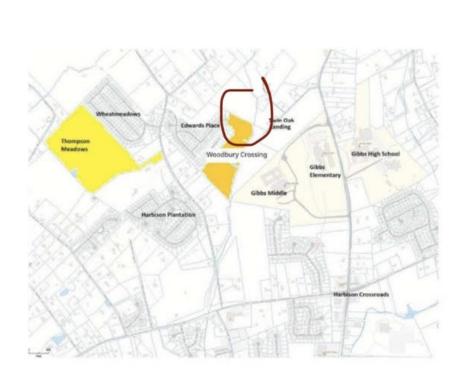
. Woodbury Crossing Concept Plan: address stormwater runoff issues through

- Traffic calming on Karns Dr and Barker Rd, and correct line-of-sight issues at Karnes/Barker
- 8. Edwards Place road issues repair with bond money
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- Adopt-A-Highway for litter control, with Wheatmeadow, Thompson Meadow, Edwards Place, and Harbison Plantation HOAs participating
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- 8. What is the cost of installing sidewalks per foot? Of maintaining per foot?

BY JESSE FOX MAYSHARK • JUNE 8, 2020





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] background report and meeting summary for Gibbs area meeting, Compass article - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR)

Kevin Murphy <murphysprings@gmail.com> Reply-To: murphysprings@gmail.com To: Commission <commission@knoxplanning.org> Mon, Jun 8, 2020 at 2:24 PM

Dear Commissioners,

County Commissioner Beeler, 8th District, coordinated a meeting (public noticed) with Engineering and Public Works staff, Planning Staff, and some of the residents of the Gibbs area regarding items 15 and 16 - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR). It was held on Thursday, June 4. I prepared a Background Report for the meeting, which I have updated with some summary notes, and have attached those to this email.

The Compass also published an article today covering the meeting, which is available here and also is attached: https://compassknox.com/2020/06/08/at-a-crossroads/

It was a good, collaborative meeting. We didn't resolve everything and still have some significant concerns about Woodbury Crossing which I will detail later, but everybody has a better understanding of the background, issues, and pros/cons of some approaches. I hope you will have the opportunity to review this material prior to the Agenda Review meeting and the Planning Commission meeting this week.

This covers two agenda items, but we think it is important to understand the cumulative impact of both of these applications.

--Kevin

This message was directed to commission@knoxplanning.org

2 attachments

Gibbs Planning Meeting Summary and Background.pdf 2399K

2020-06-08 Compass - At a Crossroads - Gibbs Developments.pdf 419K

- Thompson Meadows sidewalks would be in the Parental Responsibility Zone once connectivity is established. The sidewalk ordinance doesn't require sidewalks on streets posted for 25mph or less, except if it has a average daily trip count of more than 1,000 vehicles AND meets other levels. Knox County Engineering and Public Works determined the entrance road into the subdivision, from Thompson School Rd, would likely be above 1,000 vehicles and would require sidewalks, but no other locations in the subdivision would.
 - Action Item: Add sidewalks on the connector rd as a condition of concept plan approval
- Revised Thompson Meadows plan includes a dedicated playground / park area, improved vehicular connectivity to adjacent undeveloped properties.
- Stormwater and erosion: EPW in semi-recent time cleared a clogged storm drain which seeps to have alleviated the issue.
- Street parking in subdivisions: Jim referred to the street parking issue. 26 foot wide streets, but if you have two vehicles parked on it, then it's too narrow. County Parking ordinance <u>Sec 62-187(b)</u> provides some relief
 - Sec 62-187(b): No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than 18 feet of the width of the roadway for the free movement of vehicular traffic.

Action item: residents call sheriff's office if cars parked on both sides of the road

 Sidewalk and road conditions in Edwards Place: surrendered bond funds to be used to repair the streets, curbs, and existing sidewalks. The county will use remaining funds and additional money to finish the uncompleted sidewalk segments on Edwards Place Blvd and Lawgiver Circle

Issues (original list)

- Edwards Place unfinished items from Concept Plan approvals:
 - Common Area of 1.63 acres not created
 - Supposedly a Home Owners Association was established but is a mess, split amongst the multiple developers. Some owners have never paid into it. Where is the money and how is it managed?
 - Sidewalks within subdivision along Edwards Place Blvd not installed
 - Sidewalk connectivity to Twin Oaks Lane not built
 - Pedestrian connection to schools not built, but the developer did have a conversation with the schools and they were amenable to it.
- Edwards Place road and sidewalk conditions Knox County Engineering to rebuild roads after bond surrendered





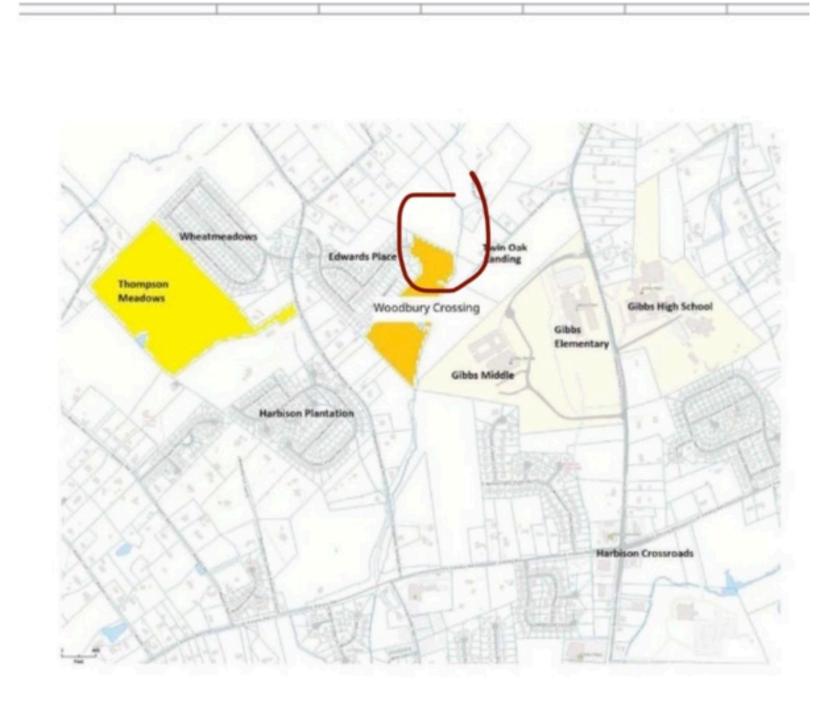
- Edwards Place Sewer System
 - Additional underground pumping stations required
 - Sewer overflows happening in residents' homes, compounded by construction debris in the pipe
 - Sewer gases leaking into rooms issues with incorrect installation of sewer line under foundation

- 4. Under zoning Ordinance 54-81-A-4, EPW should require sidewalks in Thompson Meadows. As pedestrian connectivity is added to the schools and a sidewalk on Thompson School Rd, it is very likely that it will be in the Parental Responsibility Zone. Significant street parking creates unsafe conditions for pedestrians in the street, especially children walking or bicycling to school.
- Woodbury Crossing concept plan: require future street connections from Edwards Place (Lawgiver Circle) and/or Woodbury Crossing to connect to the Twin Oak Ln ROW on the property edge in order to enable future vehicle and pedestrian connections to Tazewell Pike.
- Woodbury Crossing Concept Plan: address stormwater runoff issues through
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BY JESSE FOX MAYSHARK . JUNE 8, 2020





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR OPPOSED

Kevin Daniels <kevindaniels@tds.net> Reply-To: kevindaniels@tds.net To: commission@knoxplanning.org Mon, Aug 10, 2020 at 11:26 AM

Hello,

I live about 5 minutes from Edwards Place and I oppose the apartment plan. It would be a terrible decision to place apartments in the back of an existing subdivision of homes and to subject the residents there to extra traffic since the developer wants to piggy back on their neighborhood roads. Our community does not want these apartments at the proposed location.

Kevin Daniels



[Planning Commission Comment] 6-A-20-UR

1 message

Chris Taylor <ctwhs2007@gmail.com>

Sun, Aug 9, 2020 at 4:44 PM

Reply-To: ctwhs2007@gmail.com To: Beth T <betht2389@gmail.com>, "commission@knoxplanning.org" <commission@knoxplanning.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Planning commission,

I am emailing again today to express that myself and the rest of Edwards place subdivision is completely against 6-A-20-UR.

We are a small community here that takes pride in natural scenery, getting to know your neighbors, and enjoying walks in the neighborhood. When we purchased this house it was to get closer to work as we lived out of county at the time. Had we known that a large apartment complex would be going in towards the back of the subdivision we never would have purchased.

This plan was not what any person of this community bought into. Again we are a small community of middle to working class families. Our homes are by and large our in largest investments. Allowing this to move forward would be a complete slap on the face to all of the members of this community.

One major point being is the access. There is only one point of access for the neighborhood. The amount of traffic that will be coming through Edwards place will be beyond ridiculous. And you can only expect an accident waiting to happen.

Last point that I have is this subdivision has already had 4 different developers come in and provide if we are being honest sub standard work on quite a few homes. In most cases the developers are leaving the homeowner high and dry to deal with these problems on their own. Why are going to allow another, the 5th, developer to come in to this subdivision? The people of this community are being overlooked again if you approve this measure.

So I ask you as a voting, tax paying citizen of this county to please give this vote the attention and TIME it deserves and vote AGAINST this measure and stand up for the people of Edwards place. We are all against this from happening.

Thank you, Chris Taylor

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Sat, Aug 8, 2020 at 1:41 PM

[Planning Commission Comment] 6-A-20-UR Woodbury Crossing

1 message

Katrina Butler <Katrinalynn86@hotmail.com> Reply-To: katrinalynn86@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Hello,

I am home owner in Edwards Place subdivision and I am **Opposed** to this proposal for Woodbury Crossing. I am asking that you put yourselves in our shoes. Ask yourself if you were a homeowner in Edwards Place subdivision and were promised a full subdivision with single family homes, would you be okay with a developer wanng t o add apartments with the only access thru our subdivision roads? Since hearing of this in May I have been opposed of Woodbury Crossing because it doesn't belong connected to our subdivision. Other reasons I am opposed are the following:

- We have made financial investments in our homes that could be affected by this
- We as homeowners bought our homes with the understanding that this would all be developed as single family homes
- The streets in our subdivision are small and are not adequate for heavy traffic flow
- We do not have public transportaon and c onnecng r oads are very narrow without sidewalks
- Safety of our children playing
- Speeding thru our streets

I would like to add that we as a subdivision reached out to this developer and was willing to work with him if he would consider building single family homes. He told us he would not build single family homes. He also told us that if he didn't find a second access point (Twin Oaks Dr or Thompson School Rd) he would withdraw. Neither of those worked in his favor but here we are and he did not withdraw as he said would.

In our subdivision we created a poll on who is completely opposed to this proposal and who is willing to work with the developer with apartments, the outcome was 100% opposed.

I would also like to add that opinions of the residents in Edwards Place Subdivision should matter greatly since we are directly affected by this proposal. I am not opposed to apartments in Corryton but feel there is better land that is not attached to a subdivision and has its own entrance. As you can see from the emails sent to you there are far more opposed to this and under 5 individuals supporting this. I think I can speak on behalf of most that live in Edwards Place Subdivision in saying we are pleading for denial on this. We are just wanting single family homes that we were promised. Thank you.

Katrina Butler



[Planning Commission Comment] 6-A-20-UR Public Comment

1 message

Misty Richards <misty.m.richards@gmail.com> Reply-To: misty.m.richards@gmail.com To: commission@knoxplanning.org Cc: mike.reynolds@knoxplanning.org, county.mayor@knoxcounty.org Sat, Aug 8, 2020 at 1:05 AM

Dear Planning Commissioners,

I am a homeowner in Edwards Place subdivision who would like to reiterate my **<u>opposition</u>** to the apartment complex proposal. Upon searching for a new place to call "home," we made numerous trips through Edwards Place to get an idea of the neighborhood's character. We saw nice modest homes with well-kept yards, people working in their flower beds, washing cars in the driveway, children playing in front yards, neighbors in conversation, families walking dogs, etc. We then met with a DR Horton representative who presented us with a neighborhood plan of single family homes with sidewalks. Since this was by far our biggest investment, it was not a decision we took lightly and we knew we wanted to be a part of this close-knit neighborhood and community. We put our trust in a developer (DR Horton) and signed a contract to have a home built for us, expecting the rest of the neighborhood to be finished out with single family homes.

When we saw workers taking soil samples a few months ago on the undeveloped land behind our homes (the land now proposed for apartments), we were so excited as we thought it meant that another phase of homes was about to begin. <u>I absolutely support the development of single family homes</u> for the remaining lots of Edwards Place. However, <u>three</u>-story apartment buildings towering above our backyard and less than 100 feet from our backyard, is not something I can support, especially since the apartments will solely rely on Edwards Place Blvd <u>as its only means for travel</u> in and out of the apartment complex. <u>The lack of a second entrance</u> for the apartment development is substantial reason alone to deny this application.

I respectfully ask you to not take away the development opportunity that still exists for our neighborhood to be completed with <u>single family homes</u>, just as it was originally intended and just as we envisioned from the first time we drove through this neighborhood. Please deny this current application.

Sincerely,

Misty Richards Edwards Place Resident



essica Nirmaier' via Commission <commission@knoxplanning.org></commission@knoxplanning.org>	Fri, Aug 7, 2020 at 4:42 PN
eply-To: jessicanirmaier@yahoo.com : commission@knoxplanning.org, mike.reynolds@knoxplanning.org	
I'd like to share a study completed by Harvard University. This addressed many concerns that were brought up by residents pages long so I took excerpts and highlighted areas of focus for reading ease. The entire article is sourced below as well if y actually very intriguing and supports multi-family development near single family dwellings. It's been proven to increase prop points that were very interesting.	ou'd like to read the entire thing. It's
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Fiscal Burden

Opponents of multifamily housing often claim that apartment residents impose higher expenditures for local government services. The point is most commonly voice with reference to schools, although other local government infrastructure services are mentioned as well. Opponents assume that apartments contain more school-age children than single-family houses do, and therefore put greater strain on local school districts. In an era of tight school budgets, this is an understandable concern. Let's begin by reviewing the data.

On average, 100 single-family owner-occupied houses include 51 school-age children. By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units. Wealthier apartment dwellers have even fewer children (12 children per 100 households for residents earning more than 120 percent of the area median income, AMI), while less wealthy residents earning less than 80 percent of AMI still have fewer children (37 per household) than single-family homes.⁵

Opponents often ignore how much revenue apartments bring in to the local government.⁶ In fact, apartment owners often pay more in property taxes than owners of single-family houses.⁷ That's because in most jurisdictions, apartments are treated as commercial real estate, which is taxed at higher rates than single-family houses in most states. Although there are many complications in such comparisons, one simple approach is to look at the "effective tax rate," defined as the ratio of property tax to property value. For apartments in urban areas the effective tax rate averages 48-54 basis points more than single-family houses: 1.91 percent for apartments, compared with 1.37-1.43 percent for single-family houses.⁸

www.nmhc.org/Content/ServeContent.cfm?ContentItemID=2620&IssueID=80. A recent study using data from the 2001 Residential Finance Survey suggests a smaller differential, though one that has grown over time. See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," Housing Policy Debate, Vol. 17, Issue 1, 2006. ⁶ Apartment residents also contribute to the general economy by buying local goods and services. See *Research*

⁵ All figures are NMHC tabulations of data from the American Housing Survey. See Research Notes, "Apartments and Schools," NMHC, August 24, 2001, available at:

Notes, "Apartment Residents and the Local Economy," NMHC, May 3, 2002.

⁷ See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," *Housing Policy Debate* Vol. 17, Issue 1, 2006.

⁸ Authors' calculations based on Minnesota Taxpayers Association, 50-State Property Tax Comparison Study, St. Paul, MN, April 2006, p. vii. See also Alan Mallach, "Housing and Suburbs: Fiscal and Social Impact of Multifamily Development." Department of Housing and Urban Development: Washington DC, 1974.

Traffic

Does compact development really cause an increase in traffic congestion and parking problems, as opponents often claim? To residents of the neighborhood where such development might take place, an increase in congestion seems self-evident – but only by comparing an apartment development to the status quo (i.e., no development). The proper comparison, however, is to the impact on congestion of an equal number of new single-family units.

On average, apartment residents own fewer cars than single-family homeowners: the latter average two cars per household compared with only one for the former.¹² Beyond that, single-family housing generates more automobile trips per household, as evidenced in the table below.

Automobile Trips Per Housing Unit			
	Single-family detached	Apartment	Difference
Weekday	9.57	6.72	42%
peak AM hour	0.77	0.55	40%
peak PM hour	1.02	0.67	52%
Saturday	10.10	6.39	58%
peak hour	0.94	0.52	81%
Sunday	8.78	5.86	50%
peak hour	0.86	0.51	69%

On weekdays, a single-family detached house generates 42 percent more trips than does a unit in an apartment. The difference is even greater on the weekend: 58 percent more trips on Saturdays, and 50 percent more trips on Sundays. This large difference is seen not only in the

and Metropolitan Policy, March 2004. The authors take note of possible countervailing costs, such as the higher load placed on roads and sewer lines in more densely populated areas. See also Richard M. Haughey, *Higher-Density Development: Myth and Fact.* Washington, DC: Urban Land Institute, 2005.

¹² Jack Goodman, "Apartments and Parking," Research Notes. NMHC: Washington, DC, January 28, 2000.

totals, but also at the peak hours, morning and afternoon, weekdays and weekends. By any measure, it is clear that single-family houses generate more automobile traffic than apartments – or any other type of housing. In explaining why single-family houses produce the most traffic, the Institute of Transportation Engineers noted that they are the largest units in size, with the most residents, but also pointed out that they had "more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally have fewer alternate modes of transportation available, because they were typically not as concentrated as other residential land uses."¹³ Though written not as a policy document, but rather simply a straightforward, quantitative analysis, this is a good summary of the reasons why compact development engenders less traffic than sprawl.

Interestingly, single-family owners use their cars more often than apartment residents use theirs. On average, cars in single-family houses make 18 percent more trips during the week, 31 percent more trips on Saturday, and 41 percent more trips on Sunday than cars owned by apartment residents.¹⁴

Thus, not only are there more cars per household in single-family houses than apartments, each of those cars generate more traffic – and a higher demand for parking spaces at retail stores, offices, schools, and other facilities.

It could be argued that the difference in automobile ownership and use is determined less by property type than by geography. For example, residents of garden apartments near major highways in suburban areas lacking much public transportation are far more likely to own and use cars than are residents of apartments located near high-speed rail lines and subways. Although we know of no studies that have tried to quantify the impact of geography on this, it seems evident that there is an important property-type effect. Consider the reverse situation, namely residential development near a transportation node such as a subway station. The number of single-family detached houses that can be built within walking distance of the station is clearly much less than the number of multifamily residences – whether for-rent or for-sale – that can be built there. To take advantage of the transit nodes, it simply makes sense to take advantage of the fact that compact, higher-density housing is inherently better suited to such development.

¹³ Institute of Transportation Engineers, *Trip Generation*, 7th Edition (Washington, DC: 2003), Volume 2, p. 268.

¹⁴ Ibid., pp. 287-295 and pp. 324-332.

Property Values

Concerns that multifamily rental housing will lower the value of their single-family houses has driven many residents to oppose new apartment developments in or near their neighborhoods. Proposals for low-income apartments are especially likely to trigger property value concerns, but even market rate rental housing can give rise to arguments that apartments lower property values and damage the community's reputation. Local officials often echo these property value claims, either because they believe lower property values will injure their communities tax base or reputation or because they want to sound responsive to constituent concerns.

The fear that housing density will hurt property values seems to be primarily based on anecdotes. By contrast, most research has come to a different conclusion: in general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.

Two studies have taken a macro look at home values and house appreciation near multifamily housing properties. One study focused on "working communities" throughout the nation – neighborhoods of predominantly low- and moderate-income working households. The study looked at data from the 2000 US Census and compared house values in those communities with the share of multifamily housing in those communities. The conclusion: working communities with multifamily dwellings actually have *higher* property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units. In fact, among working communities, "the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest."¹⁵ The study also noted a similar phenomenon with respect to income: among working communities, higher household income was positively associated with the share of multifamily housing.¹⁶

The other macro analysis compared the rate of property value appreciation for houses with multifamily housing nearby with the appreciation rate for houses with no multifamily housing nearby. Houses with apartments nearby actually enjoy a slightly higher appreciation rate than houses that don't have apartments nearby. Homes that are not located in multifamily areas appreciated at an average annual rate of 3.59 percent between 1987 and 1997, compared with a

¹⁵ Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, "America's Working Communities and the Impact of Multifamily Housing," Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17.
¹⁶ Ibid., p. 16.

higher appreciation rate of 3.96 percent for houses near multifamily buildings. For the 1997-1999 period, the figures were 2.66 percent and 2.90 percent, respectively.¹⁷

Case studies examining individual sites and metro areas have been used in six recent research works to get a more detailed picture of the effects of multifamily and/or subsidized single-family properties. These studies measured the possible impact of a range of property types on surrounding property values, including the potential impacts of conventional apartments, mixed-income multifamily rentals, low-income housing tax credit developments, and federallyassisted rental housing projects Researchers measured a variety of relevant characteristics, including house price, price per square foot, house price appreciation, time on the market, and the ratio of sales price to asking price in order to assess "the worst-case scenarios of multi-family intrusion into a single-family neighborhood." Their conclusions:

"We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes." ¹⁸

We find that if located properly with attractive landscaping and entranceways, adverse price effects can be minimized and sometimes can add value. In the long term, such apartment complexes probably raise the overall value of detached homes relative to their absence."¹⁹

"To this point, our results for Wisconsin are generally consistent with results in other studies: we have not been able to find evidence that Section 42 developments cause property values to deteriorate. The exception is Milwaukee County, where properties that are distant from the developments seem to appreciate more rapidly, although the magnitude of the effect is small. We have found no evidence of an impact in Waukesha and Ozaukee, and find evidence that properties in Madison near Section 42 developments appreciate *more* rapidly." ²⁰

There is "little or no evidence to support the claim that tax-credit rental housing for families has a negative impact on the market for owner-occupied housing in the surrounding area...Rather than negative impact, the evidence suggests to us that the various housing submarkets surrounding the tax-credit properties in our study performed

Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005, p. xiii. ¹⁹ Arthur C. Nelson and Mitch Moody, "Apartments and Detached Home Values," *On Common Ground*, National Association of Realtors, 2003. See also: Nelson and Moody, "Price Effects of Apartments on Nearby Single-family Detached Residential Homes," Virginia Tech University, 2003.

¹⁷ National Association of Home Builders, "Multifamily Market Outlook," Washington, DC, November 2001, pp. 3-4.

¹⁸ Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, "Effects of Mixed-Income, Multi-family Housing

²⁰ Richard K. Green, Stephen Malpezzi, and Kiat-Ying Seah, "Low Income Housing Tax Credit Housing Developments and Property Values," Madison, WI: The Center for Urban Land Economics Research: 2002, p. 4.

move more often. These characteristics are seen as making them transitory residents, perhaps more akin to visitors than to long-term residents.

But there are also countervailing forces. For example, single-family renters do not tear down old houses and replace them with "McMansions," a phenomenon that can greatly alter neighborhoods, in ways that are not always desired by the existing residents.

In addition, it is important to recognize that housing tenure is different from residential stability. Housing tenure refers to how long an individual has lived in one place, while neighborhood stability reflects the quality, cohesion and safety of a community. It is the latter that may be the key factor: "Between 4 and 92 percent of the effect of homeownership and citizenship is operating primarily because homeownership is associated with lower mobility rates."²⁵ Stability itself is relative: in Western Europe, for example, many renters have lower turnover rates than U.S. homeowners. To the degree that there may be positive benefits from lower turnover, then the focus ought to be on increasing residential stability rather than trying to restrict choice of tenure.²⁶

Neighborhood residents may be less interested in distinguishing the exact cause than in ensuring the best outcome, and for many, promoting homeownership rather than renting seems an effective way to do so. In fact, that turns out not to be the case:

- Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses (33 percent vs. 17 percent).
- Apartment residents are just as likely as house owners to be involved in structured social groups like sports teams, book clubs, and the like (22 percent for sports groups, 10-11 percent for other groups).
- Apartment residents are only slightly less likely to attend religious services at least once a month (44 percent vs. 55 percent).
- Just like single-family owners, apartment residents identify closely with the town or city they live in (60 percent for apartment residents vs. 64 percent for single-family owners).

 ²⁵ Denise DiPasquale and Edward L. Glaeser, "Incentives and Social Capital: Are Homeowners Better Citizens?" *Journal of Urban Economics*, Vol. 45, Nr. 2 (March 1999).
 ²⁶ Apgar notes that disentangling the many factors that influence behavior in order to isolate the impact of tenure

²⁶ Apgar notes that disentangling the many factors that influence behavior in order to isolate the impact of tenure alone is exceedingly complex. See: William Apgar, Rethinking Rental Housing: Expanding the Ability of Rental Housing to Serve as a Pathway to Economic and Social Opportunity," Joint Center for Housing Studies Working Paper W04-11, December 2004.

- Almost half (46 percent) of apartment residents feel close to the neighborhood they live in. This is not as high a share as for single-family owners (65 percent), but still sizable.
- Apartment residents are virtually as interested in politics and national affairs as house owners are (66 percent vs. 70 percent).

The one area in which apartment residents noticeably lag house owners is in local elections: 47 percent of apartment residents say they "always vote" or "sometimes miss one," compared with 78 percent of single-family owners.²⁷

Put simply, these objective measures undermine the notion that apartment residents somehow don't care much about, and don't involve themselves in, the communities in which they live. On the contrary, they tend to be at least as socially engaged as other Americans.

As important as these things are in helping to shape the character of a neighborhood, it stands to reason that they can easily be negated by an increase in criminal activity. Is there any truth to the idea that crime follows in the wake of apartment development?

It turns out that there have been very few studies that address this issue. A study conducted for the Arizona Multihousing Association concluded that the perception of higher crime associated with multifamily housing results from counting police calls by address. Hence an apartment property with 100 or more units at the same address may be wrongly compared to one single-family residence. "In actuality, when police data is analyzed on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas." ²⁸

In a similar vein, studies of Irving, Texas, and Anchorage, Alaska, found no connection between crime and housing density. The former used geographic information systems (GIS) analysis to supplement more conventional approaches, and determined that "high density and multi-family development are not necessarily associated with high crime rate, but socioeconomic status is." ²⁹ The latter study reached a similar conclusion: "These data show no relationship

 ²⁷ NMHC tabulations of microdata from the General Social Survey. See: Jack Goodman, "Apartment Residents As Neighbors and Citizens," *Research Notes*, Washington, DC: National Multi Housing Council, June 1999.
 ²⁸ Elliott D. Pollack and Company, "Economic & Fiscal Impact of Multi-family Housing," Phoenix: Arizona

Multihousing Association, 1996, Part II.

²⁹ Jianling Li and Jack Rainwater, "The Real Picture of Land-Use Density and Crime: A GIS Application," available at: <u>http://gis.esri.com/library/userconf/proc00/professional/papers/PAP508/p508.htm</u>

between housing density and delinquency...The observed correlation coefficients between housing density and the six criminological measures were all small in magnitude (very close to "0"), statistically significant...and in some cases in the opposite direction predicted by the hypothesis of a direct relationship between housing density and crime."³⁰

The Multifamily Record: Conclusion

Further research would certainly be welcome. Even so, we think the available research is fairly strong that multifamily rental housing: (1) does not impose greater costs on local governments; (2) does it increase traffic and parking problems; (3) when well-designed and appropriate to the neighborhood, does not reduce (and may even enhance) property values; and (4) does not inherently attract residents who are less neighborly or more apt to engage in (or attract) criminal activity.

This evidence may be sufficient for planners and many public officials – particularly those who have already come to understand the benefits of greater housing choice, mixed-use and mixed-income residences, transit-oriented development, and pedestrian-friendly communities. Two obstacles remain: codified restrictions on multifamily developments and individual opposition to specific multifamily projects

Experience suggests that opponents who live near apartment developments are often hard to convince. For some, opposition to apartments may be more emotional than analytical. As one opponent put it: "We don't want renters. We just don't want them..." ³¹ For many, anecdotes trump statistics.

For this reason, marshalling statistics is a necessary step, but not usually a sufficient one. Instead, proponents need to overcome opposition to individual proposed developments. Before turning to this, we take a brief look at how opposition to multifamily rental housing in general has been codified, thereby adding another hurdle for proponents.

³⁰ University of Alaska Justice Center, "The Strength of Association: Housing Density and Delinquency," Anchorage Community Indicators, series 3A, No. 1, available at: <u>http://justice.uaa.alaska.edu/indicators/series03/aci03a1.housing.pdf</u>

³¹ See "From Parking to Mixed-Use," Montgomery Gazette, September 28, 2005, at: www.gazette.net/stories/092805/bethnew205622_31894.shtml

project allies to smile and nod at appropriate moments. If there is an impressive crowd of supporters in the room, ask them to raise their hands or wear buttons to identify themselves as project advocates.

Try to speak last. You want to be the last voice the decision-makers hear before they
cast their votes. By speaking last, you can rebut attacks made by earlier speakers and
ensure that pro-housing messages are fresh in the officials' minds when it comes time to
make a decision. If necessary, reserve some of your originally allocated speaking time
to provide a summary of your views after all citizens have testified. If you cannot secure
rebuttal time for yourself, try to hold at least one persuasive supporter in reserve to
speak at the end of the hearing who can summarize pro-project messages.

IV. Conclusion

The bias against multifamily rental housing must be overcome if America is to meet its housing needs in an environmentally sustainable and economically realistic manner. Misperceptions, exaggerations and unfounded beliefs contaminate civic discussions about apartment development, yet anti-housing resistance can be rationally addressed by providing evidence about rental housing and its real, not imagined, impacts. Attitudes about apartments aren't solely derived from objective facts, however. Emotions, values, and even peripheral factors such as what "everybody else thinks" play important parts in the development of pro-housing and anti-housing attitudes, and must play a part in any developer's community outreach activities.

It will take more than mere opinions to create enough housing to meet the nation's growing population demands. Pro-housing attitudes need to be translated into pro-housing action. That means persuading planners and politicians to support policies and regulations to encourage the construction of new apartments. Since public officials are responsive to the demands of their constituents and community members, this also involves mobilizing citizens to support pro-apartment policies and actual apartment buildings in their own backyards. Perhaps, in the future, acronyms like RAMBY (Rental Apartments in My Backyard) will replace NIMBY in discussions about the creation of multifamily rental housing.

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Overcoming Opposition to Multifamily Rental Housing Mark Obrinsky and Debra Stein March 2007 RR07-14

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I. Introduction and Background

Resistance to multifamily rental housing is a growing phenomenon in communities around the country. Indeed, opposition to any type of new housing development has become so pervasive that the area of community resistance has spawned its own vocabulary. Multifamily housing is characterized by some citizens as a "NIMBY" project (Not in My Backyard). Apartments are condemned as "LULUS" ("Locally Unwanted Land Uses"). We even have "CAVEs" (Citizens Against Virtually Everything) and they want "BANANAs" (to Build Absolutely Nothing Anywhere Near Anyone).

Putting whimsical acronyms aside, citizen resistance to multifamily rental housing is not a humorous issue. In fact, community opposition to these development projects runs smack up against powerful demographic trends. Population growth in the U.S. continues at a high level – certainly in comparison with other developed countries – and will require considerable new residential construction.¹ Even a brief examination makes this clear.

The U.S. population is expected to increase over the next 20 years at an average annual rate of 0.83 percent – which would result in a cumulative increase of 23 percent, or 68 million people. This figure is twice the size of today's most populous state, California, which has almost 34 million people. In fact, the projected number of new residents in the next two decades is larger than the number of people who currently live in the Northeast (54 million), Midwest (64 million), or West (64 million). Clearly, population growth is an issue of critical importance for the U.S.

What's more, the growth in households will be even greater than population growth itself. The average size of a household has been dropping for more than a century. In 1900, an average of 4.6 people lived in each household. By 2004, there was an average of only 2.6 people per household. While this decline is partly the result of families having fewer children, it is mainly the result of changing household composition. In 1960, single-person households made up 13 percent of all households, while married couples with children made up another 44 percent. The share of single-person households has doubled since then while the number of married couples with children has fallen to only 23 percent. Married couples without children remain the most common type of household, as they have been since 1982, even though their

¹ Of the nine countries that will account for half the world's population growth from 2005-2050, the only developed nation is the U.S. See: United Nations, *World Population Prospects: The 2004 Revision*, vol. 3, p. xv. Available at: <u>http://www.un.org/esa/population/publications/WPP2004/2004EnglishES.pdf</u>

share of the total has waned a bit over that time. The Joint Center for Housing Studies projects that average household size will decline a bit more before stabilizing.²

The upshot is that the demand for new housing units is likely to increase faster than the population itself is projected to grow. Extending the Joint Center for Housing Studies' projections for 2020 another decade suggests that between 2005 and 2030, the number of households will rise by almost 30 percent – that is, 33 million new households.

The number of additional housing units needed by 2030 is actually greater than 33 million, however, because an estimated 17 million existing housing units will fall out of the housing stock due to deterioration or destruction.³ Thus, some 50 million new housing units will have to be added to the stock between 2005-2030. This is both a daunting challenge and a ray of hope – we have an opportunity to shape future development and determine the character of the built environment in which we will live and work.

What is at issue is not whether these new residences will get built, but rather where they will get built and what kind of residences they will be. Put differently: what kind of communities should we build?

The traditional suburban development model features low-density housing built in cul-desacs, neighborhoods separated from strip malls, big box retailers, and office parks along roads with ever-increasing traffic.⁴ But compact development – especially sustainable communities that promote accessible transportation choices, higher density, mixed-use and mixed-income development, and attractive design – have attracted growing interest. The age structure and household composition of the new households will surely tilt demand further in this direction.

Multifamily rental housing has long been an important part of the constellation of housing choices for families and individuals. It plays an increasingly important role in "workforce housing," providing homes for our nation's teachers, firefighters, police officers, health care workers, and public employees. These vital workers contribute to the community, but their incomes are often less than what is required to support a comfortable, middle-class life.

 $^{^{2}}$ The Joint Center's forecast is that the overall headship rate will continue to rise somewhat before stabilizing, but the overall headship rate is just the inverse of the average household size.

³ Authors' interpolation based on Arthur C. Nelson, "Toward A New Metropolis: The Opportunity to Rebuild America," Brookings Institution Metropolitan Policy Program, December 2004.

⁴ This view is proposed by Bruce Katz and Andy Altman, "An Urban Age in a Suburban Nation?" Presentation to Urban Age Conference, New York City, February 25, 2005.

Nonetheless, there is continuing resistance to higher density housing, to rental housing, and to low-income housing. Such resistance, if successful, may bring about a less-than-optimal result; in particular, it would mean fewer multifamily rental properties than would otherwise occur.

This paper seeks to examine the nature of that resistance, the reasons behind it, and how it can be overcome.

In general, people who support multifamily rental housing tend to want the new benefits that come from responsible development. They may be excited about the creation of new and affordable housing, new community rooms or other public amenities, or new jobs or tax revenues from associated retail. By comparison, people who oppose land use proposals tend to do so because they like their community the way it is and don't want any change. Opponents don't want more traffic, lower property values, more children crowding the schools, or a changed community character, and they believe that the proposed apartment project will worsen their existing lifestyles. Potential opponents and potential supporters are completely different audiences, with completely different interests. Sponsors of multifamily rental housing must therefore engage in two distinct community outreach campaigns: one aimed at minimizing neighborhood opposition, one aimed at mobilizing public support. We begin with the former.

II. Opposition to Multifamily Rental Housing In General

Forms of Opposition

Opposition to multifamily rental housing is expressed in many ways. Most fundamental, perhaps, are attitudes. Whether founded in facts, the expression of an underlying bias, or the mechanism for pursuing perceived self-interest, such attitudes are inevitably where opposition begins.

Attitudes lead to actions. There are two broad kinds: (1) actions in opposition to specific projects or proposals; and (2) actions against a whole class of housing. Actions against specific projects may be initiated by residents of nearby communities, and can include such things as private calls to local officials, speaking out at public hearings, writing letters to the editor, organizing among community groups, and even picketing the proposed site. Local officials may also act to prevent or restrict multifamily housing – for example, there are jurisdictions in which

multifamily housing is nominally permitted, but every actual application for a building permit gets denied.

Opposition can also be woven into the fabric of regulations, ordinances, and planning documents. Overcoming such opposition typically requires far greater effort, as it requires overturning such statutes.

To be effective, proponents of multifamily housing need to address all areas. Analyzing the extent and effect of the bias against apartments in the local regulations around the country is beyond the scope of this paper. Nonetheless, we offer some comments on this aspect of the problem at the end of this section.

In any case, the starting point is dealing with misperceptions about multifamily rental housing.

Setting the Record Straight

Resistance to multifamily rental housing comes from a variety of sources, including planning or zoning officials, local politicians, civic leaders in communities in which the housing is to be located, proximate neighbors who live or work near the apartment buildings, and other members of the general public. This section focuses on the facts behind the most common arguments made by opponents of new apartment developments, while the following section examines the underlying concerns behind anti-housing claims and how stakeholder claims can be addressed.

Anti-apartment stakeholders tend to rely on similar arguments to keep multifamily rental housing out of their communities. These claims include:.

- Multifamily apartments lower the value of single-family homes in the neighborhood.
- People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.
- Apartments overburden schools, produce less revenue for local governments, and require more infrastructure support
- Higher-density housing creates traffic congestion and parking problems.

We will examine each of these, and also offer broader general comments about residential development and the environment.

Fiscal Burden

Opponents of multifamily housing often claim that apartment residents impose higher expenditures for local government services. The point is most commonly voice with reference to schools, although other local government infrastructure services are mentioned as well. Opponents assume that apartments contain more school-age children than single-family houses do, and therefore put greater strain on local school districts. In an era of tight school budgets, this is an understandable concern. Let's begin by reviewing the data.

On average, 100 single-family owner-occupied houses include 51 school-age children. By contrast, apartments are attractive to single people, couples without children, and empty nesters, which is why 100 apartment units average just 31 children. The disparity is even greater when considering only new construction: 64 children per 100 new single-family houses vs. 29 children per 100 new apartment units. Wealthier apartment dwellers have even fewer children (12 children per 100 households for residents earning more than 120 percent of the area median income, AMI), while less wealthy residents earning less than 80 percent of AMI still have fewer children (37 per household) than single-family homes.⁵

Opponents often ignore how much revenue apartments bring in to the local government.⁶ In fact, apartment owners often pay more in property taxes than owners of single-family houses.⁷ That's because in most jurisdictions, apartments are treated as commercial real estate, which is taxed at higher rates than single-family houses in most states. Although there are many complications in such comparisons, one simple approach is to look at the "effective tax rate," defined as the ratio of property tax to property value. For apartments in urban areas the effective tax rate averages 48-54 basis points more than single-family houses: 1.91 percent for apartments, compared with 1.37-1.43 percent for single-family houses.⁸

www.nmhc.org/Content/ServeContent.cfm?ContentItemID=2620&IssueID=80. A recent study using data from the 2001 Residential Finance Survey suggests a smaller differential, though one that has grown over time. See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," Housing Policy Debate, Vol. 17, Issue 1, 2006. ⁶ Apartment residents also contribute to the general economy by buying local goods and services. See *Research Notes*, "Apartment Residents and the Local Economy," NMHC, May 3, 2002.

⁵ All figures are NMHC tabulations of data from the American Housing Survey. See Research Notes, "Apartments and Schools," NMHC, August 24, 2001, available at:

⁷ See Jack Goodman, "Houses, Apartments, and the Incidence of Property Taxes," *Housing Policy Debate* Vol. 17, Issue 1, 2006.

⁸ Authors' calculations based on Minnesota Taxpayers Association, *50-State Property Tax Comparison Study*, St. Paul, MN, April 2006, p. vii. See also Alan Mallach, "Housing and Suburbs: Fiscal and Social Impact of Multifamily Development." Department of Housing and Urban Development: Washington DC, 1974.

Thus, apartments actually pay more in taxes and have fewer school children on average than single-family houses. In other words, it may be more accurate to say that apartment residents are subsidizing the public education of the children of homeowners than the reverse.

Two contrary points need to be addressed. First, some might argue that the fact that apartments contain fewer school-aged children than single-family houses has more to do with location little than with the nature of apartments. That is, apartments built in jurisdictions with first-rate schools might be designed to be more attractive to families (e.g., by having more bedrooms) and therefore house more children. Second, opponents of multifamily housing may point to the fact that 100 apartment units will probably still have more school-aged children than 10 single-family homes built at the same site.

Additional research would be helpful in clarifying the first point. A recent study made a related point. It agreed that newly built multifamily properties "have not contributed significantly to the rise in school enrollments" and that "it is very unlikely that new multi-family housing has produced a negative fiscal impact on cities and towns."⁹ It argues, however, that the reason for this is that these properties were never designed to house families with children. That is, these apartments and condos consist mainly of one- and two-bedroom residences, for the express purpose of meeting the fiscal impact challenge developers often face, namely ensuring that their developments won't hurt local fiscal matters. The researchers rightly note that this approach ends up pitting fiscal policy against housing policy – that is, the kind of residential developments that are approved are not what might be required by local households, but rather what the local budget is willing to bear.

We conclude from this that at least some of the opposition to multifamily housing actually has nothing to do with housing *per se*, but rather with limiting the number of school-aged children who would otherwise "burden" local finances.

Even in areas with high quality schools, we suspect that the mix of apartment units the market would offer (absent any pressure, in either direction, from local officials) would still feature fewer units with three or more bedrooms than would be provided by single-family housing. With few, if any, exceptions, the market for conventional apartments with three or more bedrooms historically has been much thinner than the market for one- and two-bedroom units;

⁹ Judith Barrett and John Connery, *Housing the Commonwealth's School-Age Children*. Citizens' Housing and Planning Association Research Study, August 2003, p. 2.1. <u>www.chapa.org/pdf/HousingSchoolAgeChildren.pdf</u>

for this reason, three-bedroom floor plans tend to be a small portion of the total unit count. With average household size not expected to increase, it's hard to see why this would change.

Regarding the second point, without the apartment building in the neighborhood, the other 90 households will presumably have to move to some other local area, thereby burdening some other school district. This is a classic NIMBY point of view, and leads inexorably to the idea that the best development is actually no development, as this wouldn't "burden" the school district at all. Such an argument might hold sway among some local residents, but it offers no help to local and regional planners who are trying to manage current and projected growth in the most beneficial ways.

The issue needs to be framed more broadly. The total number of schoolchildren in any large region (or for the U.S. as a whole) is surely not determined by the number and type of housing units available. The question, then, is: where will they be housed and educated? Whether a jurisdiction chooses to permit multifamily rental housing or not, that question must still be answered.

Beyond that, the latest household projections from the Joint Center show that households with children under 18 years of age will make up only a small fraction of the total increase. Specifically, more than 80 percent of the increase in the number of households from 2005-2015 will come from married couples with no children plus single-person households.¹⁰ To some extent, therefore, the key issue may not be whether new housing developments impose a burden on local schools, but rather whether communities will develop the kind of housing that would attract households without children.

With other types of infrastructure, high-density development actually is more efficient than low-density development. By their very nature, longer sewer lines and sprawling utility (water, gas, and electric) supply systems are more costly; traditional development patters also dictate expensive road construction. In addition, local governments must provide fire and police protection (as well as other services) over a larger area. By contrast, compact development benefits from economies of scale and geographic scope – and these benefits are large, potentially saving more than \$125 billion in the 2000-2025 time frame.¹¹

¹⁰ Authors' calculations based on George S. Masnick and Eric S. Belsky, "Revised Interim Joint Center Household Projections," Cambridge, MA, 2006, pp. 31-32.

¹¹ Mark Muro and Robert Puentes, "Investing In A Better Future: A Review of the Fiscal and Competitive Advantages of Smarter Growth Development Patterns." Washington, DC: Brookings Institution Center on Urban

Thus, rather than imposing a greater burden on local governments, higher density developments like apartments are actually more fiscally prudent than traditional suburban sprawl.

Traffic

Does compact development really cause an increase in traffic congestion and parking problems, as opponents often claim? To residents of the neighborhood where such development might take place, an increase in congestion seems self-evident – but only by comparing an apartment development to the status quo (i.e., no development). The proper comparison, however, is to the impact on congestion of an equal number of new single-family units.

On average, apartment residents own fewer cars than single-family homeowners: the latter average two cars per household compared with only one for the former.¹² Beyond that, single-family housing generates more automobile trips per household, as evidenced in the table below.

Automobile Trips Per Housing Unit				
	Single-family detached	Apartment	Difference	
Weekday	9.57	6.72	42%	
peak AM hour	0.77	0.55	40%	
peak PM hour	1.02	0.67	52%	
Saturday	10.10	6.39	58%	
peak hour	0.94	0.52	81%	
Sunday	8.78	5.86	50%	
peak hour	0.86	0.51	69%	
Source: Institute of T DC: 2003), Volume 2	ransportation Engineers, <i>Trip G</i> , pp. 268-332.	eneration, 7 th Editic	on (Washington,	

On weekdays, a single-family detached house generates 42 percent more trips than does a unit in an apartment. The difference is even greater on the weekend: 58 percent more trips on Saturdays, and 50 percent more trips on Sundays. This large difference is seen not only in the

and Metropolitan Policy, March 2004. The authors take note of possible countervailing costs, such as the higher load placed on roads and sewer lines in more densely populated areas. See also Richard M. Haughey, *Higher-Density Development: Myth and Fact.* Washington, DC: Urban Land Institute, 2005.

¹² Jack Goodman, "Apartments and Parking," *Research Notes*. NMHC: Washington, DC, January 28, 2000.

totals, but also at the peak hours, morning and afternoon, weekdays and weekends. By any measure, it is clear that single-family houses generate more automobile traffic than apartments – or any other type of housing. In explaining why single-family houses produce the most traffic, the Institute of Transportation Engineers noted that they are the largest units in size, with the most residents, but also pointed out that they had "more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally have fewer alternate modes of transportation available, because they were typically not as concentrated as other residential land uses."¹³ Though written not as a policy document, but rather simply a straightforward, quantitative analysis, this is a good summary of the reasons why compact development engenders less traffic than sprawl.

Interestingly, single-family owners use their cars more often than apartment residents use theirs. On average, cars in single-family houses make 18 percent more trips during the week, 31 percent more trips on Saturday, and 41 percent more trips on Sunday than cars owned by apartment residents.¹⁴

Thus, not only are there more cars per household in single-family houses than apartments, each of those cars generate more traffic – and a higher demand for parking spaces at retail stores, offices, schools, and other facilities.

It could be argued that the difference in automobile ownership and use is determined less by property type than by geography. For example, residents of garden apartments near major highways in suburban areas lacking much public transportation are far more likely to own and use cars than are residents of apartments located near high-speed rail lines and subways. Although we know of no studies that have tried to quantify the impact of geography on this, it seems evident that there is an important property-type effect. Consider the reverse situation, namely residential development near a transportation node such as a subway station. The number of single-family detached houses that can be built within walking distance of the station is clearly much less than the number of multifamily residences – whether for-rent or for-sale – that can be built there. To take advantage of the transit nodes, it simply makes sense to take advantage of the fact that compact, higher-density housing is inherently better suited to such development.

¹³ Institute of Transportation Engineers, *Trip Generation*, 7th Edition (Washington, DC: 2003), Volume 2, p. 268.

¹⁴ Ibid., pp. 287-295 and pp. 324-332.

Property Values

Concerns that multifamily rental housing will lower the value of their single-family houses has driven many residents to oppose new apartment developments in or near their neighborhoods. Proposals for low-income apartments are especially likely to trigger property value concerns, but even market rate rental housing can give rise to arguments that apartments lower property values and damage the community's reputation. Local officials often echo these property value claims, either because they believe lower property values will injure their communities tax base or reputation or because they want to sound responsive to constituent concerns.

The fear that housing density will hurt property values seems to be primarily based on anecdotes. By contrast, most research has come to a different conclusion: in general, neither multifamily rental housing, nor low-income housing, causes neighboring property values to decline.

Two studies have taken a macro look at home values and house appreciation near multifamily housing properties. One study focused on "working communities" throughout the nation – neighborhoods of predominantly low- and moderate-income working households. The study looked at data from the 2000 US Census and compared house values in those communities with the share of multifamily housing in those communities. The conclusion: working communities with multifamily dwellings actually have *higher* property values than other types of working communities. In other words, the average value of owner-occupied houses was highest in working communities with the most multifamily units. In fact, among working communities, "the high multifamily areas had the highest home values, the mixed-stock areas the next highest, and the single-family areas had the lowest."¹⁵ The study also noted a similar phenomenon with respect to income: among working communities, higher household income was positively associated with the share of multifamily housing.¹⁶

The other macro analysis compared the rate of property value appreciation for houses with multifamily housing nearby with the appreciation rate for houses with no multifamily housing nearby. Houses with apartments nearby actually enjoy a slightly higher appreciation rate than houses that don't have apartments nearby. Homes that are not located in multifamily areas appreciated at an average annual rate of 3.59 percent between 1987 and 1997, compared with a

¹⁵ Alexander von Hoffman, Eric Belsky, James DeNormandi, and Rachel Bratt, "America's Working Communities and the Impact of Multifamily Housing," Cambridge, MA: Joint Center for Housing Studies, 2004, p. 17.
¹⁶ Ibid., p. 16.

higher appreciation rate of 3.96 percent for houses near multifamily buildings. For the 1997-1999 period, the figures were 2.66 percent and 2.90 percent, respectively.¹⁷

Case studies examining individual sites and metro areas have been used in six recent research works to get a more detailed picture of the effects of multifamily and/or subsidized single-family properties. These studies measured the possible impact of a range of property types on surrounding property values, including the potential impacts of conventional apartments, mixed-income multifamily rentals, low-income housing tax credit developments, and federallyassisted rental housing projects Researchers measured a variety of relevant characteristics, including house price, price per square foot, house price appreciation, time on the market, and the ratio of sales price to asking price in order to assess "the worst-case scenarios of multi-family intrusion into a single-family neighborhood." Their conclusions:

"We find that large, dense, multi-family rental developments...do not negatively impact the sales price of nearby single-family homes."¹⁸

"We find that if located properly with attractive landscaping and entranceways, adverse price effects can be minimized and sometimes can add value. In the long term, such apartment complexes probably raise the overall value of detached homes relative to their absence."

"To this point, our results for Wisconsin are generally consistent with results in other studies: we have not been able to find evidence that Section 42 developments cause property values to deteriorate. The exception is Milwaukee County, where properties that are distant from the developments seem to appreciate more rapidly, although the magnitude of the effect is small. We have found no evidence of an impact in Waukesha and Ozaukee, and find evidence that properties in Madison near Section 42 developments appreciate *more* rapidly." ²⁰

There is "little or no evidence to support the claim that tax-credit rental housing for families has a negative impact on the market for owner-occupied housing in the surrounding area...Rather than negative impact, the evidence suggests to us that the various housing submarkets surrounding the tax-credit properties in our study performed

 ¹⁷ National Association of Home Builders, "Multifamily Market Outlook," Washington, DC, November 2001, pp. 3-4.
 ¹⁸ Henry O. Pollakowski, David Ritchay, and Zoe Weinrobe, "Effects of Mixed-Income, Multi-family Housing Developments on Single-family Housing Values," Cambridge, MA: MIT Center For Real Estate, April 2005, p. xiii.

¹⁹ Arthur C. Nelson and Mitch Moody, "Apartments and Detached Home Values," *On Common Ground*, National Association of Realtors, 2003. See also: Nelson and Moody, "Price Effects of Apartments on Nearby Single-family Detached Residential Homes," Virginia Tech University, 2003.

²⁰ Richard K. Green, Stephen Malpezzi, and Kiat-Ying Seah, "Low Income Housing Tax Credit Housing Developments and Property Values," Madison, WI: The Center for Urban Land Economics Research: 2002, p. 4.

normally, exhibiting similar levels of variability before and after tax-credit construction, and responding to supply and demand forces in similar fashion as the larger market."²¹

"In sum, assisted housing of various types: (i) had positive or insignificant effects on residential property values nearby in higher-value, less vulnerable neighborhoods, unless it exceeded thresholds of spatial concentration or facility scale; (ii) evinced more modest prospects for positive property value impacts in lower-value, more vulnerable neighborhoods, and strength of frequently negative impacts was directly related to the concentration of sites and scale of the facilities."²²

"In sum, the presence or proximity of subsidized housing made no difference in housing values as measured by relative price behavior in a dynamic market."²³

Some of these studies find examples where single-family houses located near apartments either experienced lower prices or lower appreciation rates than houses located further away. But for residents in neighborhoods near proposed apartment developments – and for local officials who represent them – it is important to understand that proposed multifamily housing rental developments do not generally lower property values in surrounding areas.

Social Interaction and Crime

Opponents of rental housing often argue that while people who own their homes are invested in the long-term success and safety of a community, people who rent apartments are merely short-term transients and therefore less desirable neighbors. That view has a long history and probably seems so unremarkable, so obvious, that proof is unnecessary. Nonetheless, some researchers have tried to discover whether homeownership creates a positive social benefit compared to rental housing. While the scope of their research is rather broad, for present purposes we focus on two aspects: (i) renters vs. owners as neighbors (citizens); and (ii) renters and crime.²⁴

The view that renters are not as engaged in their communities as owners seems to arise from the two apparent characteristics of renters: (i) by definition, they don't own their own residence, hence are thought to have less of a "stake" in the community; and (ii) they tend to

²¹ Maxfield Research Inc., "A Study of the Relationship Between Affordable Family Rental Housing and Home Values in the Twin Cities," Minneapolis, MN: Family Housing Fund, September 2000, p. 102.

²² George Galster, "A Review of Existing Research On the Effects of Federally Assisted Housing Programs on Neighboring Residential Property Values," Detroit, MI: Wayne State University: September 2002, p. 26.

²³ Joyce Siegel, *The House Next Door*, Innovative Housing Institute, 1999. <u>www.inhousing.org/house1.htm</u>.

²⁴ For a good, critical summary of the scope of such research, see William M. Rohe, Shannon Van Zandt, and George McCarthy, "The Social Benefits and Costs of Home Ownership: A Critical Assessment of the Research," in Nicolas P. Retsinas and Eric S. Belsky, eds., *Low-Income Homeownership: Examining the Unexamined Goal* (Washington, DC: Brookings Institution Press, 2002).

move more often. These characteristics are seen as making them transitory residents, perhaps more akin to visitors than to long-term residents.

But there are also countervailing forces. For example, single-family renters do not tear down old houses and replace them with "McMansions," a phenomenon that can greatly alter neighborhoods, in ways that are not always desired by the existing residents.

In addition, it is important to recognize that housing tenure is different from residential stability. Housing tenure refers to how long an individual has lived in one place, while neighborhood stability reflects the quality, cohesion and safety of a community. It is the latter that may be the key factor: "Between 4 and 92 percent of the effect of homeownership and citizenship is operating primarily because homeownership is associated with lower mobility rates."²⁵ Stability itself is relative: in Western Europe, for example, many renters have lower turnover rates than U.S. homeowners. To the degree that there may be positive benefits from lower turnover, then the focus ought to be on increasing residential stability rather than trying to restrict choice of tenure.²⁶

Neighborhood residents may be less interested in distinguishing the exact cause than in ensuring the best outcome, and for many, promoting homeownership rather than renting seems an effective way to do so. In fact, that turns out not to be the case:

- Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses (33 percent vs. 17 percent).
- Apartment residents are just as likely as house owners to be involved in structured social groups like sports teams, book clubs, and the like (22 percent for sports groups, 10-11 percent for other groups).
- Apartment residents are only slightly less likely to attend religious services at least once a month (44 percent vs. 55 percent).
- Just like single-family owners, apartment residents identify closely with the town or city they live in (60 percent for apartment residents vs. 64 percent for single-family owners).

²⁵ Denise DiPasquale and Edward L. Glaeser, "Incentives and Social Capital: Are Homeowners Better Citizens?" *Journal of Urban Economics*, Vol. 45, Nr. 2 (March 1999).

²⁶ Apgar notes that disentangling the many factors that influence behavior in order to isolate the impact of tenure alone is exceedingly complex. See: William Apgar, Rethinking Rental Housing: Expanding the Ability of Rental Housing to Serve as a Pathway to Economic and Social Opportunity," Joint Center for Housing Studies Working Paper W04-11, December 2004.

- Almost half (46 percent) of apartment residents feel close to the neighborhood they live in. This is not as high a share as for single-family owners (65 percent), but still sizable.
- Apartment residents are virtually as interested in politics and national affairs as house owners are (66 percent vs. 70 percent).

The one area in which apartment residents noticeably lag house owners is in local elections: 47 percent of apartment residents say they "always vote" or "sometimes miss one," compared with 78 percent of single-family owners.²⁷

Put simply, these objective measures undermine the notion that apartment residents somehow don't care much about, and don't involve themselves in, the communities in which they live. On the contrary, they tend to be at least as socially engaged as other Americans.

As important as these things are in helping to shape the character of a neighborhood, it stands to reason that they can easily be negated by an increase in criminal activity. Is there any truth to the idea that crime follows in the wake of apartment development?

It turns out that there have been very few studies that address this issue. A study conducted for the Arizona Multihousing Association concluded that the perception of higher crime associated with multifamily housing results from counting police calls by address. Hence an apartment property with 100 or more units at the same address may be wrongly compared to one single-family residence. "In actuality, when police data is analyzed on a per unit basis, the rate of police activity in apartment communities is no worse than in single family subdivisions, and in many cases, is lower than in single family areas." ²⁸

In a similar vein, studies of Irving, Texas, and Anchorage, Alaska, found no connection between crime and housing density. The former used geographic information systems (GIS) analysis to supplement more conventional approaches, and determined that "high density and multi-family development are not necessarily associated with high crime rate, but socioeconomic status is." ²⁹ The latter study reached a similar conclusion: "These data show no relationship

 ²⁷ NMHC tabulations of microdata from the General Social Survey. See: Jack Goodman, "Apartment Residents As Neighbors and Citizens," *Research Notes*, Washington, DC: National Multi Housing Council, June 1999.
 ²⁸ Elliott D. Pollack and Company, "Economic & Fiscal Impact of Multi-family Housing," Phoenix: Arizona Multihousing Association, 1996, Part II.

²⁹ Jianling Li and Jack Rainwater, "The Real Picture of Land-Use Density and Crime: A GIS Application," available at: <u>http://gis.esri.com/library/userconf/proc00/professional/papers/PAP508/p508.htm</u>

between housing density and delinquency...The observed correlation coefficients between housing density and the six criminological measures were all small in magnitude (very close to "0"), statistically significant...and in some cases in the opposite direction predicted by the hypothesis of a direct relationship between housing density and crime."³⁰

The Multifamily Record: Conclusion

Further research would certainly be welcome. Even so, we think the available research is fairly strong that multifamily rental housing: (1) does not impose greater costs on local governments; (2) does it increase traffic and parking problems; (3) when well-designed and appropriate to the neighborhood, does not reduce (and may even enhance) property values; and (4) does not inherently attract residents who are less neighborly or more apt to engage in (or attract) criminal activity.

This evidence may be sufficient for planners and many public officials – particularly those who have already come to understand the benefits of greater housing choice, mixed-use and mixed-income residences, transit-oriented development, and pedestrian-friendly communities. Two obstacles remain: codified restrictions on multifamily developments and individual opposition to specific multifamily projects.

Experience suggests that opponents who live near apartment developments are often hard to convince. For some, opposition to apartments may be more emotional than analytical. As one opponent put it: "We don't want renters. We just don't want them..." ³¹ For many, anecdotes trump statistics.

For this reason, marshalling statistics is a necessary step, but not usually a sufficient one. Instead, proponents need to overcome opposition to individual proposed developments. Before turning to this, we take a brief look at how opposition to multifamily rental housing in general has been codified, thereby adding another hurdle for proponents.

³⁰ University of Alaska Justice Center, "The Strength of Association: Housing Density and Delinquency," *Anchorage Community Indicators*, series 3A, No. 1, available at: http://justice.uaa.alaska.edu/indicators/series03/aci03a1.housing.pdf

³¹ See "From Parking to Mixed-Use," Montgomery Gazette, September 28, 2005, at: www.gazette.net/stories/092805/bethnew205622_31894.shtml

Regulatory Restriction on Multifamily Housing in General

Opposition to multifamily rental housing has a long history. More than a century ago, the notoriously poor living conditions associated with tenement houses led not only to a movement to reform and improve such dwellings, it also led to a movement to prevent further apartment construction. Opponents drew on two key tools to block new multifamily buildings: restrictive building codes that made multifamily construction uneconomic; and zoning – in particular, the creation of single-family-only districts.³²

These and other tools are still being used.³³ The most common regulations involve zoning and/or comprehensive land use planning. More recently, policies to restrict, manage, or even prevent further growth – from impact fees to "urban containment" to outright moratoria – have been added to the mix. Given the sheer number of local land use areas, even collecting comprehensive data on residential development restrictions is difficult. Assessing the impact of these regulations is even more difficult for at least two reasons. First, the devil may indeed be in the details, so that any overview or summary analysis is likely to be flawed. Second, some jurisdictions may, on a fairly routine basis, grant waivers or exemptions for certain kinds of developments, with the result that the regulation on the books is not the de facto regulation.

Recent research analyzing density restrictions in local jurisdictions making up the 50 largest metropolitan areas concluded that a hypothetical 2-story, 40-unit apartment property on 5 acres of land would be prohibited outright in about 30 percent of such jurisdictions. Residential developments with densities of more than 30 units per acre are prohibited in all but 12 percent of local jurisdictions. To be sure, these jurisdictions encompass 48 percent of the population of these metro areas. Even so, it is clearly a significant restriction.34 Such restrictions not only reduce the range of housing options available to local residents – in particular, most restrictions tend to favor lower-density over higher-density developments – they also make housing more expensive.³⁵

³² Kenneth Baar, "The National Movement to Halt the Spread of Multifamily Housing, 1890-1926" *Journal of the American Planning Association*, Chicago: Winter 1992.

³³ A good compendium of such restrictions is contained in: "Regulatory Barriers to Affordable Housing," *Cityscape*, Vol. 8, Nr. 1 (2005).

³⁴ Rolf Pendall, Robert Puentes, and Jonathan Martin, "From Traditional to Reformed: A Review of the Land Use Regulations in the Nation's 50 Largest Metropolitan Areas." Metropolitan Policy Program, The Brookings Institution, Washington, DC: August 2006. http://www.brookings.edu/metro/pubs/20060802 Pendall.pdf

³⁵ See for example: John M. Quigley and Larry A. Rosenthal, "The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?", *Cityscape*, Vol. 8, Nr. 1 (2005) and Edward L. Glaeser and Joseph Gyourko, "The Impact of Building Restrictions on Housing Affordability,: *Economic Policy Review*, Federal Reserve Bank of NY, New York, NY: June 2003.

How can regulations that inhibit development of multifamily rental housing be reduced or eliminated? This is an area which could greatly benefit by further investigation.³⁶ For now, we offer two assessments. First, to change the regulations, we must first change the attitudes of either local officials, the public at large, or both. In this respect, efforts to change regulations parallel other efforts to overcome resistance to apartments. Second, while the comprehensive land use plan can be used to restrict multifamily housing, it can also be a valuable tool in promoting such housing. For example, Arlington County, Virginia, has been successful in implementing high-density, transit-oriented development. In addition to far-sighted planners, the Arlington approach has been to foster extensive public debate about policy impacts and benefits (hence also public "buy-in" of the results of the process), maintaining continuity of policy through both election and market cycles, and clearly formulating implementation tools at the same time as policy enactment.³⁷

III. Opposition to Specific Multifamily Projects

Reducing or eliminating regulatory impediments may hold the greatest promise for increasing the acceptance of multifamily rental housing. But it also is likely to take the longest time to accomplish. In the meantime, it is important to counter opposition to individual apartment projects, to win support for proposed multifamily rental developments, and to turn pro-apartment attitudes into pro-apartment action.³⁸

Public Information

A significant amount of resistance to multifamily rental housing is based on lack of information, misperceptions, or exaggerated fears of project impacts.³⁹ Providing clear, accurate information about a proposed housing project is a critical part of a successful outreach campaign.⁴⁰

³⁶ Indeed, some research is currently underway. The Urban Land Institute and the National Multi Housing Council are collaborating to produce a compact development "toolkit" for localities.

³⁷ Michael Pawlukiewicz and Deborah L. Myerson, "ULI/NMHC/AIA Joint Forum on Housing Density," ULI Land Use Policy Forum Report, Urban Land Institute: Washington, DC, 2002. <u>http://tinyurl.com/rd5y9</u>

³⁸ Debra Stein, "Creating a Community Outreach Plan," *Developments Magazine*, March 2006.

³⁹ See *Creating Successful Communities: A New Housing Paradigm*, National Multi Housing Council/National Apartment Association: Washington, D.C, 2002, and Richard Haughey, *High-Density Housing: Myths and Facts*, Urban Land Institute: Washington, D.C., 2005, for rebuttals to common misperceptions about multifamily and rental housing. For a free downloadable PowerPoint presentation on rental housing, see "Rethinking Density to Create Stronger, Healthier Communities" from the National Multi Housing Council: www.nmhc.org/Content/ServeContent.cfm?contentItemID=3423.

- *Misperceptions about the project.* Citizens may misunderstand the fundamental nature of the housing proposal. For instance, neighbors may erroneously believe a sponsor is building "Section 8 apartments" rather than "eight apartments." The project definition must be carefully spelled out so that neighbors understand what type of project is proposed in their backyard.
- *Misperceptions about residents.* Many citizens have misperceptions or stereotypical expectations about the kinds of people who live in rental housing. They also have negative misperceptions about the type of behavior that rental residents are likely to engage in. Many Americans, for instance, consider wealth to be an indication of responsible hard work, self-discipline, and moral worth. The flip side of this perspective is the belief that people who earn less money or who reside in less lavish homes must be lazy and irresponsible.⁴¹ Citizens often expect rental residents to be bad neighbors likely to engage in anti-social behavior such as crime, graffiti, loud parties, non-maintenance of property, and so on.⁴²
- Neighbors are much more likely to support a multifamily rental housing project when they
 understand that rental residents are people very similar to themselves. Many sponsors point
 to examples of pro-social workers likely to become apartment residents: local police
 officers, firefighters or teachers whose salaries make rental housing an attractive option.
 Responsible management of rental housing, including on-site management and resident
 rules, can also ensure that residents behave in appropriate ways.⁴³
- *Misperceptions about the sponsor*. Lack of information about the project sponsor and the sponsor's track record of building of managing safe, similar projects can lead to

⁴⁰ Providing data is most likely to change opinions when the audience is willing to engage in rational evaluation of objective facts. Where respondents do not have the time, interest, or ability to engage in systematic evaluation of the facts, then subjective simple rules of thumb such as "everyone hates the project" and "lawyers always lie" become more important. For a discussion of rational, emotional and peripheral persuasion, see Debra Stein, "Garnering Support for Homebuilding," *Builder and Developer Magazine*, June 2006, Vol. 16, No. 6.
⁴¹ Conservatives tend to rate individualistic causes of poverty such as laziness as 50 percent more important than

⁴¹ Conservatives tend to rate individualistic causes of poverty such as laziness as 50 percent more important than social causes such as the unavailability of affordable housing. Bernard Weiner, *Human Motivation: Metaphors, Theories and Research*, Sage Publications: Thousand Oaks, CA, 1992.

⁴² A multifamily for-sale project in California's Silicon Valley provided an interesting reminder that poverty is a relative, not an absolute concept. The proposed units would be sold at one-third the median sales price of the surrounding single-family neighborhood, and existing residents loudly protested that their new neighbors were likely to be bad neighbors. These condos actually sold for \$900,000 apiece, while the average home within the super-luxury enclave was valued at \$3.2 million. While multifamily residents were not "poor" by any absolute economic standard, they were relatively "poor-*er*" than existing mansionaires, and therefore presumed to be less acceptable as neighbors. ⁴³ Debra Stein, "The Ethics of Housing and NIMBYism," *Affordable Housing Finance*, February 2006.

NIMBY resistance to multifamily housing. The message that "the sponsor has a history of management safe, similar projects" is highly effective to win support for controversial, dense housing.

• *Misperception about other people's opinions.* One of the most influential causes of resistance to multifamily rental housing is the misperception that "everyone hates the project." No one likes to be criticized by their peers, so even pro-housing neighbors will repress their enthusiasm if they are under the mistaken impression that "everyone else" opposes the proposed rental housing project.⁴⁴ That is why it is critical to get the message out that the proposed housing project is supported by some portion of the community. You don't need majority support for the planned housing project, but you do need pro-housing neighbors to know that they are not alone in their support for the apartment project.⁴⁵

There are several factors involved in providing the public with information that reduces antihousing attitudes and promotes pro-housing attitudes. The source of information must be deemed sufficiently expert, trustworthy, and likeable.⁴⁶ Message factors such as the number and order of arguments impact the effectiveness of information. Audience factors such as an individual's attention or perception of what "everybody else" thinks clearly affect whether information alone will resolve opposition to multifamily rental housing. Finally, there is a wide range of communication channels to choose from to disseminate information to the public, including briefings, presentations, advertising, direct mail, and media interviews.⁴⁷

Providing clear, accurate information about a proposed multifamily rental housing project is a crucial part of a community outreach campaign. However, public information can also be seen

⁴⁴ For a discussion of the contagious "bandwagon" effect of repressed opinion, see Elizabeth Noelle-Neumann, *The Spiral of Silence: Public Opinion – Our Social Skin.* University of Chicago Press: Chicago, 1993. For an excellent overview of the relationship between public opinion and private opinion or behavior, see Theodore L. Glasser and Charles T. Salmon, eds., *Public Opinion and the Communication of Consent*, Guildford Press: New York, 1995.

⁴⁵ In a series of conformity tests conducted in the 1950s by Solomon Asch, 94 percent of respondents were willing to express an unpopular minority viewpoint when there was at least one other person publicly agreeing with them. By comparison, only 70 percent of participants were willing to express a minority opinion in the absence of social support. See Philip Zimbardo and Michael Leippe, *The Psychology of Attitude Change and Social Influence*, McGraw Hill: Boston, 1991.

⁴⁶ For a discussion of credibility, see Debra Stein, "The Truth About Credibility," *Public Management Magazine*, June 2001.

⁴⁷ Carl Hovland's "Yale Chain of Response Model" describes the many variables involved in effective persuasion. See Roxane Lulof, *Persuasion: Context, People, and Messages*, Gorusch Scarisbrick Publishers: Scottsdale, Arizona,1991.

as very condescending. When a sponsor sends out a letter inviting residents to, "Come to a meeting so we can tell you what we're doing in the neighborhood," citizens may interpret the invitation as actually saying, "We unilaterally made decisions that affect you but we only have a patronizing obligation to tell you about those decisions after the fact." As important as it is to give information to the public, it is usually more sensitive to focus on how you want to elicit feedback, ideas and suggestions from the public.

Public Participation

Too much resistance to multifamily rental housing arises because sponsors fail to demonstrate the real respect they feel for neighbors. An insensitive project sponsor may implicitly hear, "I am important and you didn't treat me with respect. I therefore have to oppose your proposal in order to discredit you and to discredit your disrespectful opinion of me."⁴⁸

While it is always important to treat neighbors with respect, it is especially important to do so when dealing with controversial housing projects. There are several specific measures you can take to demonstrate respect and reduce anti-housing attitudes and action:⁴⁹

- *Empower citizens*. Citizens will often "just say no" to a housing proposal simply because they feel it was developed without their input. Involving citizens early in the planning process can help avoid this unnecessary resistance. The conventional scenario involves merely *informing* neighbors of plans made or being made by other people. *Consulting* with residents involves eliciting their ideas and making it clear how that input will affect the project sponsor's final plans. When housing sponsors and residents engage in *joint decision-making*, all stakeholders collectively evaluate different alternatives to mutually identify the best scenario.⁵⁰
- *Respect each individual's unique needs.* Everyone likes to feel that they stand out from the crowd, and everyone wants to know that their unique needs are respected.
 Recognize that each neighbor has distinct concerns: "Since you live right next to the site, the new apartment building will be more visible to you than to you neighbors."

⁴⁸ Someone who sees themselves as an important community leader will "lose face" if ignored or disrespected. D.B. Bromley, *Reputation, Image and Impression Management*, John Wiley & Sons: Chichester, England, 1993.

⁴⁹ Debra Stein, "Credibility, Respect and Power: Sending the Right Non-Verbal Signals," *The Commissioner Magazine*, American Planning Association, Fall 2006.

⁵⁰ See Deborah Myerson, *Involving the Community in Neighborhood Planning*, Urban Land Institute: Washington, D.C., 2005.

- Use personal names. Name tags, sign-in sheets and self-introductions help personalize each neighbor and make it easier to learn and use each person's name. When neighbors are treated as respected individuals, they are less likely to engage in hostile mob conduct such as booing or hissing at meetings.
- *Make a lot of eye contact*, especially when listening. When you're talking to a large audience, don't engage in "machine gun" head-turning where your eyes barely sweep over the audience's heads in a mechanical way. Instead, make personal eye contact with one individual at a time, creating a respectful, personal relationship with each person you look at before you establish eye contact with another audience member.⁵¹
- *Engage in active listening*. Once a citizen has made a statement, use your own words to reflect back what you have heard before responding or offering an advocacy message ("It sounds like you are afraid that rental residents may not maintain their gardens"). You don't have to agree with what you have heard, but demonstrating that you have understood a neighbor's arguments shows that you have listened respectfully.

Outreach Tools

There are several outreach tools available to help sponsors communicate information to and elicit public input from citizens:⁵²

- *Unilateral materials* such as flyers, advertising and websites are used to convey information to the public in a one-way stream.
- *Bilateral outreach* such as one-on-one phone calls and briefings allow the housing sponsor to target messages to each listener and to simultaneously get feedback and elicit a commitment of support for the project.
- *Invitational events* such task forces, citizen advisory committees (CAC), and coffeeand-donut living room events are limited to a clearly-defined list of participants.
- *Multiparty events* such as community meetings or public workshops tend to focus on the exchange of opinion rather than public education or conflict resolution. Sponsors

⁵¹ For detailed instructions on the direction, duration and frequency of effective eye contact, see <u>http://www.gcastrategies.com/books_articles/tips.php.</u>

⁵² See James L Creighton, *The Public Participation Handbook: Making Better Decisions Through Citizen Involvement*, Jossey-Bass: San Francisco, 2005 and Douglas Porter, *Breaking the Development Logjam: New Strategies for Building Community Support*, Urban Land Institute: Washington, D.C., 2006 for excellent outreach strategies and resources.

who need to meet with several dozen or even several hundred citizens should consider invitational events, roundtables, open houses, or other events with smaller, more manageable audiences.

• *Press relations* are important to avoid inaccurate press that could make misperceptions even more credible.

Building Support for Multifamily Rental Housing

It often isn't enough to simply keep a cap on opposition. Public expressions of support are often required to turn a proposal for multifamily rental housing into an approved project. Where rules against ex parte contact with public officials prevent a sponsor from directly lobbying a politician for a vote, citizen-lobbyists are needed to persuade officials to adopt favorable opinions about the housing proposal. Even when public officials already have prohousing attitudes, pro-housing attitudes don't necessarily guarantee pro-housing action, so nervous politicians often need visible voter support before actually voting "yes" for a controversial multifamily housing proposal.⁵³

There are four steps to build support that works: identification of potential supporters; attitude recruitment; action mobilization and hearing management.⁵⁴

Identifying Potential Supporters

There are several different audiences of potential supporters, and the first step of any supporter development campaign is to identify who can be tapped for assistance:

- *Direct beneficiaries* are people who will make money on the project: the developer, the contractor, consultants, construction workers, and so on. While these supporters do not make credible witnesses at the microphone, they can sign petitions, send letters of support, make phone calls, and so on.
- *Indirect beneficiaries* gain from general improvements in the local economy arising from the project. Local merchants, for example, can benefit from increased pedestrian activity

⁵³ Debra Stein, "Preparing Your Lobbying Plan," Land Development Magazine, Fall 2005.

⁵⁴ Debra Stein, "Community Support – A Strategic Plan to Turn Out the Troops," Urban Land Magazine, December 1997. See also Debra Stein, "Turning Pro-Project Attitudes to Pro-Project Action, *The NIMBY Advisor*, January 2006, <u>www.nimbyadvisor.com</u>.

from new rental residents, while major employers seeking affordable housing for their workers can also benefit from multifamily housing in the community.

- *Project users* are another major audience of potential supporters. Whether it is potential renters or residents of future commercial or retail space, users make highly credible witnesses.
- Many people have already made a *public commitment* to help create housing for those in need. Getting people to think about themselves in terms of their religious or charitable affiliations is more likely to result in a project endorsement than allowing citizens to think about themselves only as property owners likely to be impacted by a housing development.
- *Special interest groups* either tend to generally support any kind of development or to support one particular component of the project. Many groups, for instance, support higher-density housing, including county farm bureaus, open space advocates, and transit advocates.
- Finally, support can be drawn from people who will suffer *relational consequences* if they don't step up and support the rental housing proposal: friends or relatives of future residents; the builder's employees or vendors; and others people whose continued personal relationship with a committed supporter tomorrow depends upon helping out today.

Recruiting Supporters

Within a housing context, a community member who signs a petition, fills out an endorsement card, or even attends a neighborhood coffee is substantially more likely to testify in favor of a project than someone who never makes an initial commitment. Before asking potential supporters to attend a public hearing or to make some other big pro-housing commitment, get your foot in the door with a much smaller request. Let's assume Mrs. Lee agrees to a minor, painless request such as signing a petition that says, "We need more housing in the community." When the housing sponsor later asks Mrs. Lee to endorse a particular housing proposal, she will feel pressured to comply with the later request or else look shamefully inconsistent. Having once agreed to the initial request, Mrs. Lee will start seeing herself as a cooperative and civic-minded ally, and as someone who actually cares about housing concerns and takes action to address them.⁵⁵

⁵⁵ See Robert Cialdini, *Influence: Science and Practice*, Allyn & Bacon, Boston, 2000 for a discussion of foot-inthe-door recruitment and door-in-the-face mobilization.

Mobilizing for the Hearing

The "foot-in-the-door" technique worked to get an initial commitment of support for a proposed apartment project. When hearing time rolls around, however, it's time for the "door-in-the-face" approach. The door-in-the-face technique is initiated with a large request that may be rejected ("Will you come to a Planning Commission hearing on Tuesday afternoon and testify at in support of the proposed apartment complex?"). If the large request is accepted, then congratulations. If your first request is refused, then retreat to the smaller request you had in your back pocket all along ("Then will you call the chair of the Planning Commission and let her know you support the project?"). Compared to the first request, the second request will seem much smaller, more reasonable, and easier to agree to.

Managing the Public Hearing

There are several things you can do to maximize the impact supporters can make during a public hearing for a multifamily housing project:⁵⁶

- *Provide key messages.* Your allies need to know what to say before they stand up to testify. Providing a one-page fact sheet or list of bulleted talking points helps ensure that witnesses emphasize the key messages you want decision-makers to focus on. Reassure citizen-witnesses that it is OK to sound nervous; politicians are more impressed by sincere-sounding citizens than by the slickest professional mouthpiece.
- Arrange the order of your speakers. Ideally, pro-housing witnesses should be
 alternated or interspersed between anti-housing speakers. Interrupting a stream of
 hostile testimony with positive messages and clear rebuttals breaks the momentum of
 anti-rental neighbors and avoids the impression of overwhelming opposition to the
 project. You also want to ask a few of the most compelling, golden-tongued speakers to
 testify first so they can inspire later witnesses and guide subsequent testimony.
 Reporters who must leave the hearing early to meet their deadlines can also pick up
 quotable quotes from the most persuasive advocates when those witnesses speak at the
 beginning of the hearing.
- *Encourage supporters to look supportive.* Your allies (including your own team members) can express pro-housing enthusiasm even when sitting still. Encourage

⁵⁶ Debra Stein, "Managing the Public Hearing for Maximum Impact," *Land Development Magazine*, Fall 1999.

project allies to smile and nod at appropriate moments. If there is an impressive crowd of supporters in the room, ask them to raise their hands or wear buttons to identify themselves as project advocates.

• *Try to speak last*. You want to be the last voice the decision-makers hear before they cast their votes. By speaking last, you can rebut attacks made by earlier speakers and ensure that pro-housing messages are fresh in the officials' minds when it comes time to make a decision. If necessary, reserve some of your originally allocated speaking time to provide a summary of your views after all citizens have testified. If you cannot secure rebuttal time for yourself, try to hold at least one persuasive supporter in reserve to speak at the end of the hearing who can summarize pro-project messages.

IV. Conclusion

The bias against multifamily rental housing must be overcome if America is to meet its housing needs in an environmentally sustainable and economically realistic manner. Misperceptions, exaggerations and unfounded beliefs contaminate civic discussions about apartment development, yet anti-housing resistance can be rationally addressed by providing evidence about rental housing and its real, not imagined, impacts. Attitudes about apartments aren't solely derived from objective facts, however. Emotions, values, and even peripheral factors such as what "everybody else thinks" play important parts in the development of pro-housing and anti-housing attitudes, and must play a part in any developer's community outreach activities.

It will take more than mere opinions to create enough housing to meet the nation's growing population demands. Pro-housing attitudes need to be translated into pro-housing action. That means persuading planners and politicians to support policies and regulations to encourage the construction of new apartments. Since public officials are responsive to the demands of their constituents and community members, this also involves mobilizing citizens to support pro-apartment policies and actual apartment buildings in their own backyards. Perhaps, in the future, acronyms like RAMBY (Rental Apartments in My Backyard) will replace NIMBY in discussions about the creation of multifamily rental housing.



[Planning Commission Comment] 6-A-20-UR

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

Good afternoon,

I'm not sure where to begin. I'm a resident of Corryton. I do not live in Edwards Place. I live in Fort Reynolds, just a short distance away. There seems to be some concern on why does Edwards Place alone get to make the decision? So I'm here as a Corryton resident, that doesn't live in the neighborhood, to support them.

I am in OPPOSITION to the Woodbury Crossing development. I have been present at the community meetings and have engaged in conversations with those residents.

I would like to start out by addressing public comments I read from "Corryton Resident."

•The first issue is with anonymity. This person says they have to remain anonymous for safety reasons and then publicly includes Edwards Place residents names and photos that were taken from a PRIVATE Facebook group. This is a MASSIVE BREACH/INVASION of privacy and is unacceptable.

•I would ask that any emails from "Corryton Resident" for disregarded in your decision making. This is a potential legal issue (invasion of privacy/publication of confidential information).

•The comments are from a handful of residents and do not reflect the neighborhood as a whole.

•Comments that "Corryton Resident" posted of residents are only the negative conversations that were had. There are multiple comments that far outweigh these. Many of them are open to the idea of condos in place of apartments. None of those were included.

•The residents have NOT been mislead. I was present at those meetings. Kim Frazier spoke to the residents and educated them on the difference between "low income-section 8" and the true meaning of affordable housing.

•These residents asked for guidance and information and that is EXACTLY what they received. They were not persuaded or "groomed."

•The developer: Yes, he has offered to work directly with the residents of Edwards Place. But I also have to ask, is he going to be working with them this closely if he is able to obtain the 2nd entrance?

On the agenda item itself:

The residents of Edwards Place face a decision where no matter what they decide, they LOSE.

It is not fair to ask them to accept a development that is outside of what they were originally promised just because someone is offering to fix issues within the neighborhood. These residents deserve better and they deserve to have their investments protected.

It is no secret that we need truly affordable housing in this community. This is just not the location for that. This developer would have much more community support if the development wasn't negatively affecting 100+ people directly and was in a more reasonable location.

These residents are in an uphill battle and now they have to potentially accept 100% traffic from an 80 unit apartment complex.

I agree with Planning Commissions comments during the last meeting. A second access needs to be determined to make this plan feasible.

If a second access is not obtainable, I see now reason to approve this application.

Wed, Aug 5, 2020 at 4:51 PM

Nadine Porter

Sent from my iPhone



[Planning Commission Comment] Agenda # 6-A-20-UR

'Richard Thompson' via Commission <commission@knoxplanning.org> Reply-To: thompsongroup.sfg@yahoo.com To: mike.reynolds@knoxplanning.org, commission@knoxplanning.org Tue, Aug 4, 2020 at 5:34 PM

I noticed that Twin Oaks is on the agenda as item # 24. I am in support of the 6-A-20-UR (Woodbury Crossing) development. If we made the agenda #24 have a condition of a vehicular connection to Edwards Place, then we would have a second access point to the Woodbury Crossing. I would like to know your opinion on that happening? This development would be a great asset to our community. It would finally bring some truly affordable housing to Corryton, which we are in desperate need of. This developer has also stepped up to the plate and agreed to fulfill promises that were initially promised to Edwards Place Residents. This would be an asset to the community to have, and would bring significant value to Corryton. This development has the potential to make Edwards Place one of the nicest subdivisions in Corryton, and serve a lot of our existing Corryton residents by providing a more affordable option in relation to housing.

Jessica Nirmaier



[Planning Commission Comment] 6-A-20-UR

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

Wed, Aug 5, 2020 at 4:07 PM

Reply-To: jessicanirmaier@yahoo.com To: commission@knoxplanning.org, mike.reynolds@knoxplanning.org

First thing I'd like to address, As of this morning I was made aware of some very negative emails that were sent in regards to 6-A-20-UR. I would like to say that I know Kim and Kevin personally, as individuals and as members of NEKPA, and they are two of the most honest and giving people I have ever met. They put their lives into these communities trying to help them navigate the difficult journey when these new developments arise. I hope none of you question their integrity or the integrity of NEKPA, as I can personally say that they are very honest in everything they do when trying to help these communities, including ours.

I would also like to say I am in support of these apartments if the connection through the Twin Oaks development can be made(agenda #24). However, if that cannot happen then I feel like it would be a strain on the current residents of Edwards Place. I would not be in support of the apartments without that connection. I would like to make sure that you know I do not speak on behalf of the entire community. I am one voice, one opinion.

Jessica Nirmaier



[Planning Commission Comment] 8-A-20-UR & 6-A-20-UR

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

Wed, Aug 5, 2020 at 11:24 AM

Reply-To: jessicanirmaier@yahoo.com To: Mike Reynolds <mike.reynolds@knoxplanning.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

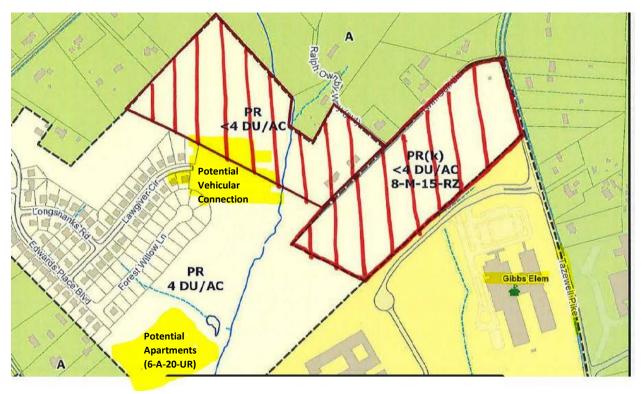
This message was directed to commission@knoxplanning.org

8-A-20-UR.pdf 319K

8-B-20-UR- IN APPROVAL WITH CONDITIONS

I would like to state my support of this development with the following conditions:

- Sidewalks that connect to Edwards Place subdivision to provide walking access to the schools for both developments.
- Vehicular Access tied directly into Lawgiver Cir of Edward's Place to provide a second access point to the proposed apartment development (6-A-20-UR). This would not only allow connectivity for a better community feel, but would also help alleviate school/ county budget because it would place both developments into the PRZ zone, and parents would have direct access to the schools. This would help tremendously with the current traffic issues Corryton experiences during school hours. By having this second access point, it would also allow Corryton to finally have the affordable housing we have been lacking over the years. This will make our community stronger, and better, and allow us to provide to every socioeconomic status.





[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Mon, Aug 3, 2020 at 1:12 PM Reply-To: corrytonresident@yahoo.com To: "COMMISSION@KNOXPLANNING.ORG" <COMMISSION@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

Dear MPC,

I am writing this email today in reference to agenda item, **6-A-20-UR** (Woodbury Crossing). As you are aware, this is a potential apartment development coming to Corryton area. My email is **IN SUPPORT** of this development. I am having to remain anonymous for my own safety because I am going to reveal why so many residents are upset, and the misleading of residents that has occurred within the community.

As you know, Edwards Place, (the subdivision which this development will connect to) has suffered greatly at the hands of different developers whom have promised, but not delivered. The Woodbury Crossing developer has made an EXTENSIVE EFFORT to help these residents in bettering and fixing their current issues. He made himself available to meet with our community and he listened to the residents of Edward's Place concerns. He offered to help finish their subdivision, which is what these residents and other surrounding residents want because this development currently is a massive eyesore to the entire community. He stated he would finish the cul-de-sacs that were left unfinished by DR Horton, he would clean up the mud that was left by DR Horton, he even offered to provide them with their community swimming pool/ clubhouse that was promised (but never delivered) when Edward's Place was first put in place. I HAVE NEVER SEEN A DEVELOPER THIS WILLING TO WORK WITH OUR COMMUNITY, AND I THINK HIS DEVELOPMENT SHOULD BE APPROVED DUE TO THE FACT THAT NOT ONLY WILL IT CLEAN UP AND FIX THE EXISTING EDWARDS PLACE SUBDIVISION UP, IT WILL ALSO HELP TO INCREASE THEIR EXISTING HOME VALUES BY FIXING THE ISSUES, BRING VALUE TO THE RESIDENTS, AND ALSO BRING VALUE TO THE ENTIRE CORRYTON AREA. Below you find an attached YouTube link that encompasses the video of the community meeting. You will be able to see for yourselves how this developer was bending over backwards trying to help our community, and also be able to see where the residents themselves were just completely against working with him at all.

https://youtu.be/2HBYvXV-9SQ

I feel the residents are so against this because they have been misled. I am attaching images as to what has been said in our platforms on social media that is misleading our residents into thinking this proposal is low income and section 8 housing. I have never been more ashamed to call myself a Corryton resident, and witness such hatred and judgement coming from my neighbors. The residents are not looking at the benefits this development would bring not just to them, but to the entire community. They are only looking at the possibility of this being a section 8 or low income development, which to be honest is wrong, and I am going to expose that.

That being said, I would like to move on to why not just I, but many other residents who are afraid to speak up support this development and think it should be approved.

• It would bring value to Corryton, which has zero apartment complexes.

• It would bring value to the residents of Edward's Place

• It would fix current issues in Edward's Place, without taking out of county funds for poor oversight.

• It would allow for the Edwards Place residents to finally get their community pool/clubhouse/playground.

• It would bring TRULY affordable housing to Corryton, which we are in DESPERATE need of.

• It would allow single moms to finally be able to have a home without having to move to East or West Knox.

• It would allow widows to finally be able to have a home without having to move to East or West Knox.

• It would allow newly graduated college grads to finally be able to have a home without having to move to East or West Knox.

• The building is well designed and fits in with the current landscape/home design of Edward's Place, which in combination with the fixing of current issues and bringing in amenities would have a great potential of increasing current resident's property values.

I urge you to strongly consider approving this development. We need this in Corryton. Although it would be nice to have more than one entrance. The developer has explained that he approached two other land owners, both of which declined to sell to help with the second entrance. I honestly think if the residents followed their own rules to begin with and stopped street parking, the single entrance would not be an issue any longer. If you visit Edwards Place, the houses are all equipped with 2 car garages, as well as 2 car carports. The street parking is completely unnecessary and needs to stop anyway. Therefore, eliminating the hazard of only having a single entrance.

Staff has recommended this proposal to approve, and many other Corryton residents approve as well. We understand that without affordable housing, many low-income families can end up homeless, in shelters, or in cramped quarters. We are systematically denying public housing to arguably, the people who need it the most if we do not approve this development.

Ending notes

• Please watch the YouTube link so you can see for yourselves all the value this developer is willing to bring to the Corryton area, and residents of Edwards Place.

• Please view the images that have misled the residents into thinking this development will not be good, and have put the idea into their minds that they shouldn't work with him at all.

• PLEASE APPROVE THIS DEVELOPMENT AS IT WILL BRING GREAT VALUE TO OUR AREA.

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-a-20-ur

 'Corryton Resident' via Commission <commission@knoxplanning.org>
 Mon, Aug 3, 2020 at 2:37 PM

 Reply-To: corrytonresident@yahoo.com
 Image: Commission Commission@knoxplanning.org>

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

To be added to original email sent in support of 6-A-20-UR.

I would also like to state that there was a concern brought up regarding wanting that land to remain single family homes. I would like to advise you that there has been 4 other developers that have tried to put single family homes on that land and because of the slopes, and stream that run through the middle of the property, all were unsuccessful. This is the reason the subdivision itself is in the shape that it's currently in. Single family homes cannot be constructed here without having issues. Even when built, residents moving into those homes are going to eventually have foundation issues because the ground is so wet. That is another reason why I respect this developer. He is not trying to build on the bad part of the land, and is even willing to do a deed restriction on that portion so that the development will cease in this subdivision. I think that is pretty admirable, and should be looked at with gratitude. Therefore, not only will the current issues Edward's Place residents face be fixed, but the amenities they were originally promised will finally be delivered. I think that is an awesome thing, and should be looked at hard. Property values will increase rather than decrease, and it brings value to the entire area. This development will be a MUCH NEEDED, and well done development once finished, I do believe.

Please find attached the images of another development by the same group wanting to do this one. They are very nice, very well landscaped, and well constructed. If you look closely, I will also attach an image of the current houses in Edward's Place so you can see how well they actually fit with the current home designs.

➢Inline image
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This message was directed to commission@knoxplanning.org

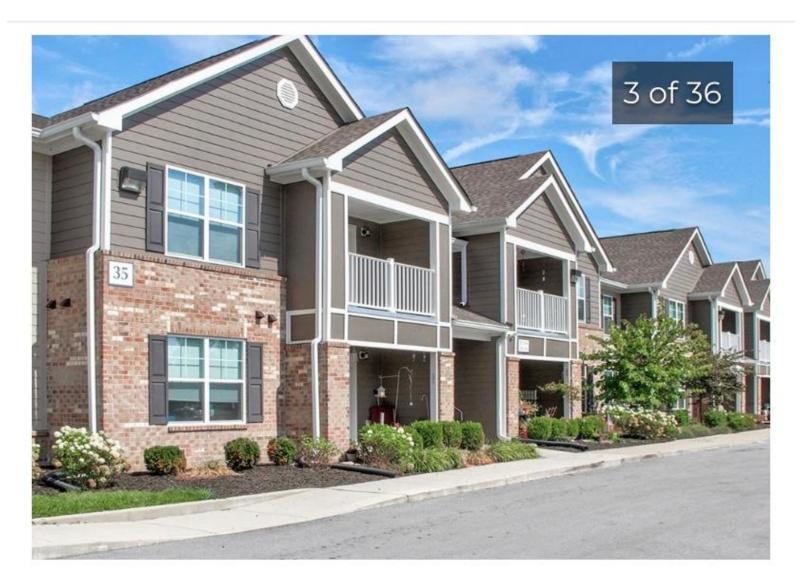




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Photo Gallery



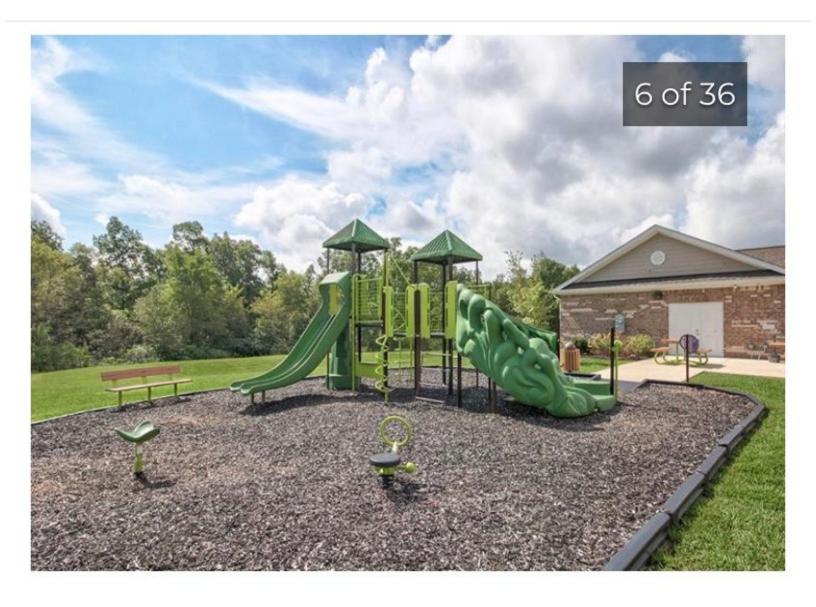
Northside Drive apartments



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Photo Gallery



Playground



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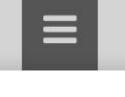
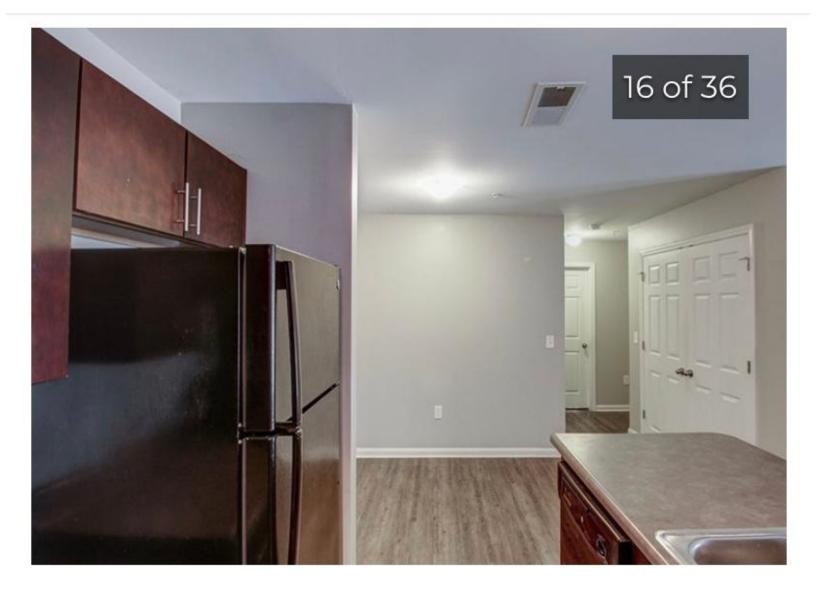


Photo Gallery



Kitchen



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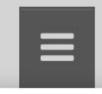
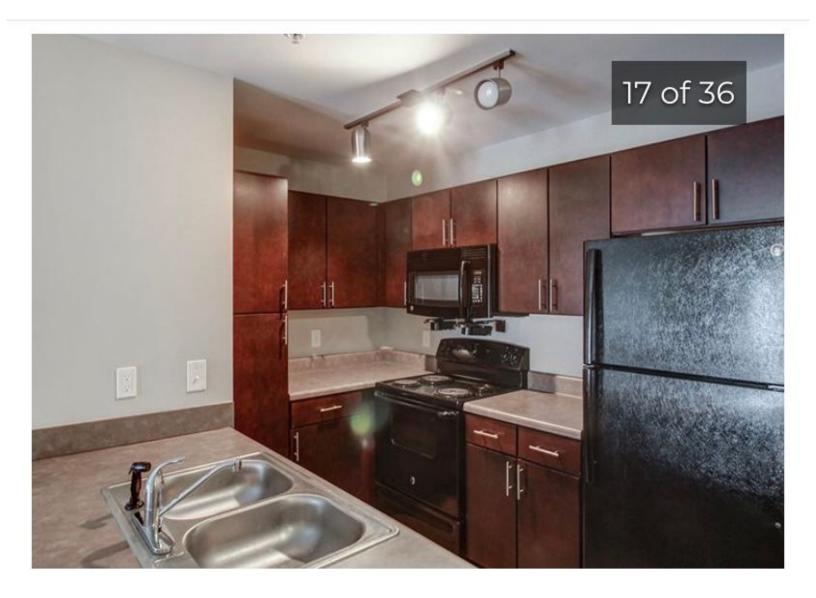


Photo Gallery



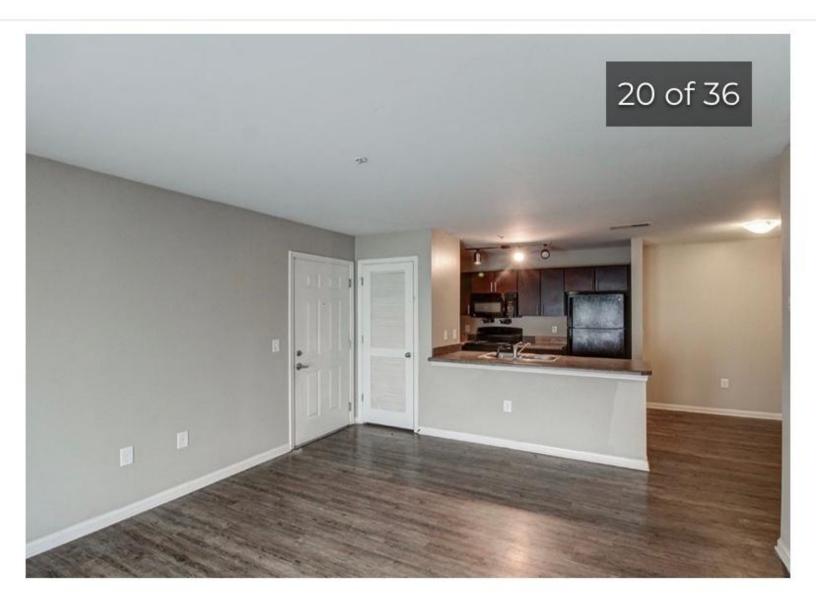
Kitchen



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Photo Gallery



Living room



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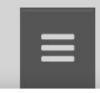
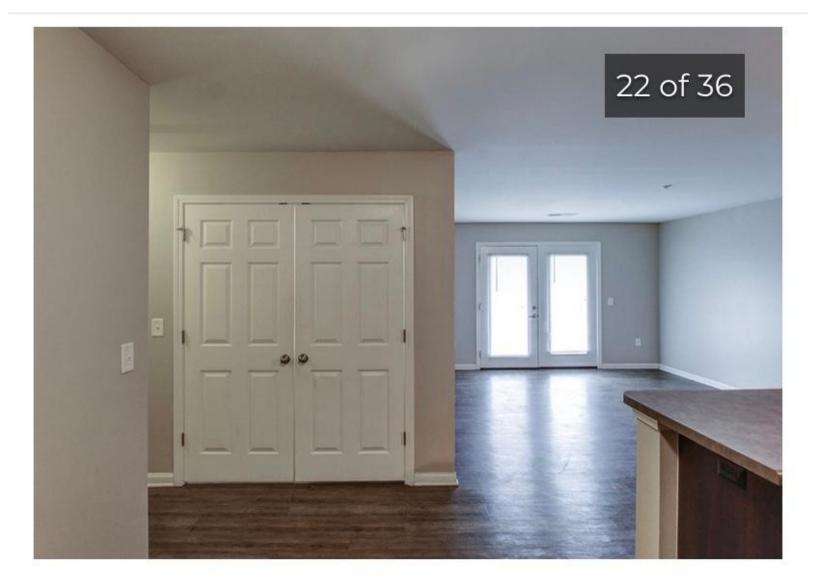


Photo Gallery



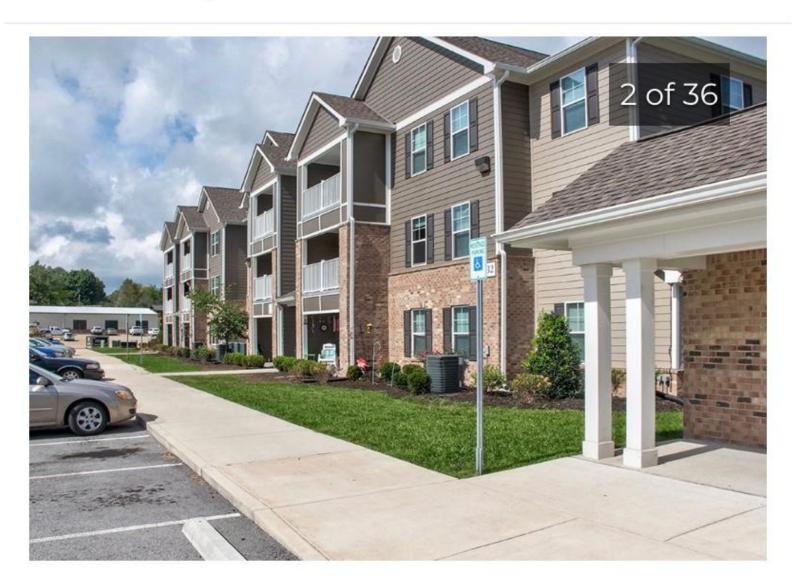
Living room



×



Photo Gallery



Northside Drive apartments



[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Reply-To: corrytonresident@yahoo.com

Mon, Aug 3, 2020 at 3:10 PM

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

Other misleading comments/posts being shared on social media. Please understand posts like these are what fuel a lot of peoples decisions. Contrary to popular belief, there are those who SUPPORT and want a development like this for our daughters, sons, and parents. Please approve.

This message was directed to commission@knoxplanning.org

2 attachments



[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Mon, Aug 3, 2020 at 8:56 PM Reply-To: corrytonresident@yahoo.com To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org"

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplannir <mike.reynolds@knoxplanning.org>

Hello, I am coming to again in APPROVAL. I attended the Edwards Place resident meeting tonight, which by the way only 5 residents initially showed up too (1 being myself, and 2 of those don't even live in Corryton, TN). There were more that joined later, but no more than 10 during the entire hour long meeting.

Things that caught my attention, and should catch yours:

-These people are being groomed to send in emails in opposition. Kevin Murphy (the leader of the meeting) advised residents he would help them construct emails in opposition. (I'm sorry, but if someone is in opposition, shouldn't they be able to construct their own and know their own reasons?).

-Residents were told not to mention low income or section 8 housing in their emails, however, this is what 90% of them are basing their opposition on and are being told to disguise their reasoning.

- Residents were being told to speak on behalf of the entire community. (There are over 12,000 residents that call Corryton home. Edward's place should not be the only ones who get to have input). Most of the residents of Corryton as a whole are not opposed.

- Kim Frazier told residents that this development would negatively affect them. However, in light of everything, this development has the potential to fix Edwards Place, bring value to the residents, bring lower income options (WHICH WE ARE IN DESPERATE NEED OF), and bring value to Corryton.

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Mon, Aug 3, 2020 at 9:02 PM Reply-To: corrytonresident@yahoo.com

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

FOR APPROVAL

I also wanted to bring up that the sector plan calls the Gibbs area to be a mixed use district. The residents of Edward's Place were also told in their meeting tonight to use this as an angle to argue with the MPC because Corryton lacks public transportation. I would call you to look at the apartments they constructed in Blaine behind the Food City. These apartments are FULL. One reason being that there is such an overwhelming need for more affordable housing in the area. The residents still get to work, they still go places. Public transportation is not a necessity of life. People have other options. The fact that this area is deemed a mixed use district should add to the argument of the developer that this development is much needed in the area, and can get this district started in the right direction, and in line with their existing sector plan (which by the way was just updated in 2015).

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Mon, Aug 3, 2020 at 9:04 PM

Reply-To: corrytonresident@yahoo.com

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

Sorry, this should be my last one...unless something else pops up. ha! This email is FOR APPROVAL of the development.

The residents of Edward's Place were told to stick to certain talking points, again being misled and directed to not have their own opinion. One of these talking points was the streets. I just wanted to address that because in the community meeting, the developer stated he would install speed bumps to help with the street traffic. Also, if residents would stop street parking (which is actually already against the law), there would not be a street or traffic issue. Just wanted to bring that to light.



[Planning Commission Comment] 6-A-20-UR

'Corryton Resident' via Commission <commission@knoxplanning.org> Mon, Aug 3, 2020 at 9:08 PM

Reply-To: corrytonresident@yahoo.com

To: "COMMISSION@KNOXPLANNING.ORG" <commission@knoxplanning.org>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

Sorry, I promise this will be the last one(of the night). HaHa! Again, IN APPROVAL, I also wanted to bring to light that of the community comments listed under "public comments" over half the pages are actually single page petition to pad the numbers of pages in opposition. It makes the community look good I guess, as if there is a lot of opposition. However, this was actually rallied for and posted in several different community pages. It's also hard for residents that sign this as only a brief description was given. Therefore, I would almost null and void those pages. Also even if you kept them, this was posted in every Corryton public forum you could imagine, and less than 300 people signed it. That should speak volumes. There are nearly 13,000 residents in Corryton, and only 300 signed that petition. That equivocates to only 2.3% of the community being in opposition.



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: FW: file #6-SA-20-C

1 message

 Terry Gilhula <terry.gilhula@knoxplanning.org>
 Wed, Jun 10, 2020 at 2:14 PM

 To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Terry Gilhula, PhD Information Services Manager 865-215-3819



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

------ Forwarded message ------From: **kaylabneely** <kaylabneely@gmail.com> Date: Wed, Jun 10, 2020 at 2:06 PM Subject: FW: file #6-SA-20-C To: <contact@knoxplanning.org>, chrisneely10 <chrisneely10@att.net>

I sent this email on June 1st and it's not showing up in the public comments under this file number.

Sent from my Verizon, Samsung Galaxy smartphone

------ Original message ------From: kaylabneely <kaylabneely@gmail.com> Date: 6/1/20 10:48 AM (GMT-05:00) To: chrisneely10 <chrisneely10@att.net> Subject:

Dear Mr. Commissioner,

I am writing you about file #6-SA-20-C. I am a concerned resident of Edwards Place subdivision in the Gibbs community. The apartments that are being proposed would have horrible effects on our community and subdivision. I think these apartments would be pushing our community to grow at too fast of a rate and will overwhelm our schools and roads. I also can't understand why they want to put the entrance through our subdivision. This is very scary! Our roads are full of cars parked on the streets and kids playing, the added traffic would be very dangerous! It is also unfair to the

Knoxville - Knox County Planning Mail - Fwd: FW: file #6-SA-20-C

residents here because it will bring down our homes value and put us into a position where we feel like we have made a mistake moving here. Please take this into consideration for your decision.

Sent from my Verizon, Samsung Galaxy smartphone



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

2 messages

'Candace Gilbert' via Commission <commission@knoxplanning.org> Reply-To: gilbech@icloud.com To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org Mon, May 18, 2020 at 3:43 PM

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely, Mrs. Gilbert

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org

 Terry Gilhula <terry.gilhula@knoxplanning.org>
 Wed, Jun 10, 2020 at 1:49 PM

 To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

------ Forwarded message ------From: **Candace Gilbert** <gilbech@icloud.com> Date: Wed, Jun 10, 2020 at 1:48 PM Subject: Fwd: 6-A-20-UR To: <contact@knoxplanning.org> Sent from my iPhone

Begin forwarded message:

From: Candace Gilbert <gilbech@icloud.com> Date: May 18, 2020 at 3:43:01 PM EDT To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org Subject: 6-A-20-UR

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely, Mrs. Gilbert

Sent from my iPhone



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Planning Commissioners - Agenda Item: 6-A-20-UR

1 message

Mike Ward <mikewardtn@comcast.net> Reply-To: mikewardtn@comcast.net To: commission@knoxplanning.org Wed, Jun 10, 2020 at 12:05 PM

Dear Planning Commissioners,

I would like to submit some comments regarding Agenda Item: 6-A-20-UR

As a quick background, I am a 62 year old, life-long resident of the Gibbs community, active past with school engagement thru PTA/PTO, serving as President at Holston and Gibbs, most recently reading for elementary/kindergarten kids in person/and via zoom... active in the community thru coaching in kids youth programs, and lastly active in local community church leadership as a teacher and deacon. All that to say that I'm heavily invested in and very proud of the Gibbs community.

Let me first say, I understand the need for, and support development, as the community certainly needs effective, planned growth. While it's hard to see the farm land that I worked for years as a youth and young adult be converted into housing development, it's harder to see the area and the people being taken advantage of due to lack of integrity and lack of accountability for the planned growth.

We have a process to design, present, and approve development plans, however, we seemingly have no way to insure accountability to the plans. The Gibbs community is suffering at this point, and needs to have more oversight to gain the integrity and accountability that we all want, before additional challenges are allowed to pile on to an already neglected area.

My simple request is for MPC planning, and the developers to be held accountable to the development plans and to bring integrity to the builders themselves. There are numerous instances where homeowners are dealing with poor quality construction in new homes, all as a result of developer/builder interest in saving money as opposed to establishing a quality development and home that the homeowner can be fully proud of.

Seemingly the people are the ones left with no recourse when accountability is not pursued.... and the quality level of development in our area has not been a priority. We also need more balance to the planned development to address market needs for more up-scale development. The market is saturated at the low, to low-mid range, and the community would benefit from more upper-mid to upper scale approved development.

The proposed apartment plan, and the targeted market is simply a continuance of the process where developers are striving to put quick profits ahead of an area investment in quality, planned, and then delivered development. I assume you are already aware of current quality issues being experienced, which means Knox County, the Gibbs community, and the people/homeowners are then having to pay the price for years afterward either with spending money to correct, or dealing with less than planned/approved infrastructure and homes.

The lack of accountability is forcing Knox County into taking on investments that were the primary responsibility of the original developers and development plans. With respect to this specific agenda item, there have already been multiple transitions of ownership, where opportunities for quality and accountability have simply slipped thru our fingers.

Please deny the apartments planned under agenda item 6-A-20-UR

Respectfully,

Mike Ward

7626 Thompson School Road

Corryton, TN 37721



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] MPC File Nos. 6-SA-20-C and 6-A-20-UR

1 message

Samantha Magee <SMagee@Irwlaw.com>

Wed, Jun 10, 2020 at 10:36 AM

Reply-To: smagee@lrwlaw.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: Taylor Forrester <TForrester@lrwlaw.com>, "alittle@wodagroup.com" <alittle@wodagroup.com>, "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

All,

Please see the attached letter from Taylor D. Forrester.

Sincerely,

Samantha Magee

Legal Assistant

Long, Ragsdale & Waters, P.C. | Attorneys at Law

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This message was directed to commission@knoxplanning.org



Ltr to Knox Co. Planning Commission 6.10.20.pdf 34K

David Wilson Long Dennis B. Ragsdale John B. Waters III J. Michael Ivens J. Randolph Miller Garrett P. Swartwood Jennifer Milligan Swindle* Lee A. Popkin W. Michael Baisley Kyle A. Baisley



Long, Ragsdale & Waters, P.C.

Taylor D. Forrester Alexander O. Waters Oliver D. Adams William D. Edwards J. Scott Griswold Mycol E. Scott C. Paul Harrison[†] Christopher A. Hall[†]

John B. Waters, Jr. (1929-2018) R. Louis Crossley, Jr. (1953-2019)

June 10, 2020

Knoxville-Knox County Planning Commission City-County Building, Suite 403 400 Main Street Knoxville, TN 37902

Via email only commission@knoxplanning.org

Re: MPC File Nos. 6-SA-20-C and 6-A-20-UR

Dear Commissioners,

Please be advised that the undersigned represents the applicant, Woodbury Crossing ("Woodbury").

Woodbury is requesting a 60-day postponement from the Planning Commission meeting on Thursday, June 11, 2020 to investigate and explore some of the issues discussed at the Agenda Review Meeting on Tuesday, June 9, 2020.

Should you have any questions please do not hesitate to contact me.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: Taylor D. Førrester

cc: Anne Little (alittle@wodagroup.com) Mike Reynolds (mike.reynolds@knoxplanning.org)

> 1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919-4074 865 584 4040 865 584 6084 fax www.lrwlaw.com



[Planning Commission Comment] Fwd: 6-A-20-UR

Mike Reynolds <mike.reynolds@knoxplanning.org> Reply-To: mike.reynolds@knoxplanning.org To: Commission <commission@knoxplanning.org> Tue, Jun 9, 2020 at 11:50 PM

------ Forwarded message ------From: Adam Gilreath <Adam@thegilreathfamily.com> Date: Tue, Jun 9, 2020 at 8:04 PM Subject: 6-A-20-UR To: <mike.reynolds@knoxplanning.org> CC: Tina Gilreath <Tina@thegilreathfamily.com>, Scout Gilreath <scout@thegilreathfamily.com>

Dear Mr. Reynolds and members of the Knox County Planning Commission,

I would like to address proposal 6-A-20-UR for an apartment complex that connects to the Edward's Place subdivision in Corryton. Let me begin by saying that my family and I appreciate the work you do and feel your service plays an overall positive role in the communities in Knox County. When we purchased a new home in Edward's Place over two years ago, my wife Tina and I could only dream of the investment we were making for ourselves and our, at the time, eight year old daughter, Scout. We could only dream of it because it was literally nothing but a red clay lot with no structure. We were living at the time in a small starter house in the Emory Chase subdivision just a few miles west off East Emory Rd. Our previous house was for sale and under contract as we tried to determine where we wanted to live. We had viewed several properties and determined that the "Kyle" model home in Edwards place was where we wanted to be. The potential, the layout, and the community were the things that drew us here. You see, we were in our "starter" house for over eleven years and didn't want to move only to move again some years down the road. This was to be our permanent home. I have often told people over the last couple of years that this isn't my home, it is my daughter Scout's home because she will inherit it some day(hopefully not too soon!). Now please don't misunderstand my concerns about the proposed apartments in our neighborhood as a reflection of the folks that would be staying there. My concerns solely revolve around the investment value for my daughter's future. I am sure that there exists available land that does not butt up against an established subdivision struggling to correct some of the issues that the builders left behind. We have already stressed about our home values in the wake of what DR Horton left behind without added stress of this proposal. We live on a road named Lawgiver Circle that doesn't even make a circle since the builder pulled out without finishing what they started. In a perfect world, a company that calls itself "America's Builder" would have to fix its own issues and complete its own promises without getting bailed out and having my tax dollars go to work with the only benefit being lower property values on a home I have worked hard to afford after twenty three years at my job. This isn't a perfect world and I do know that "fair" is a place you go to ride a Ferris wheel and buy cotton candy, not a situation anyone lives in. However, I do ask that you reconsider placing these apartments in my neighborhood. If not for me, consider it for Scout.

Thank you for your time.

Humbly,

Adam Gilreath 7131 Lawgiver Circle Corryton, TN 37721

Mike Reynolds, AICP Senior Planner Knoxville-Knox County Planning (865) 215-3827 www.knoxplanning.org

Sent from my smartphone

------Forwarded message -----From: Tina Gilreath <<u>tina@thegilreathfamily.com</u>> To: <u>commission@knoxplanning.org</u> Cc: Bcc: Date: Tue, 9 Jun 2020 20:49:27 -0400 Subject: 6-A-20-UR Dear MPC Commissioners:

>

> I reside at 7121 Lawgiver Circle Corryton, TN in Edwards Place subdivision. I write to voice my opposition to the proposed apartment buildings that are to be connected to the backside of Edwards Place subdivision.

>

> The proposal to build these apartments presents the possibility of significant changes to a neighborhood that already has some on-going issues. My first concern is the amount of traffic that will be flowing through an already congested neighborhood. My next concern is the safety of our children. With the increased amount of traffic, we would no longer feel our children are safe to play on the streets. Lastly, my husband and I as well as the rest of our neighborhood is full of taxpaying homeowners who fell in love with this community and wanted to plant our roots here in our forever homes. We don't deserve to have our investments and peaceful neighborhood undermined by tacking an apartment complex onto our neighborhood.

> I urge you to vote to reject the proposal 6-A-20-UR not just for me and my family, but for all the residence of Edwards Place subdivision.

>

> Thank you for your time,

>

> Tina Gilreath



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Comments on Woodbury Crossing 6-SA-20-C / 6-A-20-UR

1 message

Kevin Murphy <murphysprings@gmail.com> Reply-To: murphysprings@gmail.com To: Commission <commission@knoxplanning.org> Tue, Jun 9, 2020 at 3:33 PM

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This message was directed to commission@knoxplanning.org

2020-06-09 Input on Woodbury Crossing 6-SA-20-C.pdf 84K 2020 June 9

RE: Woodbury Crossing 6-SA-20-C / 6-A-20-UR

Dear Planning Commissioners,

I ask that you deny this concept plan application and require the applicant and the property owner to submit a complete development plan for the property that addresses access, prior promised community amenities, and completes the original development vision. Additionally, this Concept Plan does not implement or resolve un-met conditions from the 2007 Use on Review, which is still active. The Concept Plan is not compliant with the use on review.

Why is this appropriate? The submitted Concept Plan package is an incomplete plan for the entire development, and it does not contain milestones to implement the community amenities and infrastructure required in the 2007 and 2013 concept plans and 2007 Use on Review. It proposes a very different development future than the plan sold to homeowners, who chose to invest in properties in Edwards Place.

- The submitted concept plan is only for a small portion of the remaining property and does not allow planning commission, staff, and residents to understand how the remainder of the property will build out.
 - As we are discovering right now, a change to apartments in the back would have driven a different entrance and connectivity - perhaps a true 'boulevard' for Edwards Place Blvd - leading to the apartments
 - We do not know how the rest will build out, but all of this property is within the control of a single owner, who should be held responsible for supplying the entire vision
 - The current design is incomplete and unsightly- simply ending Lawgiver Circle with an empty cul-de-sac, as well as the cul-de-sac at the end of the apartment complex. It would be more complete to complete the internal street system as part of this concept plan application.
- Even though traffic studies say there should not be issues, we have existing, real-world conditions and testimony from residents about excessive street parking and inadequate streets.
- The new concept plan is for a different style of development than the vision sold to residents who bought homes in Edwards Place and the approved 2007 and 2013 Concept Plans. An incomplete concept plan provides room for additional deviation in a later proposal for the remaining land.
- The following infrastructure and amenities were required conditions for the original concept plans, but the current property owner is abdicating responsibility for finishing them, and the former developers did not. But the residents were promised these when they moved in:

- Work with Knox County Schools, and if the schools desire one, install a sidewalk to Gibbs schools
- sidewalks throughout the subdivision only a portion of the sidewalks were built
- common area with active and passive recreational uses there is no common area depicted on the new concept plan, and no HOA was established (or nobody has information about it)
- There is STILL no implementation timeline showing when these will be required, thirteen (13) years after the initial concept plan was approved
- The landscape screen between the apartments and houses is inadequate, and additional visualizations by planning staff and commissioners to assess what will be adequate.

Michael Rhodes applied for the original UoR/Concept Plan in 2007, and re-applied in 2013 after it expired. It depicted a subdivision of single family, detached homes. **Importantly, several of the original** <u>Use on Review conditions</u> for this property have not yet been met, nor are they addressed with this Concept Plan application:

2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses. [No common area appears on any plats, nor has anything been built]

3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek. [no greenway easements are on any final plats]

4. Extend the proposed sidewalk network to connect Twin Oaks Ln. [no sidewalk network was shown on the updated 2013 Concept Plan]

5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets [Status is unclear - it may have been established but then the developer never continued it. Regardless, nobody has come forward to affirmatively prove this was established]

Both the 2007 and 2013 Concept Plans included a condition to

 "Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection." [This condition has not been met either, and the schools have indicated they desire a connection.]

Planning commission should deny the concept plan until one is submitted by the property owner that shows the plan for the entire remainder of the property, not only the apartments. This allows staff and commissioners to:

- Ensure proper layout of roads, sidewalks, and easements for the remainder of the property and connections to the schools, and to adjacent development to the east (Twin Oaks Landing) and future development on the west.
 - Construction of sidewalks along road grades might ease some issues that are arising when a proposed sidewalk leaves the road and must comply with the 1:12 ADA grade requirement
- Require construction of the proposed sidewalks, instead of leaving the construction burden to Knox County, which does not have funds available
- Design of a second access perhaps a new property to Thompson School Rd, or a vehicular connection to a future Twin Oaks Landing development, which would assist with traffic flow through the entire Gibbs area. Please note the inadequate road infrastructure of Karns Dr and Barker Rd, which would not support EMT or fire truck access if Thompson School Rd / Emory Rd were blocked.
- Construction of the common area, providing desperately needed recreational opportunities for residents that was promised to them when they bought their homes
- Require an implementation timeline for required improvements, which rights the wrong the residents have endured since 2007
- Address screening

Several neighborhood homeowners have expressed a desire to complete Lawgiver Circle to improve vehicle and pedestrian circulation, particularly if pedestrian and vehicle connections are designed to connect to the northeast (Twin Oaks Landing).

Another issue not adequately addressed - the installation of screening between the apartments and the houses. The houses will look down into the basin with the apartments. The apartment buildings appear to be at least 30-35' tall, and approximately 45' off the rear property line of houses in Edwards Place. The apartment building base appears to be anywhere from 10 to 20' below the level of the houses, so the top floor apartments will look into the back yards, and the apartment rooflines will dominate the view from the houses. The trees stop at the edges of the apartment buildings, leaving the buildings visible from some of the houses on the ends of Forest Willow Ln.

Planning staff and engineering staff remarked in our meeting that it would be helpful to have visualizations showing the appearance of the apartments from the neighboring houses, but no visualizations have been provided.

The proposed landscape screen is a mixture of clusters American Holly (evergreen) and tulip poplar (deciduous). The clusters of tulip poplars will not provide any screening between November and early April. Additionally, it will take 5-10 years for the trees to establish and develop into an effective screen, thus injuring the value of the adjacent houses.

I believe the apartment development should be required to put in privacy fencing on the property line, in addition to evergreen screens, and that this should be installed prior to issuance of building permits for the apartment buildings. I also believe that planning commission would

benefit from requiring visualizations that depict how the apartments will appear from several of the existing residences at various locations along the length of Forest Willow Ln and Lawgiver Circle.

Finally, it should be noted that this is the first known development where the apartments are placed in the REAR of the subdivision, not the front. If apartments were planned for the rear, then a wider entrance boulevard, perhaps with a divided median and landscaping, would have been required. Approval of this concept plan is a new precedent for development in Knox County, and the planning commission should carefully consider if it wants to permit housing developments where apartments are clustered in the rear instead of the front.

I strongly urge you to deny this and require a concept plan that shows full development of the property, or that places a deed restriction or conservation easement on the remainder of the property so that the final version of this development is set.

Should you move to approve this concept plan, then you should strongly consider these changes or additional conditions and issues:

- 1. [Instead of current condition #6 regarding sidewalk easement] Providing a sidewalk easement from the Lawgiver Circle cul-de-sac to the proposed Beaver Creek greenway easement
- Providing a street and sidewalk stub-out from the Lawgiver Circle cul-de-sac to the proposed Twin Oak Landing development on the northeast. [This would require an updated Twin Oak Landing Concept Plan to be submitted with a matching street and sidewalk connection. It would bring the Concept Plan into compliance with the KNoxville - KNox County Subdivision Regulations 3.04.C.2.b:

Providing for future street connections to adjoining undivided property. The proposed street system of a subdivision may be required to include street stub-outs for the logical extension of the street system into the surrounding area. If required by the City of Knoxville Department of Engineering or the Knox County Department of Engineering and Public Works, a turnaround may be required for the street stub-out. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

3. Prior to final plat approval, submit to planning staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses, establishment of an HOA for Edwards Place and Woodbury Crossing. Prior to occupancy of the apartment complex, complete the implementation of the common area improvements.

- Installation of trees along the length of Edwards Place Blvd, to provide a more complete boulevard feel and reduce speed of drivers [Trees along roadways often bring down speeds. <u>See this article</u>]
- 5. An improved condition for screening between the apartments and the residences on Forest Willow Ln and requiring implementation before building permits are issued.

Sincerely,

Kevin Murphy 4508 Murphy Rd Knoxville, TN 37918

Below is a detailed chronology of the developments and conditions placed on approval. All of the below documents have been copied to this folder: https://drive.google.com/drive/folders/1U4Zq_UxtxZ74M9wDCaAxSqmcq6tFBORH

- 1. July 1993 Harbison Plantation Rezoned to Planned Residential at 4 du/ac (7-R-93-RZ)
- Oct 1993 Use on Review (<u>10-B-93-UR</u>) and Concept Plan (<u>10-SB-93-C</u>) for 115 dwelling units approved for Harbison Plantation
- Jun 1997 second concept plan for Habrison Plantation with 111 lots, down from original 114 (<u>6-SA-97-C</u>)
- 4. Jan 2000 Rezoned Wheatmeadows to Planned Residential @ 1-4 du/ac (1-I-00-RZ)
- Sep 2000 Use on Review (9-G-00-UR) and Concept Plan (9-SA-00-C) approved for 114 dwellings. (<u>Case Summary</u>, note other documents are not available prior to July 2005 on the KGIS or MPC websites)
- 6. Jan 2007 58.42 acres (Edwards Place + Woodbury Crossing) rezoning to Planned Residential at up to 4 du/ac (<u>Staff Report</u> and <u>Case Summary</u>)
- May 2007 Initial Edwards Place Use on Review (<u>2-K-07-UC application</u>) and Concept Plan (<u>S-K-07-C Site Plan</u>) approved (<u>Use on Review Case Summary</u>, <u>Concept Plan</u> <u>Case Summary</u>, and <u>meeting minutes</u>).
 - Substantial public comments submitted for the meeting, emphasizing future schools in the area, sidewalk connectivity, safe neighborhood access, maintaining area natural beauty, as well as a petition signed by numerous residents. Comments available in the Application
 https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf
 - b. Use on review required the sidewalk network to be extended to connect to Twin Oaks Ln (condition #4), an HOA (condition #5), and detailed plan for the common area (condition #2).
 - c. The concept plan required a 70' wide stream buffer (condition #5),, 4' sidewalks as shown on the drawing (condition #9), and a conversation with the school system about a sidewalk to Gibbs Elementary (condition #10).
 - d. Concept plan was extended in 2009 (<u>4-B-09-OB</u>) and 2011 (<u>4-E-11-OB</u>).

- Feb 2009 <u>Transportation Planning Report</u> completed for SR 331 (Tazewell Pike) and SR 131 (Emory Road) intersection. Bicycle lanes were provided in each of the build options, but pedestrian accommodations were not analyzed. Only Option #5 includes additional right-of-way for installation of future sidewalks (section 6.1).
- Nov 2013 Second Edwards Place Concept (11-SA-13-C, <u>Application</u>, <u>Case Summary</u>, <u>Site Plan</u>) required since it was more than 5 years since initial concept plan. Flled by Ideal Engineering Solutions.
 - a. Nearly identical staff comments and approval conditions, except that the stream buffer was changed from 70' to "as required by the Knox County Dept of Engineering and Public Works".
 - b. Sidewalks still required and still depicted on the plan (condition #8)
 - c. Required condition #9 "Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection."
 - d. Concept Plan extended in 2015 (<u>11-B-15-OB</u>) and 2017
- 10. 2015 <u>Northeast County Sector Plan</u> adopted. Page 29 identifies NECO-1 Harbison Crossroads Mixed Use Special District, which says that "Planning and Connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years).
- 11. Aug 2015 12 acres on Twin Oak Ln rezoned to Planned Residential up to 4 du/ac (8-M-15-RZ<u>https://agenda.knoxmpc.org/packages/8-M-15-RZ_PKG.pdf, Case</u> <u>Summary</u>), calling for Twin Oak Ln to be the access and for Twin Oak Ln to be improved and widened from the development entrance to Tazewell Pike.
- 12. 2017 Tazewell Pk and Emory Rd stoplight and turning lane Improvements completed. No sidewalks, pedestrian crossings, or bicycle lanes were installed.
- May 2017 Twin Oak Landing Use on Review (4-E-17-UR) and Concept Plan (4-SA-17-C) for 102 dwelling units approved, using the south acreage rezoned in 2015 and north acreage already at PR. (<u>Application</u>, <u>Case Summary</u>, <u>Site Plan</u>).
 - a. Included sidewalk connection to Edwards Place (Lawgiver Circle) and a greenway connection to Gibbs Elementary School driveway, and a greenway easement throughout the development
 - b. Traffic impact study required a left-turn lane from Tazewell Pike to Twin Oak Lan
 - Reconstruction of Twin Oak Ln to Knox County standards, and closing Twin Oak Ln just past current Ralph Ownby Way, which would preclude vehicular connections to Edwards Place
 - d. A final plat was never filed for this development, and the concept plan has expired.
- 14. July 2018 partial closure of Twin Oak Ln, Knox County Commission (packet)
- 15. July 2018 Gibbs Middle School opens (Knox TN Today article)
- 16. 2018 Builder DR Horton identifies sewer issues that need to be fixed in Edwards Place, including adding underground pumping stations

- 17. Feb 2020 Thompson Meadows Rezoning (<u>2-D-20-RZ Application</u>, <u>Case Summary</u>) to Planned Residential at up to 4.25 du/ac. County Commissioners named proximity to the schools as a reason to have higher density.
- 18. May 2020 Thompson Meadows Use on Review (<u>5-SA-20-UR</u>) and Concept Plan (5-SA-20-C <u>Site Plan 2020-06-02 Revision</u>) Active (<u>Public Comments</u>)
- June 2020 Woodbury Crossing Use on Review (<u>6-A-20-UR</u>) and Concept Plan (6-SA-20-C <u>Site Plan</u>) - Active (<u>Public Comments</u>)



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

1 message

Heather Beverly <heatherbeverly2010@gmail.com>

Tue, Jun 9, 2020 at 11:18 AM

Reply-To: heatherbeverly2010@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Hello!

My name is Heather Beverly and my family and I live on Lawgiver Circle. I have 3 young children with another due next month. We moved into this neighborhood almost 3 years ago with the promise and hopes of a developed single family dwelling neighborhood. While that didn't quite pan out, replacing that dream with apartments is the last option we would choose. Our roads are already narrow and busy, I cannot even begin to fathom adding another 80-160 plus vehicles daily. Our neighborhood is filled with young families and small children. I can only assume this will end badly for all involved.

On top on the horrendous neighborhood traffic issue, you have to consider the schools. Gibbs Elementary is already pretty close to full capacity. Adding a huge influx of children would overload the system and make educating the kids more difficult for teachers and cheating all students of a quality education. Not to mention the traffic during school. It is such a massive traffic jam trying to get through. It takes roughly 3 minutes to get to the school with no traffic, however in the mornings with work and school traffic added, it easily takes us 20-25 minutes, on a good day, to drop kids off and try to make it back home.

I know you have been flooded with emails and feedback about this possible new development. I'm going to add my voice to beg you to please reconsider the location that has been chosen for these apartments. Our daily lives would be turned upside down with the sheer volume of traffic we would inherit. Our twice daily walks would have to be stopped, the children who so adore playing with friends out front would have to be stopped. Our peaceful way of live would be put to a grinding halt.

If there is no stopping this development, if you're going to plow over all whose lives it will immediately affect without a second thought, despite the overwhelming negative feedback, then I beg you, in the very least, to make a completely different entrance and exit. Please do not connect these to our neighborhood. If you insist on bulldozing over the homeowners already here, at least give us the respect and courtesy of leaving our neighborhood alone.

Sincerely,

Heather Beverly 7132 Lawgiver Circle

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Tue, Jun 9, 2020 at 11:25 AM

[Planning Commission Comment] 6-SA-20-C /6-A-20-UR

1 message

Kim Frazier <hvpa2018@gmail.com> Reply-To: hvpa2018@gmail.com To: commission@knoxplanning.org Cc: Kevin Murphy <murphysprings@gmail.com>, Lisa Starbuck <lisamstarbuck@gmail.com>

Dear Commissioners,

As a member of the organized community groups, Hardin Valley Planning Advocates & Knox County Planning Alliance, I would like to ask the Planning Commission to address the concept plan application referenced and require the applicant and the property owner to submit a complete development plan for the property.

It appears that the submitted Concept Plan package is an incomplete plan for the entire development, and it does not contain milestones to implement the community amenities and infrastructure required in the 2007 and 2013 concept plans and 2007 Use on Review.

Thank you for your consideration.

In Service, Kim Frazier

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] background report and meeting summary for Gibbs area meeting, Compass article - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR)

Kevin Murphy <murphysprings@gmail.com> Reply-To: murphysprings@gmail.com To: Commission <commission@knoxplanning.org> Mon, Jun 8, 2020 at 2:24 PM

Dear Commissioners,

County Commissioner Beeler, 8th District, coordinated a meeting (public noticed) with Engineering and Public Works staff, Planning Staff, and some of the residents of the Gibbs area regarding items 15 and 16 - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR). It was held on Thursday, June 4. I prepared a Background Report for the meeting, which I have updated with some summary notes, and have attached those to this email.

The Compass also published an article today covering the meeting, which is available here and also is attached: https://compassknox.com/2020/06/08/at-a-crossroads/

It was a good, collaborative meeting. We didn't resolve everything and still have some significant concerns about Woodbury Crossing which I will detail later, but everybody has a better understanding of the background, issues, and pros/cons of some approaches. I hope you will have the opportunity to review this material prior to the Agenda Review meeting and the Planning Commission meeting this week.

This covers two agenda items, but we think it is important to understand the cumulative impact of both of these applications.

--Kevin

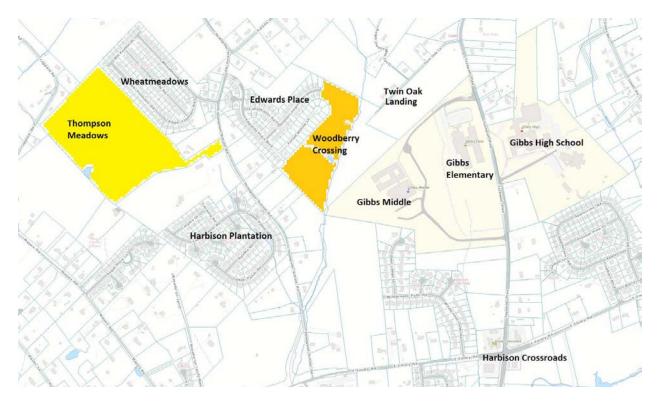
This message was directed to commission@knoxplanning.org

2 attachments

- **Gibbs Planning Meeting Summary and Background.pdf**
 - 2020-06-08 Compass At a Crossroads Gibbs Developments.pdf 419K

Thompson School Rd / Gibbs Planning Meeting Summary and Background Report

June 8, 2020



Objectives and Desired Outcomes

Two Concept Plans (Thompson Meadows and Woodbury Crossing) in the Gibbs area are on the Planning Commission agenda in June.

The community's goal is to look at the cumulative effects of the Woodbury Crossing and Thompson Meadows concept plans, and see if, for a small investment, we can add connectivity and make the density of dwelling units an asset to the community. These developments are adjacent to or very close to three (3) public schools and a public park. We would like to to:

 Analyze if a second entrance to the complex on Twin Oak Ln would be feasible and what cost estimate would be. This entrance would help alleviate traffic concerns of residents on Edwards Place Blvd (the current entrance for the apartment complex), where there is a lot of street parking which essentially makes it a one-lane road without sidewalks.

- Establish pedestrian connectivity between Thompson School Rd and the Gibbs Schools, most likely through the Edwards Place and Woodbury Crossing developments.
- Take a high-level look at the cost of adding sidewalks along Thompson School Rd from Edwards Place Blvd to Plantation Dr, which could connect several hundred dwelling units together and connect them to the schools
- Review the process for determining the Parental Responsibility Zone (PRZ) boundaries if new pedestrian connectivity is added to via the apartment complex, which could put Thompson Meadows into the PRZ
- Review concerns about stormwater runoff from proposed apartment complexes to Forest Willow Ln, where residents already report flooding in their yards from runoff
- Review concerns about streets and sidewalk conditions s in Edwards Place, repair plans, and how to finish construction of missing sidewalks

In summary, we desire a thoughtful approach to creating a **connected** community adjacent to three public schools and near the Harbisson Crossroads mixed use area. A little planning now could make this possible with some small investments. If it isn't planned for now, then it will cost a lot more \$\$\$ later.

Meeting Summary and Actions

- School connectivity. A direct connection between Edwards Place / Woodbury Crossing and the schools will be difficult due to the grade down to the stream and back up. ADA requirements (1:12 grade) would require switchbacks and a long sidewalk. Russ Oaks said the schools are amenable to connections. The proposed (now expired) concept plan for Twin Oaks Landing has proposed connections to Edwards Place and to the schools.
 - Action item: Concept plan for Woodbury Crossing incorporates at least a sidewalk easement to proposed Twin Oak Landings to enable school connectivity
- Second Entrance for Edwards Place / Woodberry Crossing and Connectivity to Twin Oak Ln: Ideally it would be from the new apartments to Thompson School Rd, but nobody's approached those property owners on Thompson School Rd. Twin Oak Ln was <u>partially</u> <u>closed in 2018</u>, so a connection to Twin Oak Ln no longer makes sense, but a connection to the adjacent property would.
 - Action item: Idea taken that it would be nice to have vehicle access to the proposed Twin Oaks Landing
 - Unresolved: a 2nd entrance and vehicle connectivity
- Sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Dr: Roughly 2,000 feet of sidewalk required, back of napkin figures of \$75-80K. It's a good idea, but no money in EPW budget for these projects already a large backlog
 - Action Item: to Commissioner Beeler to put this on the project list for his district and advocate for it

- Thompson Meadows sidewalks would be in the Parental Responsibility Zone once connectivity is established. The sidewalk ordinance doesn't require sidewalks on streets posted for 25mph or less, except if it has a average daily trip count of more than 1,000 vehicles AND meets other levels. Knox County Engineering and Public Works determined the entrance road into the subdivision, from Thompson School Rd, would likely be above 1,000 vehicles and would require sidewalks, but no other locations in the subdivision would.
 - Action Item: Add sidewalks on the connector rd as a condition of concept plan approval
- Revised Thompson Meadows plan includes a dedicated playground / park area, improved vehicular connectivity to adjacent undeveloped properties.
- Stormwater and erosion: EPW in semi-recent time cleared a clogged storm drain which seems to have alleviated the issue.
- Street parking in subdivisions: Jim referred to the street parking issue. 26 foot wide streets, but if you have two vehicles parked on it, then it's too narrow. County Parking ordinance <u>Sec 62-187(b)</u> provides some relief
 - Sec 62-187(b): No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than 18 feet of the width of the roadway for the free movement of vehicular traffic.
 - Action item: residents call sheriff's office if cars parked on both sides of the road
- Sidewalk and road conditions in Edwards Place: surrendered bond funds to be used to repair the streets, curbs, and existing sidewalks. The county will use remaining funds and additional money to finish the uncompleted sidewalk segments on Edwards Place Blvd and Lawgiver Circle

Issues (original list)

- Edwards Place unfinished items from Concept Plan approvals:
 - Common Area of 1.63 acres not created
 - Supposedly a Home Owners Association was established but is a mess, split amongst the multiple developers. Some owners have never paid into it. Where is the money and how is it managed?
 - Sidewalks within subdivision along Edwards Place Blvd not installed
 - Sidewalk connectivity to Twin Oaks Lane not built
 - Pedestrian connection to schools not built, but the developer did have a conversation with the schools and they were amenable to it.
- Edwards Place road and sidewalk conditions Knox County Engineering to rebuild roads after bond surrendered





- Edwards Place Sewer System
 - Additional underground pumping stations required
 - Sewer overflows happening in residents' homes, compounded by construction debris in the pipe
 - Sewer gases leaking into rooms issues with incorrect installation of sewer line under foundation

- Sidewalks and Parental Responsibility Zone
 - If pedestrian connectivity between Edwards Place / Woodbury Crossing and the Gibbs schools is established, what is the new Parental Responsibility Zone boundary?
 - Would Thompson Meadows be in the PRZ? Shouldn't Thompson Meadows be required to install interior sidewalks to accommodate likely pedestrian traffic to the schools?
 - No sidewalks on Thompson School Rd between subdivisions several hundred dwelling units
- Street Parking
 - Increased housing density results in less off-street parking, and residents use on-street parking
 - Pedestrian safety issues created by lack of sidewalks, forcing bicyclists and pedestrians to occupy a narrow road with cars parked on both side



- Lack of places to recreate. Edwards Place common area not completed, and Thompson Meadows has little common space.
 - Results in kids, and adults, playing in the streets. Also note kids toys on public streets



• Runoff in Edwards Place subdivision and lack of sediment controls from grading



• Litter along roads

0

 \circ About 1,000 feet of road, fills two bags each time it's picked up



- Traffic and Connectivity
 - Currently a lot of vehicular traffic to schools via Karns Rd due to route on Thompson School Rd (requires left turn on Emory Rd, then a left turn and stoplight at Tazewell Pike). Karns Dris a 1.5 lane road, at best, with tight curves



- Barker Rd has lanes that are less than 8 feet wide
- There is no pedestrian connectivity between neighborhoods on Thompson School Rd
- In an area with limited connectivity today, subdivisions should be designed to increase connectivity for vehicles and pedestrians. Subdivisions should be connected to each other on the edges as well as along the external connecting roads
- Traffic calming measures are not in place on any of the local roads
- Recreation and Parks Gibbs Ruritanian Park is the only community facility in the area which would logically be accessed via Karnes Dr; there is a lack of community amenities in the area
- Contractor and Construction Quality residents have had issues with build quality of their homes, as well as the infrastructure (sewer and roads)
- Edwards Place and Twin Oak Landing Concept Plans do not have vehicular or sidewalk connectivity. Twin Oak Landing proposes a sidewalk connection, but there is not a matching sidewalk in Edwards Place. Woodbury Crossing does not include any connections.

Suggestions for Building a Great Gibbs Community

- 1. Plan and build sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Drive, connecting several hundred dwelling units. Estimated cost: \$75,000.
 - a. Rest of Thompson School Rd to Emory Rd: \$_____
 - b. Emory Rd to Tazewell Pike: \$____
- 2. In conjunction with Knox County Schools, require the developer of Woodbury Crossing apartments to complete a pedestrian connection to Gibbs Middle School.
- 3. Require Woodbury Crossing to provision pedestrian and vehicular connectivity to proposed Twin Oak Landing subdivision (this would require a revised Concept Plan for Twin Oak Landing to modify lot 11 or 12 to be a street connection).

- 4. Under zoning Ordinance 54-81-A-4, EPW should require sidewalks in Thompson Meadows. As pedestrian connectivity is added to the schools and a sidewalk on Thompson School Rd, it is very likely that it will be in the Parental Responsibility Zone. Significant street parking creates unsafe conditions for pedestrians in the street, especially children walking or bicycling to school.
- 5. Woodbury Crossing concept plan: require future street connections from Edwards Place (Lawgiver Circle) and/or Woodbury Crossing to connect to the Twin Oak Ln ROW on the property edge in order to enable future vehicle and pedestrian connections to Tazewell Pike.
- 6. Woodbury Crossing Concept Plan: address stormwater runoff issues through
- 7. Traffic calming on Karns Dr and Barker Rd, and correct line-of-sight issues at Karnes/Barker
- 8. Edwards Place road issues repair with bond money
- 9. Edwards Place sidewalk installation to ADA standards complete with bond money
- 10. Edwards Place sewer improvements Identify and repair _
- 11. Future Twin Oaks Ln enlargement for pedestrian and vehicle use. Estimated cost: \$_____
- 12. Adopt-A-Highway for litter control, with Wheatmeadow, Thompson Meadow, Edwards Place, and Harbison Plantation HOAs participating
- 13. Knoxville-Knox County Planning: Initiate Small Area Plan process as called for in Northeast Sector Plan NECO-01
- 14. Future pedestrian crossing on Tazewell Pike between Gibbs Elementary and Gibbs High School. Estimated cost: \$_____
- 15. Future pedestrian crossings at Emory Rd / Tazewell Pike intersection. Estimated cost: \$_____

Open Questions

- 1. Poor quality of homes in Edwards Place and inspections not catching issues
- 2. Is sewer Capacity available for Woodbury Crossing apartments? (Hallsdale Powell is provider)
- 3. Did Hallsdale Powell accept all of the subdivision sewer infrastructure for Edwards Place?
- 4. HOAs how is the requirement for the establishment of an HOA enforced?
- 5. How were final plats accepted for Edwards Place without the conditions being met?
- 6. Were bonds sufficient for all of the required Edwards Place conditions common area plan, sidewalk connections, etc?
- 7. How were building permits and occupancy permits issued for Edwards Place without the subdivision conditions being met, e.g.. no sidewalks to Twin Oak Ln or the schools?
- 8. What is the cost of installing sidewalks per foot? Of maintaining per foot?

- 9. What are the street design standards for Knox County?
- 10. What is the process for the county accepting new streets and subdivision facilities i.e. sidewalks?

Background

All of the below documents have been copied to this folder: <u>https://drive.google.com/drive/folders/1U4Zq_UxtxZ74M9wDCaAxSqmcq6tFBORH</u>

- 1. July 1993 Harbison Plantation Rezoned to Planned Residential at 4 du/ac (7-R-93-RZ)
- Oct 1993 Use on Review (<u>10-B-93-UR</u>) and Concept Plan (<u>10-SB-93-C</u>) for 115 dwelling units approved for Harbison Plantation
- 3. Jun 1997 second concept plan for Habrison Plantation with 111 lots, down from original 114 (<u>6-SA-97-C</u>)
- 4. Jan 2000 Rezoned Wheatmeadows to Planned Residential @ 1-4 du/ac (1-I-00-RZ)
- Sep 2000 Use on Review (9-G-00-UR) and Concept Plan (9-SA-00-C) approved for 114 dwellings. (<u>Case Summary</u>, note other documents are not available prior to July 2005 on the KGIS or MPC websites)
- Jan 2007 58.42 acres (Edwards Place + Woodbury Crossing) rezoning to Planned Residential at up to 4 du/ac (<u>Staff Report</u> and <u>Case Summary</u>)
- May 2007 Initial Edwards Place Use on Review (<u>2-K-07-UC application</u>) and Concept Plan (<u>S-K-07-C Site Plan</u>) approved (<u>Use on Review Case Summary</u>, <u>Concept Plan</u> <u>Case Summary</u>, and <u>meeting minutes</u>).
 - Substantial public comments submitted for the meeting, emphasizing future schools in the area, sidewalk connectivity, safe neighborhood access, maintaining area natural beauty, as well as a petition signed by numerous residents. Comments available in the Application
 https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf
 - b. Use on review required the sidewalk network to be extended to connect to Twin Oaks Ln (condition #4), an HOA (condition #5), and detailed plan for the common area (condition #2).
 - c. The concept plan required a 70' wide stream buffer (condition #5),, 4' sidewalks as shown on the drawing (condition #9), and a conversation with the school system about a sidewalk to Gibbs Elementary (condition #10).
 - d. Concept plan was extended in 2009 (<u>4-B-09-OB</u>) and 2011 (<u>4-E-11-OB</u>).
- 8. Feb 2009 <u>Transportation Planning Report</u> completed for SR 331 (Tazewell Pike) and SR 131 (Emory Road) intersection. Bicycle lanes were provided in each of the build options, but pedestrian accommodations were not analyzed. Only Option #5 includes additional right-of-way for installation of future sidewalks (section 6.1).
- Nov 2013 Second Edwards Place Concept (11-SA-13-C, <u>Application</u>, <u>Case Summary</u>, <u>Site Plan</u>) required since it was more than 5 years since initial concept plan. Flled by Ideal Engineering Solutions.

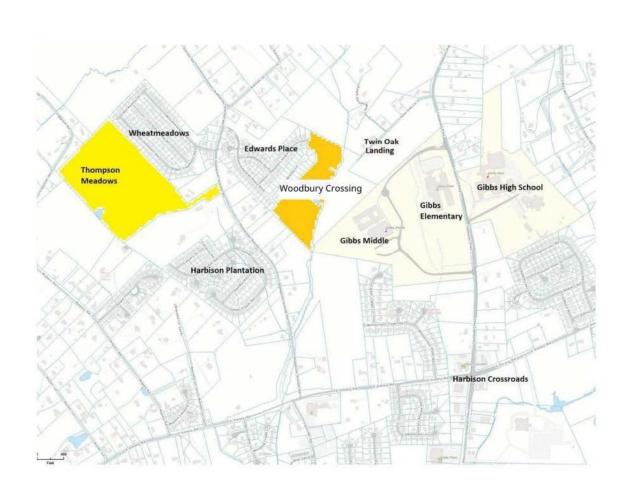
- a. Nearly identical staff comments and approval conditions, except that the stream buffer was changed from 70' to "as required by the Knox County Dept of Engineering and Public Works".
- b. Sidewalks still required and still depicted on the plan (condition #8)
- c. Required condition #9 "Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection."
- d. Concept Plan extended in 2015 (<u>11-B-15-OB</u>) and 2017
- 10. 2015 <u>Northeast County Sector Plan</u> adopted. Page 29 identifies NECO-1 Harbison Crossroads Mixed Use Special District, which says that "Planning and Connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years).
- 11. Aug 2015 12 acres on Twin Oak Ln rezoned to Planned Residential up to 4 du/ac (8-M-15-RZ<u>https://agenda.knoxmpc.org/packages/8-M-15-RZ_PKG.pdf, Case Summary</u>), calling for Twin Oak Ln to be the access and for Twin Oak Ln to be improved and widened from the development entrance to Tazewell Pike.
- 12. 2017 Tazewell Pk and Emory Rd stoplight and turning lane Improvements completed. No sidewalks, pedestrian crossings, or bicycle lanes were installed.
- May 2017 Twin Oak Landing Use on Review (4-E-17-UR) and Concept Plan (4-SA-17-C) for 102 dwelling units approved, using the south acreage rezoned in 2015 and north acreage already at PR. (<u>Application</u>, <u>Case Summary</u>, <u>Site Plan</u>).
 - a. Included sidewalk connection to Edwards Place (Lawgiver Circle) and a greenway connection to Gibbs Elementary School driveway, and a greenway easement throughout the development
 - b. Traffic impact study required a left-turn lane from Tazewell Pike to Twin Oak Lan
 - c. Reconstruction of Twin Oak Ln to Knox County standards, and closing Twin Oak Ln just past current Ralph Ownby Way, which would preclude vehicular connections to Edwards Place
 - d. A final plat was never filed for this development, and the concept plan has expired.
- 14. July 2018 partial closure of Twin Oak Ln, Knox County Commission (packet)
- 15. July 2018 Gibbs Middle School opens (<u>Knox TN Today article</u>)
- 16. 2018 Builder DR Horton identifies sewer issues that need to be fixed in Edwards Place, including adding underground pumping stations
- 17. Feb 2020 Thompson Meadows Rezoning (<u>2-D-20-RZ Application</u>, <u>Case Summary</u>) to Planned Residential at up to 4.25 du/ac. County Commissioners named proximity to the schools as a reason to have higher density.
- May 2020 Thompson Meadows Use on Review (<u>5-SA-20-UR</u>) and Concept Plan (5-SA-20-C <u>Site Plan 2020-06-02 Revision</u>) - Active (<u>Public Comments</u>)
- June 2020 Woodbury Crossing Use on Review (<u>6-A-20-UR</u>) and Concept Plan (6-SA-20-C <u>Site Plan</u>) - Active (<u>Public Comments</u>)



At a Crossroads

Knox County says it wants to do a better job of providing infrastructure for new development. Growth in the Gibbs community shows hard that is.

BY JESSE FOX MAYSHARK • JUNE 8, 2020



NEW DEVELOPMENTS IN GIBBS ARE WITHIN WALKING DISTANCES OF SCHOOLS AND STORES, BUT THEY LACK CONNECTIONS.

Two proposed projects in a rapidly developing area of East Knox County are highlighting the challenges of providing infrastructure to support suburban growth.

The county lacks resources to build sidewalks and has limited what it requires of developers.

The developments, a subdivision and an apartment complex near Harbison Crossroads at the heart of the Gibbs community, are close to other subdivisions, to the commercial center at the intersection of Tazewell Pike and Emory Road, and to the Gibbs elementary, middle and high schools. Close, at least, on a map. But at the moment, there are no good ways to travel between most of those locations except by car. That's something local residents would like to see addressed.

"This is an area that's in the planned growth area of the county," community advocate Kevin Murphy said last Thursday during a meeting that included Gibbs residents, three county commissioners and representatives of county government and Knoxville-Knox County Planning. "It's got three schools right there, it's got a park right there, it's got a built-up mixed-use area at Harbison Crossroads. There's a lot of opportunities for something really good here."

And yet, as the meeting Thursday at the county's Engineering and Public Works complex showed, there is no easy way to follow through on those opportunities. Developers in Gibbs have failed to deliver on promises to provide sidewalks and other public amenities for the area, and the county simply doesn't have the estimated \$75,000 or so it would take to build them itself in the foreseeable future. "We're in the month where we're passing a budget that has less money for everything," said Commissioner Larsen Jay, who attended the meeting along with his colleagues Richie Beeler — who represents the area — and Justin Biggs. "To me, there's not a chance I see (of) Knox County investing in infrastructure and sidewalks in this area in the next decade."

County Commission has spent a lot of time in the past year and a half talking about planning and infrastructure. At a retreat last summer, commissioners identified the need to better match infrastructure with new growth as one of their top priorities. But that talk so far hasn't produced much in the way of action.

A promised comprehensive updating of the county's General Plan — last revamped in 2003 — has yet to materialize, after an amendment to its Growth Policy Plan was derailed in January by the Farragut Board of Mayor and Aldermen. The county estimated last year that it will take 40 years to bring existing infrastructure, including sidewalks, up to standards mandated by the Americans With Disabilities Act, never mind building new facilities.

Meanwhile, the county has been reluctant to require too much infrastructure investment by private developers who are building new subdivisions across the county. Despite lobbying from Bike Walk Knoxville and other pedestrian advocates earlier this year, Commission approved a new sidewalk ordinance that requires developers to build new sidewalks only in specific areas. And one of County Mayor Glenn Jacobs' first acts on taking office in 2018 was to cancel a planned countywide sidewalk master plan.



EDWARDS PLACE SUBDIVISION IN GIBBS.

That means that no matter how easy it may be to draw connecting lines on a map between developments and public amenities or commercial centers, the political will and public resources to make them real have so far been hard to come by.

The Gibbs developments provide good examples. When Edwards Place subdivision on Thompson School Road was built in 2007, the developers were required by the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission) to build sidewalks and other public amenities. But residents at Thursday's meeting said that never happened and the original developer relinquished ownership before finishing the project. It is now on its third developer.

In the years since, the new Gibbs Middle School was built on property behind Gibbs High School on Tazewell Pike, which runs roughly parallel to Thompson School Road. The school complex sits tantalizingly close to the back end of Edwards Place, where a new 80-unit apartment development called Woodbury Place is under consideration this week by the Planning Commission.

Those new apartments, which have been recommended for approval by Planning staff, would be less than 1,000 feet from the middle school — but at the moment the only path between them will be nearly two and a half miles of roadway.

Meanwhile, just across Thompson School Road, the proposed Thompson Meadows subdivision would put 189 new homes adjacent to the existing Wheatmeadows subdivision.

County and Planning officials at Thursday's meeting said some small pieces of infrastructure could be required of the developers: a dedicated right-of-way at the back of the apartment complex, which could eventually be built into a path or roadway leading to the schools, and a section of sidewalk leading from Thompson Meadows out to Thompson School Road.

Jim Snowden, the county's senior director of engineering and public works, said the county was also planning to build a section of sidewalk connecting Edwards Place to Thompson School, using forfeited bond money from the developer that failed to build it in the first place. But with no sidewalks on the road itself, neither that nor the Thompson Meadows sidewalk would at the moment connect to anything.

Snowden also noted that connecting the subdivisions to the schools could create another issue: It would move them into the Parental Responsibility Zone, meaning there would be no bus service. That could be fine for the middle and elementary schools, but it would put high school students in the position of having to cross busy Tazewell Pike — which would probably mean needing to install a pedestrian crossing signal or a footbridge.

In other words, spending money on some infrastructure could require spending money on more infrastructure.

"I'm not trying to be Captain Doom and Gloom," Jay told the community members at Thursday's meeting. "It's great (to have ideas), but there's no commitment to invest in infrastructure on this scale, and there hasn't been for some time." Murphy, an East Knox County resident who is a member of the Knox County Planning Alliance, which advocates for better planning and infrastructure investment, said in an interview after the meeting that he hopes county leaders will nevertheless see the opportunity to act now and get ahead of growth in the area.

"This is an area where cluster development and increased density make a lot of sense," Murphy said. "But when you want more density, you require more infrastructure there to support that."



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

1 message

Mon, Jun 8, 2020 at 11:37 AM

Lora Lane <Idellane@bellsouth.net> Reply-To: Idellane@bellsouth.net To: commission@knoxplanning.org Cc: county.mayor@knoxcounty.org

Sent from my iPadDear county commissioners, I am writing to request that you deny the development of apartments in Edwards place subdivision, reference agenda # 6-A-20-UR.

I am sure by now you are familiar with the history of this subdivision. Let me start by saying when a family decides to buy a home that is one, if not the biggest, financial decision a family will make.

In later years it may become their only financial security. The home owners in Edwards Place were promised a lot of amenities that never materialized. Your predecessors, as our representatives on the board approved that development. You set the rules, but obviously can't control when developers fail to fulfill their obligations. This is very unfortunate for people anywhere in Knox County, as in Edwards Place, that buy into one plan and then get severely short changed. You as the planning commission have the authority to not make this situation worse.

To add insult to injury now they are going to, among other negatives, have to share one way in and one way out with an apartment complex. People much more informed than me have discussed with you all the choppiness of all the homes in that particular area. The development will only add to the choppiness and unfortunately drive down the property values in Edwards Place. People move into a single family dwelling subdivision for that very reason, that it is a single family dwelling subdivision.

I recently brought up the fact that our children walk in the streets when they get off the bus because of no sidewalks. Some of these subdivisions were built 5 or 10 years ago. These decisions by the county legislatures and the planning commission have and will have long term consequences. This is allowing profits to come before people, especially children, they need sidewalks.

I know because of coved-19 the county has had a huge revenue drop. I have heard that this would bring in much needed revenue for the county, please do not put this on the back of the citizens of Edwards Place or the Gibbs/Corryton community. Profits should not come before people. Our economy will return in due time and revenue will return. This development is strongly opposed in our community. Please respect that this is where we live. There are good alternatives that would enhance our community.

And again let me raise the problem that the northeast county sector does not have a representative on the planning commission, Evan though district 8 appears to be the largest land mass in Knox County. Respectfully Lora Lane

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-SA-20-C

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

Thu, Jun 4, 2020 at 10:15 PM

Commissioners and staff,

Thank you for your service and for the difficult job that you have.

With that said, I would like to say that you have the AUTHORITY, DUTY, and RESPONSIBILITY to say "NO" when something is just not right.

THIS is one of those times.

The residents of Edwards Place do not deserve to have a multi-dwelling unit attached onto their subdivision. It is not fair or right to route all that new traffic directly through a single family housing neighborhood. Even without this new proposal, this neighborhood has enough unresolved problems of its own.

The developers were supposed to install interior sidewalks throughout, they did not. The roads are falling apart. Cars park along the street. Children play in the road. Sewage back up in people's' homes. And now, a new influx of vehicles are supposed to drive through as well. This is NOT right.

--

This message was directed to commission@knoxplanning.org

This message was directed to commission@knoxplanning.org

Not only is this not right, it just does not make logical sense. It is not safe.

This land would be better served to extend the current neighborhood. Multi-dwelling unit or apartments just DO NOT fit here.

Just the possibility that this could even be considered is already making Edwards Place residents list their homes for sale. It is already affecting the housing market there. It will only get worse.

After researching, I see that a traffic study has been done. That traffic study was to see how the new traffic would affect the entrance of the neighborhood. It was not done to study the affects of the interior of the subdivision. What was the point of that?

With the addition of a multi-dwelling unit, there should be connectivity to the schools, which there is not. This development does not fit into the plan or vision that the community has for this beautiful area we live in.

Job availability within a reasonable distance is not available to the residents this would bring.

Litter along this road is already out of control.

Please make the right decision and DO NOT allow this development to continue.

Thank you,

Nadine Porter

North East Knox Planning Advocates (865) 258-4031 Jnporterhouse@gmail.com

Sent from my iPhone

This message was directed to commission@knoxplanning.org

3 attachments



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image1.jpeg 141K



image0.jpeg 93K









Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Woodbury Crossing - 6-SA-20-C and 6-A-20-UR

Lisa Starbuck <lisamstarbuck@gmail.com> Reply-To: lisamstarbuck@gmail.com To: MPC Commissioners <commission@knoxmpc.org> Thu, Jun 4, 2020 at 4:30 PM

Dear Planning Commmissioners,

I hope you will carefully consider the problems with this development and require the developers to make some changes to their plan before approval.

Putting an apartment complex behind an existing subdivision with only one method of ingress/egress is a bad idea in an area where there is already too much traffic. I know you have seen the photos of cars parked on both sides of the road in Edwards Place, leaving only a narrow pathway in the middle. This could cause a problem for emergency vehicles as well as create a safety issue when children are playing in the roadway. Parking in the street is exacerbated by too short driveways, which is often caused by setback variances.

I know you have received a lot of community input on this development. Please consider the wishes of the community to minimize the negative effects of this development.

Thank you for your consideration,

Lisa Starbuck Knoxville, TN

This message was directed to commission@knoxplanning.org

	JA
Name	Kim Earle-Jones
E-mail	yogoblue@aol.com
Address	6114 Ridgeview Road Knoxville , TN , 37918
Phone Number	(865) 689-5463

Signature

State Sur





Signature

Name	Alaina Carroll
E-mail	alainaharmon10@gmail.com
Address	7729 Longshanks Road Corryton, TN, 37721
Phone Number	(765) 490-4954



Signature	<u>A</u>
Name	Kevin Murphy
E-mail	murphysprings@gmail.com
Address	4508 Murphy Rd Knoxville, TN, 37918
Phone Number	(865) 687-8799

JotForm



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR : Public Comment

Misty Richards <misty.m.richards@gmail.com> Reply-To: misty.m.richards@gmail.com To: commission@knoxplanning.org Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org Wed, Jun 3, 2020 at 11:30 AM

Dear Planning Commissioners:

As an Edwards Place resident who will be directly impacted by the proposed 80 unit multi-dwelling development, I wanted to take this opportunity to state my utmost opposition to this development. I live on one of the tiny plots (0.18 acres) of Forest Willow Lane adjacent to the 30.74 acres for the proposed development. The back door of my home is about 50 feet from my back property line. The corner of the proposed building closest to us will be less than 73 feet from my immediate neighbor's backyard (the sidewalks to the building will be even closer to the backyards of those on Forest Willow). I circled my property in the image below I cropped from the conceptual plans. There is absolutely no barrier of any kind proposed on the plans to provide any kind of buffer between the apartment complex and our subdivision. This destroys the rural character that has always defined Corryton. Not to mention the potential of lowering current home values. D.R. Horton, our home builder, presented a "community map" for the two phases they completed in Edwards Place and for the remainder of the land that is now proposed for apartments. The possibility of apartments instead of more houses was not remotely on my radar, and if it had been, I would have purchased a home elsewhere.

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The reasons I oppose this development include (but are not limited to the following): traffic/lack of infrastructure, current conditions of streets, inadequate sewer system, no public transportation, and bedroom community (lack of jobs within the community). I will address each of these concerns below.

The most obvious reason the proposed development should not be approved is traffic and lack of infrastructure within the area. It is already difficult to navigate through the Edwards Place neighborhood with the existing homes. There are always (yes, always!) numerous vehicles (sometimes even boats, campers, work equipment, etc.) parked on our small neighborhood streets. Much of the neighborhood does not have sidewalks which means families walk, jog, bike, and play directly in the streets. The street parkers cause major site distance concerns that already make Edwards Place roads a safety hazard. In addition, vehicles often have to take turns passing through due to the small width between vehicles, boats, etc. parked in the street. As the new development proposes one access point, which will be directly through our existing neighborhood, it would be grossly negligent to approve a development that would put an additional 150+ vehicles on our neighborhood roads. The increased traffic the proposed development would create would also cause safety concerns due to how close existing driveways are, which means many more conflict points. Pulling out of driveways with limited sight distance will be difficult.

The first photo below is Forest Willow Lane. The second photo is Edwards Place Blvd.

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Please review crash data for the nearby state routes (Tazewell Pike – SR 131 and Emory Road – SR 331) before approving any additional large developments in Corryton. Both of these state routes are narrow with one lane each https://mail.google.com/mail/u/0?ik=47d0ea6428&view=pt&search=all&permmsgid=msg-f%3A1668493302908113479&simpl=msg-f%3A16684933029... 1/3 Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR : Public Comment

direction, and wrecks often result in the roadway closing completely, which means traffic must detour onto narrow, curvy roads to find another path around the closure. Widening with additional lanes is more than a decade away for both Tazewell Pike and Emory Road. All of Corryton and beyond must use either of these state routes to commute to work, stores, and any other location outside of our community.

The additional traffic will also impact our already extremely congested school zones. Our neighborhood is located behind Gibbs Elementary and Middle School; however, it takes 15-20 minutes to drop my child off in the mornings while taking narrow back roads (Karnes Drive and Barker Road). It would take much longer if I drove via Thompson School Rd to Emory Rd to Tazewell Pike. I cannot imagine what the gridlock will be like once the large single-family development the MPC approved in May is complete and once the proposed apartment development is complete if approved. (Yes, the large development the MPC approved in May is across the street from this proposed development.) While I am on the subject of school traffic, the additional students from both of these developments will overflow our Gibbs schools that are already at capacity, particularly Gibbs Elementary.

Here is a street-view Google image of Karnes Drive, the road I (and many others off of Thompson School Rd) use to avoid the heavy congestion on Tazewell Pike to take our children to school. As you can see, it is very curvy and too narrow for any pavement markings.

Another reason I oppose the proposed development is that the streets in Edwards Place subdivision are already in deplorable conditions. We closed on our home at the end of December 2018. I have been exchanging e-mails with Knox County Engineering and Public Works since July 2019 in attempt to have our road (Forest Willow Lane) paved. There is also water run-off issues as well. I have included some examples of our road, curb, and sidewalk. In addition, I included a current photo of what it is like pulling out of Edwards Place subdivision. Sight distance is limited of vehicles coming from the right due to a curve in Thompson School Road just before our neighborhood entrance. The USPS driver for our neighborhood was recently rear-ended just outside of Edwards Place while trying to deliver mail. Turn lanes into/out of the neighborhood would be needed due to such a heavy increase in traffic in and out of the neighborhood.



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A sign on a sidewalk Description automatically generated

A close up of a tree Description automatically generated

A picture containing outdoor, snow, riding, bus Description automatically generated

A picture containing outdoor, snow, building, skiing Description automatically generated A view of a street sign in front of a mirror Description automatically generated

I noted above that the sewer system within Edwards Place is another reason to not approve this new development. In September 2018, I received a certified letter from DR Horton (see below) informing me that they discovered portions of the sewer system was inadequately installed by the developer. DR Horton found a "temporary work-around" to continue building our home and our neighbors' homes. This is the only official communication we received regarding the sewer system. The construction supervisor of our home never provided additional information except to say they were still working on figuring everything out. To my knowledge, a permanent fix was never completed. How long can a "temporary work-around" last? And what will happen when you tie-in three apartment buildings into this sewer system? Please ensure that the inadequate sewer system has been permanently repaired before consideration of this new development. Some quick Googling revealed that DR Horton is still in litigation with the Edwards Place developer in the Tennessee Eastern District Court. See case number 3:18-cv-00456 [D.R. Horton, Inc. v. Edwards Place Development, LLC et al (JRG2)]. I assume from this ligation that the inadequate sewer system has not been rectified.

A close up of text on a white background Description automatically generated

The lack of public transportation is another reason that this development should not be approved. For those potential renters who cannot provide their own transportation, they would not have access to public transportation in order to commute to jobs, stores, etc. Walking to nearby businesses at Harbison Crossroads would be dangerous and difficult without sidewalks to get there.

The final concern I wanted to address is that Corryton is a bedroom community with a lack of jobs within the community; therefore most residents commute to other locations within Knox County for employment. Lack of nearby employment opportunities puts additional traffic on our congested state routes as residents commute to other areas and makes it difficult for residents without reliable transportation to commute to jobs not within walking or biking distance.

Thank you for taking time to review my concerns. I would like to end by requesting for you to picture yourself, your family, and your children/grandchildren living in Edwards Place. Would you feel comfortable letting your children/grandchildren ride their bikes in Edwards Place? Would you feel that your teenager who is learning to drive could safely navigate through Edwards Place with a huge influx in traffic? Would you worry about how an inadequate sewer system would impact your home once 80 apartment units are added to the sewer system? I could continue, but I will stop and just ask that you please do not forget to greatly consider the impact this development would have on numerous Knox County residents and if it is in the best interest of northeast Knox County.

Sincerely,

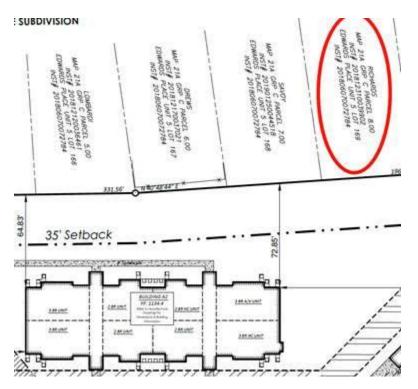
Misty Richards

Edwards Place resident

This message was directed to commission@knoxplanning.org

Dear Planning Commissioners:

As an Edwards Place resident who will be directly impacted by the proposed 80 unit multidwelling development, I wanted to take this opportunity to state my utmost opposition to this development. I live on one of the tiny plots (0.18 acres) of Forest Willow Lane adjacent to the 30.74 acres for the proposed development. The back door of my home is about 50 feet from my back property line. The corner of the proposed building closest to us will be less than 73 feet from my immediate neighbor's backyard (the sidewalks to the building will be even closer to the backyards of those on Forest Willow). I circled my property in the image below I cropped from the conceptual plans. There is absolutely no barrier of any kind proposed on the plans to provide any kind of buffer between the apartment complex and our subdivision. This destroys the rural character that has always defined Corryton. Not to mention the potential of lowering current home values. D.R. Horton, our home builder, presented a "community map" for the two phases they completed in Edwards Place and for the remainder of the land that is now proposed for apartments. The possibility of apartments instead of more houses was not remotely on my radar, and if it had been, I would have purchased a home elsewhere.



The reasons I oppose this development include (but are not limited to the following): traffic/lack of infrastructure, current conditions of streets, inadequate sewer system, no public transportation, and bedroom community (lack of jobs within the community). I will address each of these concerns below.

The most obvious reason the proposed development should not be approved is traffic and lack of infrastructure within the area. It is already difficult to navigate through the Edwards Place neighborhood with the existing homes. There are always (yes, always!) numerous vehicles (sometimes even boats, campers, work equipment, etc.) parked on our small neighborhood streets. Much of the neighborhood does not have sidewalks which means families walk, jog, bike, and play directly in the streets. The street parkers cause major site distance concerns that already make Edwards Place roads a safety hazard. In addition, vehicles often have to take turns passing through due to the small width between vehicles, boats, etc. parked in the street. As the new development proposes one access point, which will be directly through our existing neighborhood, it would be grossly negligent to approve a development that would put an additional 150+ vehicles on our neighborhood roads. The increased traffic the proposed development would create would also cause safety concerns due to how close existing driveways are, which means many more conflict points. Pulling out of driveways with limited sight distance will be difficult.

The first photo below is Forest Willow Lane. The second photo is Edwards Place Blvd.





Please review crash data for the nearby state routes (Tazewell Pike – SR 131 and Emory Road – SR 331) before approving any additional large developments in Corryton. Both of these state routes are narrow with one lane each direction, and wrecks often result in the roadway closing completely, which means traffic must detour onto narrow, curvy roads to find another path around the closure. Widening with additional lanes is more than a decade away for both Tazewell Pike and Emory Road. All of Corryton and beyond must use either of these state routes to commute to work, stores, and any other location outside of our community.

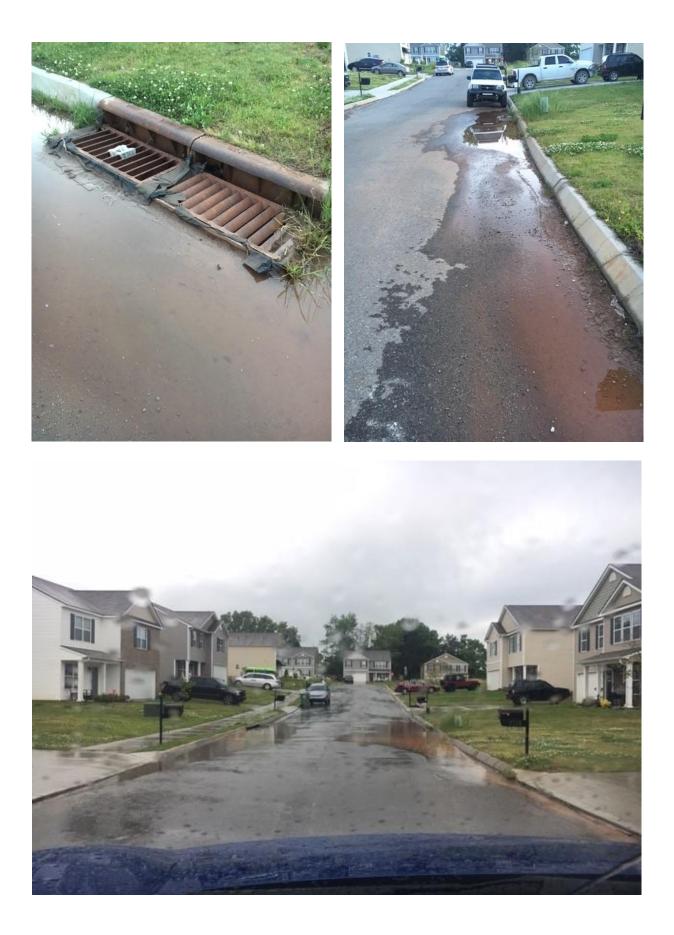
The additional traffic will also impact our already extremely congested school zones. Our neighborhood is located behind Gibbs Elementary and Middle School; however, it takes 15-20 minutes to drop my child off in the mornings while taking narrow back roads (Karnes Drive and Barker Road). It would take much longer if I drove via Thompson School Rd to Emory Rd to Tazewell Pike. I cannot imagine what the gridlock will be like once the large single-family development the MPC approved in May is complete and once the proposed apartment development is complete if approved. (Yes, the large development the MPC approved in May is across the street from this proposed development.) While I am on the subject of school traffic, the additional students from both of these developments will overflow our Gibbs schools that are already at capacity, particularly Gibbs Elementary.

Here is a street-view Google image of Karnes Drive, the road I (and many others off of Thompson School Rd) use to avoid the heavy congestion on Tazewell Pike to take our children to school. As you can see, it is very curvy and too narrow for any pavement markings.



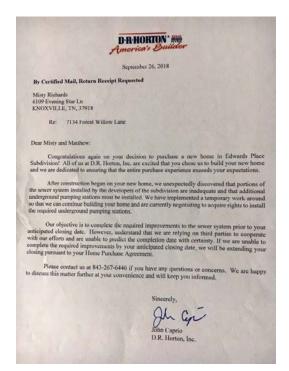
Another reason I oppose the proposed development is that the streets in Edwards Place subdivision are already in deplorable conditions. We closed on our home at the end of December 2018. I have been exchanging e-mails with Knox County Engineering and Public Works since July 2019 in attempt to have our road (Forest Willow Lane) paved. There is also water run-off issues as well. I have included some examples of our road, curb, and sidewalk. In addition, I included a current photo of what it is like pulling out of Edwards Place subdivision. Sight distance is limited of vehicles coming from the right due to a curve in Thompson School Road just before our neighborhood entrance. The USPS driver for our neighborhood was recently rear-ended just outside of Edwards Place while trying to deliver mail. Turn lanes into/out of the neighborhood.







I noted above that the sewer system within Edwards Place is another reason to not approve this new development. In September 2018, I received a certified letter from DR Horton (see below) informing me that they discovered portions of the sewer system was inadequately installed by the developer. DR Horton found a "temporary work-around" to continue building our home and our neighbors' homes. This is the only official communication we received regarding the sewer system. The construction supervisor of our home never provided additional information except to say they were still working on figuring everything out. To my knowledge, a permanent fix was never completed. How long can a "temporary work-around" last? And what will happen when you tie-in three apartment buildings into this sewer system? Please ensure that the inadequate sewer system has been permanently repaired before consideration of this new development. Some quick Googling revealed that DR Horton is still in litigation with the Edwards Place developer in the Tennessee Eastern District Court. See case number 3:18-cv-00456 [D.R. Horton, Inc. v. Edwards Place Development, LLC et al (JRG2)]. I assume from this ligation that the inadequate sewer system has not been rectified.



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Thank you for taking time to review my concerns. I would like to end by requesting for you to picture yourself, your family, and your children/grandchildren living in Edwards Place. Would you feel comfortable letting your children/grandchildren ride their bikes in Edwards Place? Would you feel that your teenager who is learning to drive could safely navigate through Edwards Place with a huge influx in traffic? Would you worry about how an inadequate sewer system would impact your home once 80 apartment units are added to the sewer system? I could continue, but I will stop and just ask that you please do not forget to greatly consider the impact this development would have on numerous Knox County residents and if it is in the best interest of northeast Knox County.

Sincerely,

Misty Richards

Edwards Place resident



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: FW: file #6-SA-20-C

1 message

 Terry Gilhula <terry.gilhula@knoxplanning.org>
 Wed, Jun 10, 2020 at 2:14 PM

 To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Terry Gilhula, PhD Information Services Manager 865-215-3819



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

------ Forwarded message ------From: **kaylabneely** <kaylabneely@gmail.com> Date: Wed, Jun 10, 2020 at 2:06 PM Subject: FW: file #6-SA-20-C To: <contact@knoxplanning.org>, chrisneely10 <chrisneely10@att.net>

I sent this email on June 1st and it's not showing up in the public comments under this file number.

Sent from my Verizon, Samsung Galaxy smartphone

------ Original message ------From: kaylabneely <kaylabneely@gmail.com> Date: 6/1/20 10:48 AM (GMT-05:00) To: chrisneely10 <chrisneely10@att.net> Subject:

Dear Mr. Commissioner,

I am writing you about file #6-SA-20-C. I am a concerned resident of Edwards Place subdivision in the Gibbs community. The apartments that are being proposed would have horrible effects on our community and subdivision. I think these apartments would be pushing our community to grow at too fast of a rate and will overwhelm our schools and roads. I also can't understand why they want to put the entrance through our subdivision. This is very scary! Our roads are full of cars parked on the streets and kids playing, the added traffic would be very dangerous! It is also unfair to the

Knoxville - Knox County Planning Mail - Fwd: FW: file #6-SA-20-C

residents here because it will bring down our homes value and put us into a position where we feel like we have made a mistake moving here. Please take this into consideration for your decision.

Sent from my Verizon, Samsung Galaxy smartphone



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

1 message

Holly Bumgardner <hbumgardner@bushbros.com>

Fri, May 29, 2020 at 2:44 PM

Reply-To: hbumgardner@bushbros.com

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

Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

MPC,

Good Afternoon, I am writing on my concerns for the plans of apartments to be developed in my subdivision, Edwards Place (located on Thompson School Road) Corryton, TN. First off I would like to ask the question....WHO thought it would be a great idea to put an apartment complex in the back of a residential subdivision??? This idea does NOT make any sense?!?!?! I have never seen or heard of anything like this before. The plans should be to develop the land to extend the subdivision and maybe with the current world situations, these investors have ran out of money and maybe they need quick cash to sell the land and put in apartments??!! This is CRAZY!!

One: Road congestion at it's finest on the SAME road these will be built. This road is already cluttered with parked cars from the homes. Kids walk, run, and ride bikes on these road and these apartments will just add more busyness to a road that already has enough clutter that they have to work around. There is already bad pavement areas in the subdivision that has not been fixed, this is on the new part of the subdivision close to the building site of these apartments. Those roads are terrible and nothing has been done to fix them!!

Two: TRAFFIC...is already terrible!! The roads cannot handle more traffic, even though we have a red light at the end of Thompson School Road at Emory Road. We do not need more cars traveling on this road.

Three: School, our schools are already overcrowded...with these apartments the schools will become more crowded and we just got a brand new middle school and is already at capacity.

Four: Lack of jobs within 30 mins of building site. If these residents do not have transportation, how will they get to work, grocery store, doctors, schools, etc.

Five: Parking lot for the apartment complex. This will become a hangout for trouble to start. Noise will be a BIG problem!!

I could go on with many more reasons that this is not a good idea but I think you have a feeling that I am totally against this proposal.

On the same road, (Thompson School Road) there is another proposal to develop a subdivision for 325 houses? This road cannot handle all this traffic!!

6/2/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR

Please consider not to approve this proposal for these apartments to be built in the back of a subdivision. It would be in the best interest that these apartments are built elsewhere and not in a residential subdivision where it would make more sense.

Thank you for your time,

Holly Bumgardner

A concerned resident in Edwards Place subdivision

This message contains privileged and or confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. Although Bush Brothers & Company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fw: 6-A-20-UR Edwards Place Subdivision

pbchoclovr@earthlink.net <pbchoclovr@earthlink.net>
Reply-To: pbchoclovr@earthlink.net
To: Commission@knoxplanning.org

Wed, May 27, 2020 at 5:49 PM

-----Forwarded Message-----From: pbchoclovr@earthlink.net Sent: May 27, 2020 4:27 PM Subject: Fw: 6-A-20-UR Edwards Place Subdivision

-----Forwarded Message-----From: pbchoclovr@earthlink.net Sent: May 16, 2020 2:53 PM To: Commission@knoxcounty.org Subject: 6-A-20-UR Edwards Place Subdivision

To Whom It May Concern:

I am writing in regards to the potential development of Edwards Place subdivision by the WC Woodbury Crossing Limited Partnership, and their plan to build three apartment buildings consisting of 80 units. I am opposed to this plan.

Building apartments in a subdivision does not make sense. It does not fit with the design aesthetic of our mostly rural community. The owners of this community bought with the understanding that our neighbors would be living in single family homes. The most recent builder, DR Horton, was to have built 200+ homes but did not fulfill that commitment to the community. We are are not opposed to building on the undeveloped land, but it must be homes of a similar type and style to those already in the community. Apartments will be an eyesore in this mostly rural community. Additionally, apartment buildings in a subdivision will negatively effect the property values of every home in Edwards Place. Our homes are a major financial investment. None of us want to see that investment lost or reduced through development in our community.

Apartments will also add to the already congested roads in the neighborhood and the community. Your commission is pending approval the development of a community on Thompson School Road of almost 200 homes. This alone is going to place a burden on the two lane Thompson School Road. Edwards Place Subdivision only has one entrance. Adding apartments will only increase the traffic congestion on the road, not just in our community. There is no public transportation in this part of Knoxville, so every household must own at least one car. Most own one per working adult. Add in work vehicles, which are often parked on the narrow streets of the community, you feel as if you are threading a needle as you maneuver throughout Edwards Place. Adding apartments will only increase the congestion of our already crowded streets.

Our community is made up of a majority of young families with a few seniors. The community is active. You will often find children playing in the streets among the parked cars; adults walking their dogs; people running or riding their bikes. Current traffic levels must watch out for these activities. Adding apartments will make the situation even more dangerous for the children of the neighborhood, as apartment residents would have to drive through areas where children play regularly. Safety will become an issue for those walking the streets and playing as there are not sidewalks throughout our community.

Adding apartments will also place an added burden on the school system. You have already increased school population by approving the subdivision on Thompson School Road. Schools should not have to handle even more children that will come with the apartments. Renters will not be all young singles.

5/28/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fw: 6-A-20-UR Edwards Place Subdivision

Some will be single parents and families who can not afford to buy a home or rent a house, but can afford to rent an apartment. Schools close to occupancy will reach or exceed occupancy.

There is not the infrastructure in place to support the number of people which are about to be added to this community. Adding 80 more units will stress the system in addition to the almost 200 pending units we know are coming. The area consists of two lane roads, with only a few convenience stores and a small grocery store. Before adding more population growth to the area, road infrastructure needs to be improved to include two lane roads in both directions. Retailers need to be enticed to the area so that residents can shop in their neighborhood and not have to drive 20 minutes to find a decent sized grocery store. I understand you need one to get the other for growth, but surely the community has grown enough at this point to entice retailers to set up shop in the area. We do not need more growth until these issues have been addressed.

As you think about how you will vote on this matter, I ask you, "If you lived in Edwards Place, would you want these apartments in your neighborhood?"

I urge you to vote in opposition to the proposal by WC Woodbury Crossing Limited of 80 apartment units at Edwards Place in Corryton, TN.

Sincerely,

Linda M Rupp Resident of Edwards Place 7200 Lawgiver Circle Corryton, TN 37721

This message was directed to commission@knoxplanning.org

5 attachments



F1AE6A07-8DF2-4960-A94F-009653F70F45.jpeg 112K



26CE815C-5E7E-4098-816D-EB5B609286CA.jpeg 83K

4B61C18B-F797-4074-BE37-8BC0FB48E238.jpeg 104K 5/28/2020





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C363D387-2169-4A90-A2C2-D9115EED36C6.jpeg 131K

Signature	Sipa (BSA)
Name	Lisa Buford
E-mail	lac.buford@gmail.com
Address	7208 Bozeman Lane Corryton , Tn, 37721
Phone Number	(8652549735)



Signature	math
Name	Greg Floyd
E-mail	gfloyd@alstonco.com
Address	8130 Irwin Drive Corryton, TN, 37721
Phone Number	(770) 634-0745



Signature	math
Name	Greg Floyd
E-mail	gfloyd@alstonco.com
Address	8130 Irwin Drive Corryton, TN, 37721
Phone Number	(770) 634-0745



Signature

Jamme Monut

Name

E-mail

Address

tammimerritt@gmail.com 7604 Karnes Rd Corryton , TN, 37721

Phone Number

(865) 281-8058

Tammi Merritt



Signature

ML /

Name

E-mail

Address

Matt Ogle

masonsdad32@gmail.com

7728 Ralph Youmans Road Corryton , TN, 37721

Phone Number

(865) 441-2531



Signature

Robertz

Name

E-mail

Address

7831 Majors Road Corryton, Tn, 37721

(865) 599-8080

robintindell@icloud.com

Robin Tindell

Phone Number



Signature	Ja K
Name	Sara Bridges
E-mail	saraacuff@gmail.com
Address	7137 Lawgiver Circle Corryton, TN, 37721
Phone Number	(865) 660-5069



(865) 688-3089

Signature

Eny Hal

Name

E-mail

Address

LARRY Hall horo@comcast.net 7714 CORRYTON RD, PO BOX 47 Corryton, TN, 37721 United States

Phone Number

🧷 JotForm

Signature

Name

E-mail

Address

Leslie Boggs

leslieboggs@bellsouth.net

7721 Rocky Meadow Lane Corryton , Tn, 37722





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

Katy Bradford <joskt0204@gmail.com>

Wed, May 27, 2020 at 3:00 PM

Reply-To: joskt0204@gmail.com To: commission@knoxplanning.org, county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

I am writing to express my opposition to the proposed apartment complex off Thompson School Road.

Our road and schools are already over crowded. The roads back there are not wide enough for two vehicles to pass while moving. I already have to wait for extended periods to pull out on Emory Road, from my street (which is one just past Thompson School), and accident occur so often that I refer to the sound of sirens as the Corryton Symphony. This is not an urban area. We have no mass transit, no sidewalks, and this area just can't absorb hundreds more people.

I appreciate your consideration of my thoughts.

Katy Bradford

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] ITEM 6-A-20-UR

Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

BRANDI BRANSON <bb688@comcast.net> Reply-To: bb688@comcast.net Wed, May 27, 2020 at 8:26 AM

Dear MPC Commissioners,

To: commission@knoxplanning.org

I live in the Gibbs community near Thompson School Road and the location of the proposed apartment buildings behind Edwards Place Subdivision (ITEM 6-A-20-U).

These proposed apartments would not have their own entrance, so all vehicle and foot traffic would be absorbed through Edwards Place. It would be terribly unfair to the homeowners in Edwards Place if their kids could no longer safely play in the streets because hundreds of apartment dwellers were driving and walking through their community every day. Edwards Place is full of taxpaying homeowners who have put down roots in Gibbs and they don't deserve to have their investments undermined by tacking an apartment complex onto their neighborhood. Please do not do this to them. Please do not approve this proposal.

A well-located, well-planned and well-managed apartment complex would be an asset to the Gibbs Community. However, a basic requirement of any apartment complex should be a separate entrance so that as the apartment residents come and go, they do not create a traffic burden within an existing subdivision.

Thank you for your time,

Brandi Branson 7525 Ridgeview Road Corryton, TN 37721 (865) 688-3291

This message was directed to commission@knoxplanning.org

Signature	R
Name	Landon Dalton
E-mail	ldalton17@gmail.com
Address	7517 Gary White Rd Corryton, 37721
Phone Number	(423) 839-6207



Signature

Linfa Jul

Name

E-mail

Address

Linda Goodchild

linda.goodchild55@gmail.com

7805 Ralph Younans Rd Corryton, TN, 37721



Signature

Name	Michelle Blankenship
E-mail	michellel0802@yahoo.com
Address	7111 Calgary Dr Corryton, Tn, 37721
Phone Number	(865) 235-9541



Signature	
Name	Shelby Ayers
E-mail	ninayana09@gmail.com
Address	348 n ridge view rd Luttrell, Tn, 37779
Phone Number	(865) 680-1865





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Petition for 6-A-20-UR

'Richard Thompson' via Commission <commission@knoxplanning.org> Reply-To: thompsongroup.sfg@yahoo.com To: commission@knoxplanning.org Tue, May 26, 2020 at 3:10 PM

248 signatures on our petition in opposition for the concept plan on agenda number 6-A-20-UR. (Apartment complex connecting to Edwards Place)

This message was directed to commission@knoxplanning.org

This message was directed to commission@knoxplanning.org

--

This message was directed to commission@knoxplanning.org

Signature	Signature
Name	Jessica Nirmaier
E-mail	jessicanirmaier@yahoo.com



the -Marg

Name	Richard Thompson
E-mail	grassyvalleygenetics@yahoo.com
Address	7643 Cotton Patch Rd Corryton, TN, 37721
Phone Number	(865) 661-2317



Signature

Name

E-mail

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Crhalleton

Cortni Inklebarger
binklebarger83@gmail.com
7713 Edwards Place Blvd Corryton, Tn, 37721



Signature

Name

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Victoria Liford

toriliford@gmail.com

7100 Lawgiver Circle Corryton, TN , 37721



Signature

Bellh Missu

Name

E-mail

Address

7305 lyle bend In Knoxville, 37918

rmassaro11@outlook.com

Bekkah Massaro

Phone Number

(8653877411) 865-3877411



Signature	3h L-
Name	Zach Lawson
E-mail	zach0914@yahoo.com
Address	7925 Edwards Place Blvd Corryton, TN, 37721
Phone Number	(865) 385-6616

JotForm

Mal July

Name	Michael Inklebarger
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Address	7713 Edwards place blvd. Corryton, State, 37721
Phone Number	(+1 865-363-4445) +1 865-363-4445



 \mathcal{Q} ۷đ

Name	Jarren Brothers
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Signature	lonardully
Name	Sara Gulley
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Signature

Ka ner

Name

E-mail

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Phone Number

Kayla Neely kaylabneely@gmail.com 7709 Edwards Place Blvd Corryton, Tennessee , 37721 (865) 335-6090

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Name	Sandy Donaldson
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Address	7233 Winding Creek Ln Corryton, TN, 37721
Phone Number	(423) 956-0676

Name	Priscilla Cupp
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Address	7416 Maverick Lane Corryton, TN, 37721
Phone Number	(865) 919-7727



Signature	Che hu
Name	Chris Neely
E-mail	cneely68@yahoo.com
Address	7709 Edwards Place Blvd Corryton , Tennessee , 37721
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Signature

Lora Lane

Name

E-mail

Address

Phone Number

Lora Lane

Idellane@bellsouth.net

7404 Maverick Lane Corryton, Tn, 37721

(865) 680-2961



Signature	All
Name	Jacob Gulley
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Phone Number	(606) 269-2112



Junda M. Rupp

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Signature

Myhisles

Name

E-mail

Address

Angela Sellers

ajsell40@comcast.net

7542 Wheatmeadow Rd Corryton, TN, 37721



Name	Nanette Jines
E-mail	JackiesGirl99@gmail.com
Address	7157 Pisa Circle Corryton , TN, 37721
Phone Number	(865) 851-7706



Maurson

Name	Melissa Lawson
E-mail	huckfinn220@yahoo.com
Address	7826 Boruff Rd. Corryton, TN, 37721-3312
Phone Number	(423) 489-4848



Signature

Bloughistown

Name

E-mail

Address

pinkhearts4089@gmail.com 7845 ralph youmans rd Corryton, TN, 37721

Phone Number

(865) 660-9257

Rebecca Webb



Signature

MayBon

Name E-mail Address Phone Number

Mary Bowers mbowers17@gmail.com 7150 Forest Willow Ln Corryton, Tn, 37721

(865) 310-6565

1 JotForm

Signature	HA-HS
Name	Hannah Suttles
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Address	6113 Ricky Allen Road Corryton, TN, 37721
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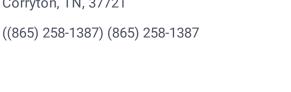


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Petition - We the undersigned residents of Corryton, TN oppose the concept plan/use on review for agenda item 6-A-20-UR.

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[Planning Commission Comment] 6-A-20-UR

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

Sun, May 24, 2020 at 8:49 PM

Reply-To: jessicanirmaier@yahoo.com To: commission@knoxplanning.org

This is the original file when Edwards Place was first proposed in 2007. This developer never finished his concept plan out, and it was later picked up by DR Horton. As you can see, the staff recommended several conditions, which were all approved in the end. However, the developer never placed the sidewalks that were set as a condition, and they never connected anything to the schools. Also, the sewage system has had major issues, for which DR Horton was supposed to have fixed before building their houses. However, they "patched it" and never came back to fix it. Where is the accountability for follow up when you approve certain developments with conditions and yet the developers ignore them? Who is responsible for handing out permits when these conditions have not been met?

This message was directed to commission@knoxplanning.org

This message was directed to commission@knoxplanning.org

Jessica Nirmaier 7643 cotton patch rd Corryton, TN 37721 (Less than 1 mile from proposed development) 865-566-8162

This message was directed to commission@knoxplanning.org

2 attachments



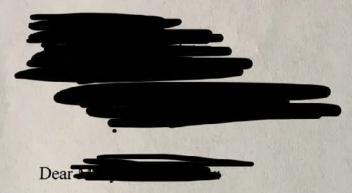
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September 26, 2018

By Certified Mail, Return Receipt Requested



Congratulations again on your decision to purchase a new home in Edwards Place Subdivision! All of us at D.R. Horton, Inc. are excited that you chose us to build your new home and we are dedicated to ensuring that the entire purchase experience exceeds your expectations.

After construction began on your new home, we unexpectedly discovered that portions of the sewer system installed by the developers of the subdivision are inadequate and that additional underground pumping stations must be installed. We have implemented a temporary work-around so that we can continue building your home and are currently negotiating to acquire rights to install the required underground pumping stations.

Our objective is to complete the required improvements to the sewer system prior to your anticipated closing date. However, understand that we are relying on third parties to cooperate with our efforts and are unable to predict the completion date with certainty. If we are unable to complete the required improvements by your anticipated closing date, we will be extending your closing pursuant to your Home Purchase Agreement.

Please contact us at 843-267-6446 if you have any questions or concerns. We are happy to discuss this matter further at your convenience and will keep you informed.

Sincerely,

John Caprio D.R. Horton, Inc.



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► FILE #: 2-SI-07-C	AGENDA ITEM #: 15
2-K-07-UR	AGENDA DATE: 4/12/2007
POSTPONEMENT(S):	2/8/2007-3/8/2007
SUBDIVISION:	EDWARDS PLACE
APPLICANT/DEVELOPER:	MICHAEL C. RHODES, LLC
OWNER(S):	MICHAEL C. RHODES
TAX IDENTIFICATION:	21 PART OF 002
JURISDICTION:	County Commission District 8
► LOCATION:	Southeast side of Thompson School Rd., southeast of Karnes Rd.
SECTOR PLAN:	Northeast County
GROWTH POLICY PLAN:	Planned Growth Area
APPROXIMATE ACREAGE:	54 acres
ZONING:	PR (Planned Residential) pending
EXISTING LAND USE:	Residence & vacant land
PROPOSED USE:	Detached residential subdivision
SURROUNDING LAND USE AND ZONING:	This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.
NUMBER OF LOTS:	187
SURVEYOR/ENGINEER:	Jim Sullivan
ACCESSIBILITY:	Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 10'-14'of pavement width within a 12' wide right of way.
SUBDIVISION VARIANCES REQUIRED:	1. Vertical curve variance from 103' to 100' at sta 0+65 of Road A

STAFF RECOMMENDATION:

DENY variance 1 because the requested variance can be easily brought into conformance with the requirements

APPROVE the concept plan subject to 16 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.

2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).

3. Correct the vertical curve to meet the requirements as noted in variance request #1.

4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).

5. Provision of a 70' wide stream buffer along Beaver Creek (35' either side of the center of the creek)

6. Provide concrete piping under Road G to carry the Beaver Creek flow

AGENDA ITEM #: 15	FILE #: 2-SI-07-C	4/2/2007 09:16 AM	DAN KELLY	PAGE #:	15-1

7. Provide traffic calming as may be required by the Knox county Dept. of engineering and Public Works

8. Provide Minimum Floor Elevations (MFE) for each lot along Beaver Creek or as may be required by the Knox County Engineer

9. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.

10. Prior to final plat approval, the applicant shall work with Knox County Schools Administration regarding the provision of a sidewalk to connect this development with the newly constructed Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.

11. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox county Dept. of Engineering and Public Works

12. Creating a pavement taper along the frontage of lot 126 to align with the pavement along the Road A frontage of lot 121

13. Review and approval of the Road E eyebrow design by the Knox County Dept. of Engineering and Public Works.

14. Extending the boulevard section on Road A to Road B

15. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.

16. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

APPROVE the development plan for up to 187 detached residential dwellings on individual lots subject to 5 conditions.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

 Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses
 Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek.

4. Extend the proposed sidewalk network to connect Twin Oaks Ln.

5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

COMMENTS:

The applicant is proposing to subdivide this 54 acre site into 187 lots. The site was rezoned in January 2007 tc PR (Planned Residential) at up to 4 dwellings per acre. The site has rolling topography and it is traversed by the upper reaches of Beaver Creek. A stream buffer will be required along the creek as it crosses this site. A common area containing 1.63 acres will be set aside for use by the residents. Since the project will contain more than 150 detached dwellings, it has been the practice of MPC to require recreational amenities within the development. This improved amenity area which will be reviewed and approved by MPC staff when the applicant finalizes the plans. Sidewalks are proposed throughout the development. All sidewalk construction will be required to comply with the Americans with Disabilities Act. The site adjoins the campus of the newly constructed Gibbs Elementary School. Staff will require the developer to work Knox County Schools to make a pedestrian connection between this site and the school. The Knox County Greenways Plan calls for a greenway in the general area that will eventually become part of a larger Beaver Creek Greenway. Staff will require this applicant to work with the county greenway coordinator to determine if the greenway should traverse this site. If needed, the developer has expressed a willingness to consider granting the needed easements.

This is a large subdivision that will be accessed from one location on to Thompson School Rd. It has been the practice of MPC to require multiple entrance points, if possible, to sites that will contain 150 or more lots. The site abuts Twin Oak Lon. which was looked at for a second access point. The right-of-way of Twin Oak Ln. is only 12' wide. The existing paved surface varies in width from 9' to 14'. In order to function as a secondary access point, staff would want the road to be a minimum of 18' wide. This can not be accomplished unless additional right-of-way is secured. It has not been the practice of MPC to require the applicant to purchase private property for right-of-way to provide the second access point.

The required traffic impact study was completed with the single access to Thompson School Rd. taken into consideration. The study identified that under present conditions left turn lanes are needed in E. Emory Rd. at the intersections with Thompson School Rd. and Fairview. Rd. The study actually recommended that Fairview and Thompson School Roads be aligned to create a four-way intersection. Additionally, the traffic study

AGENDA ITEM #: 15 FILE #: 2-SI-07-C 4/2/2007 09:16 AM	DAN KELLY	PAGE #:	15-2
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identified the existing need for a left turn and a right turn lane in Thompson School Rd. at the E. Emory Rd. intersection. MPC has not required a developer to correct an off-site traffic problem unless the traffic from the development can be identified as making the intersection fail. Staff recognizes that traffic at the identified intersections on E. Emory Rd. is bad. We believe that the needed improvements should be the responsibility of Knox County and the State of Tennessee.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.

2. The proposed detached residential subdivision at a density of 3.47 du/ac, is consistent in use and density with the approved zoning of the property.

3. Any school age children living in this development are presently zoned to attend Gibbs Elementary School, Holston Middle School and Gibbs High School.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

2. The proposed residential development is consistent with the general standards for uses permitted on review:

A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.47 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

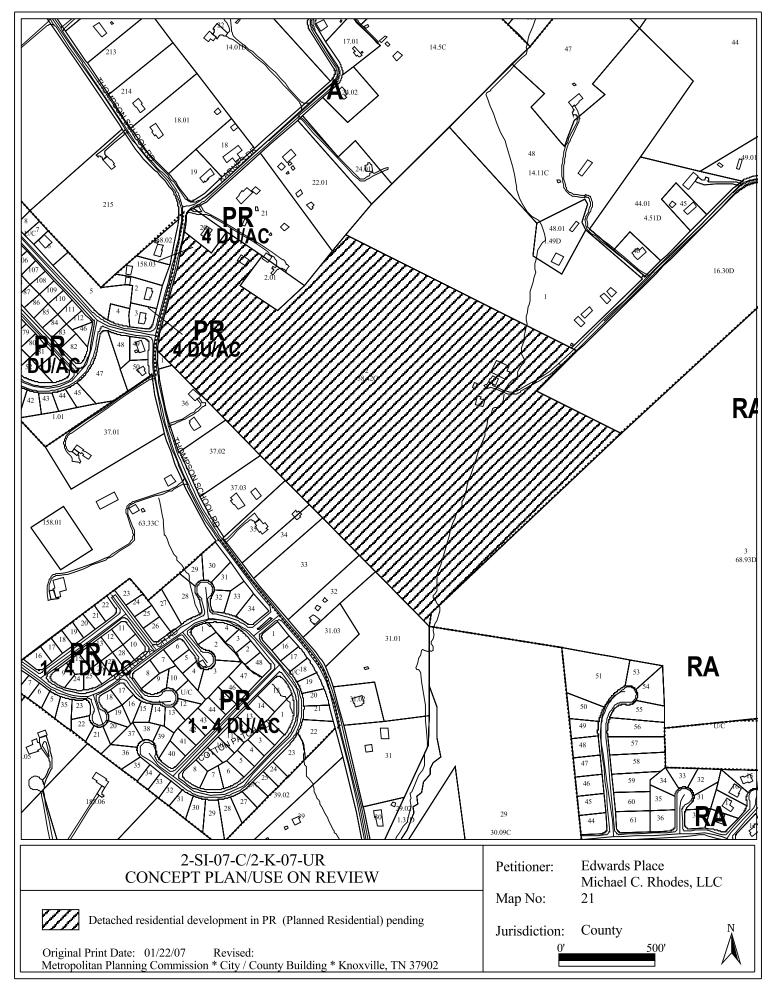
1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac. The proposed subdivision with its distribution of density on the site and overall density of 3.47 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

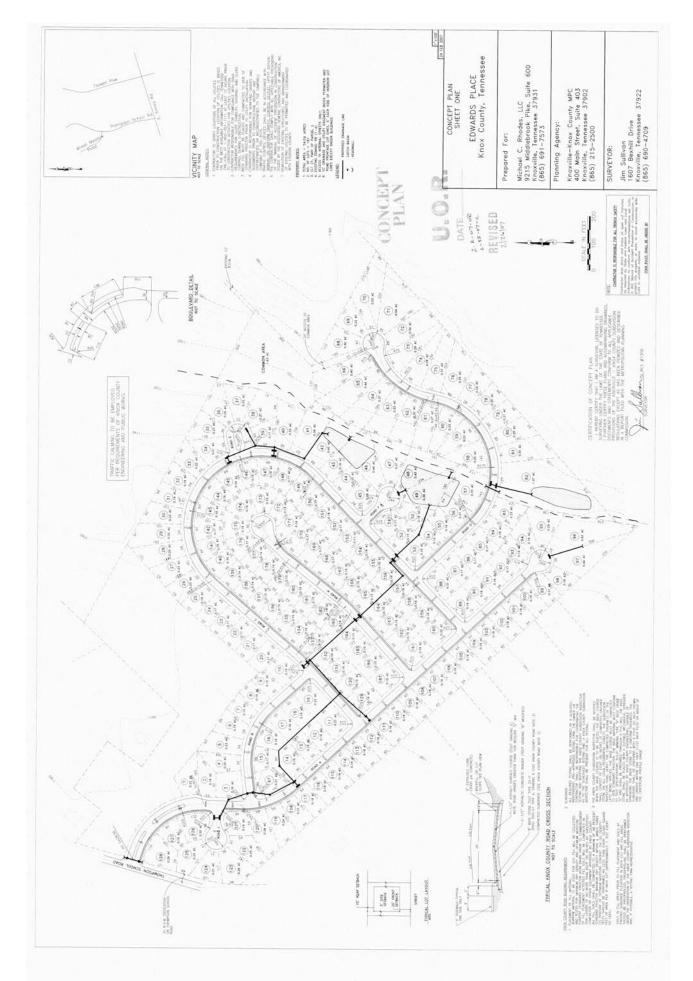
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

	AGENDA ITEM #: 15	FILE #: 2-SI-07-C	4/2/2007 09:16 AM	DAN KELLY	PAGE #:	15-3
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MPC April 12, 2007

Agenda Item # 15



April 4, 2007

Mr. Mark Donaldson Executive Director Metropolitan Planning Commission Suite 403, City/County Building 400 Main Street Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place – Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

This information is a follow-up to the postponement that was provided last month on the referenced agenda item. Adjacent property owners and community residents would like to provide additional comments regarding opposition to the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community.

As a quick recap, I have met with the proposing developer, Michael Rhodes, and the property owner(s) to discuss community interests and options. The primary topics of discussion were the potential for reworking the development plan, and to include improvements to Twin Oaks Lane which would provide a secondary access to the site. While Mr. Rhodes has not expressed interest in changing his current development plan, he has expressed a willingness to meet with others to discuss the potential for cost sharing of the needed improvements to Twin Oaks Lane. These improvements will also be necessary to provide a safe walkway from the development to the Gibbs Elementary, Gibbs High School, and Gibbs Ruritan Park areas.

Developer Victor Jernigan is now in the process of negotiating with Twin Oak Lane property owner(s) with the intent to acquire/develop property on Tazewell Pike/Twin Oaks Lane that is also adjacent to the Edwards property. Mr. Jernigan has also expressed a willingness to discuss the options and potential cost sharing of Twin Oak Lane improvements.

I believe that we are now positioned to work toward achieving the community plan as presented in the Northeast County Sector Plan (NCSP), but need more time to have meaningful dialogue about the plans and the options. It is important to note that during my discussions with Mr. Rhodes, he shared that he had not seen the vision for the community as outlined in the NCSP.

The development opportunity afforded by this property is unique for the Gibbs Community and Harbison Crossroads area due to its size, location, and proximity to the elementary school, high school, ruritan park, and Tazewell Pike – Emory Road intersection. This property will be integral in working towards the vision as outlined in the NCSP. For your convenience, I am including the relevant sections taken from the NCSP that specifically address the documented Knox County vision for this area.

As you can see from the NCSP excerpts below, this area was designated a Special Development Opportunity Area with a recommendation that a village center concept be implemented. With a well thought-out plan, this property could contribute greatly to the vision, and also provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Ruritan Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan.

To quote another section of the NCSP, "new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live". We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. Encouraging development that utilizes more open space will also <u>effectively minimize some of the traffic volume and safety concerns</u> associated with this CP/UoR. Based on data from the TDOT, the intersection of Thompson School Road and Emory has an accident occurrence rate that is 11 times greater than the State of Tennessee average for a state high-way.

I also attended the "Plain Talk on Quality Growth" conference last Friday and was encouraged that the Knoxville/Knox County area is now taking steps to address both the short-term and long-term issues that surface in such a growing area. During the opening keynote address by Mr. Daniel Williams, a graphic of a compact development was used and he commented that a husband was going to "run out to get an aspirin, and would be back in a couple of hours" after making his way thru a maze of houses, roads, and traffic, all caused by ineffective planning. I believe the current development use proposed for this property reflects a similar, inefficient design, and is exactly <u>what we should not be allowing to occur</u>.

Based on guidelines presented at the conference, we also need to be considering the impact of issues associated with re-development costs after 30 to 40 years have elapsed and an ineffective development needs to be reclaimed to achieve community goals. I believe that missed opportunity today, will have a detrimental, long-term impact to the Gibbs Community, and ask that you not allow this to happen. We need to pause for a moment and work to achieve the goals that are already in place.

In closing, while we have made progress over the past month, the community would like to have more time to collaborate with the developers and work toward the vision as presented in the NCSP. Upon further review, we believe that you will also agree that the proposed development use does not align with the vision and several key principles outlined in the NCSP, and as such deserves additional time to allow a more comprehensive plan to be designed.

Respectfully submitted,

Mike Ward Spokesperson Thompson School Road and Gibbs Community Residents Excerpts below were taken directly from the **Northeast County Sector Plan** and are specific to the Gibbs Community. Key points have been <u>underlined</u> for emphasis.

Special Development Opportunity Areas

Tazewell Pike: Future School Sites

The civic components of <u>a village center should be created at Harbisons Crossroads</u>. (definition of village center provided below)

<u>Traditional Neighborhood Development style should be considered for residential land around</u> <u>school sites.</u> Sidewalks should be built in all new subdivisions approved around both of the future school sites in anticipation of the parental responsibility zone. (see definition provided below)

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. <u>Opportunities for park and recreation facilities to compliment the school grounds exist and should be pursued before the land becomes developed.</u>

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

NCSP Excerpts - Land Use and Development Concepts

Development is encouraged to concentrate where services can be efficiently provided. Landconsuming sprawl and scattered, <u>'leap frog' type developments are discouraged</u>. Over time, the urban service area should be extended to allow for efficient patterns of development. Based on the recently updated General Plan and numerous public meetings throughout the sector, types of development to be encouraged are described on the following page.

Village Center

Neighborhoods are created around a village center <u>so people can walk to centrally located</u> <u>schools, public space and shops.</u> Public buildings are prominent, fostering civic pride. Public open spaces provide areas for athletics, play and community events. Apartments, townhouses and offices are located near the center, providing customers for the retail space and a transition to less intense housing.

Traditional Neighborhood Developments

New development in these areas <u>should follow the principles of traditional neighborhoods</u> – wide sidewalks and narrow, tree-lined streets, front porches and rear garages, central squares and shopping districts. <u>These neighborhoods are community- and people-oriented</u>. The architecture of traditional rural buildings provides a possible theme,

Edwards Place Concept Plan 2-SI-07-C and Use on Review 2-K-07-UR for development on Thompson School Road as presented by Michael C. Rhodes, LLC We the undersigned residents of the Gibbs Community do hereby oppose the Concept Plan/Use on Review of Michael Rhodes By development of the James Edwards property located on Thompson School Road, and recognize Mike Ward as spokesperson.

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Signature	Printed Name	Street Address	Email	Phone
Ray Karnes	HAY KARNES	7957 Karner Road		188-2813
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Agenda Item #15: Opposition to Edwards Place Concept Plan 2-SI-07-C for development on Thompson School Road

Introduction

- Mike Ward 688-8182, 7626 Thompson School Road, Corryton, TN 37721
- Spokesperson for Gibbs Community, some present, 150+ names on petitions
- 50 years in community, Deacon at Fairview Baptist Church
- Technical Professional, Computer Science Degree from UT in 1981
- Employment: 19 years computer consultant with SAIC, 4 years CIO for Covenant Health

Overview of Gibbs Community Development Goals

- 1. Increase citizen participation and cooperation in community development planning
- 2 <u>Balance development and community concerns</u> Minimize sprawl and leapfrog type development
- 3 <u>Encourage quality community growth</u> provide varied housing price point options to allow residents to develop/maintain relationships with ability to mature/transition within the community
- 4 Safe neighborhood access limit traffic growth
- 5 Maintain area's natural beauty while also <u>maintaining neighborhood character and</u> <u>integrity</u> - increase greenway efforts – realize Beaver Creek Greenway plan from NCSP
- 6. Responsible community development/growth that is <u>environmentally responsible</u> maintain integrity of the creeks, springs, watershed
- 7. Strive to attain documented vision as expressed in the NCSP

Quick Assessment

- 1. Concept plan as presented is not in best interest of community
- 2 Only 1 access point that feeds small roads leading to Tazewell Pike, Emory Road
- 3. Safety is already beyond hazardous see TDOT safety calculations
- 4. Neighborhood character at critical point of deterioration housing is stacked and does not effectively allow for open space
- 5. Does not achieve principles established in Northeast County Sector Plan
- 6 We are counting on the MPC to help us maintain the integrity of our community while also improving quality of our neighborhood
- 7 Community recommends that the Concept Plan be rejected
- 8. Community would like to participate in development discussion/planning sessions

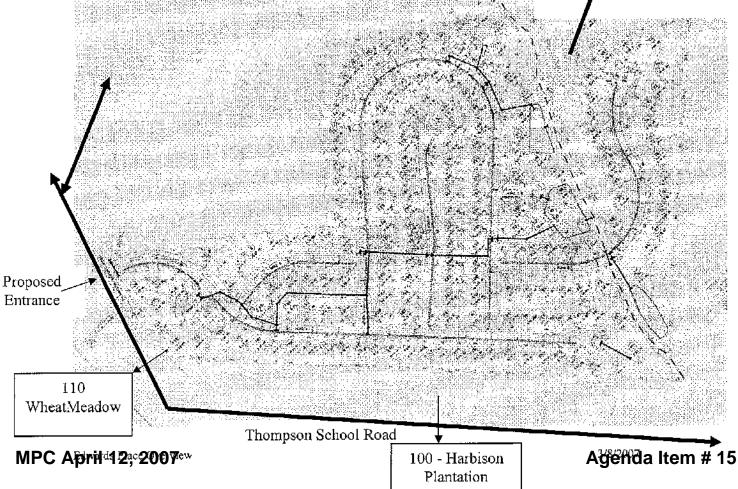
TENNESSEE DEPARTMENT SURVEY & DESIGN KNOXVI	DEPARIMENI
Date: 3/7/2007 Cale by: Nathan Votter Location: SR Establishtview and Thompson Scheo Enox County	**** ACCIDENI RAIES (Intersection)
DATA: Period of study: 1/1/2003 (a) Number of accidents: 34 (A) Number of days in study: 1321 (I) IMC date : 1000000000000000000000000000000000000	from Iable I. from Iable Π
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(02)+(2327)*(02 /	$15548)^{1/2} + (1/2(15.548))^{-1}$ $= 0.496 (Rc)$
UMMARY: Actual Accident Rate : Statewide Average Accident Rate: Critical Accident Rate :	2.187 Acc/MV - # 11 TIMÉS 0.200 Acc/MV 0 496 Acc/MV YES STATE AVE (THP ONLY)
Qualifies for Safety Funding:	YES STATE AVE
EVERITY INDEX (SI): SI = (No of Fatal Accidents) + (No. of Injury A	Accidents)
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(34)	= SEVERITY INDEX == 0 324 RATIO: R/Rc == 4.408

MP/Coopril 12, 2007

Overview of Gibbs Community Concept Plan Opposition to Edwards Place

- 1 Too Many The number of houses planned (187) leaves no room for open space and exceeds generally accepted MPC standards for a single entrance (150) Owners keeping 7 acre buffer. Available acreage = 51 = 3.6 du/ac
- 2. Too small Smaller lot sizes (60 70 wide X 100 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road.
- 3. **No Variety -** Thompson School Road would have 400 similar houses within a one quarter mile span. Community needs more housing to <u>attract upper-middle</u>, support <u>maturing</u>.
- 4 Safety Risk With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow <u>Accident rate is</u> <u>already > 11 times higher than state average (THP only)</u>. TIS-Traffic Impact Study is incomplete and misleading based on info from TDOT, and didn't address impact of S/D plan Peak hours should be 6:30 to 8:30 – allow for commute time.
- 5 Limited Investment in Quality
 - An <u>additional access point to the property is available</u> via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road. Opportunity to negotiate with owners.
 - o Larger common area(s) needed, need to encourage more open space
- 6. Watershed Protection This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan
- 7 No community involvement initiated by developer to date





Overview of Gibbs Community Opposition to Edwards Place Concept Plan

Community Goals

- Increase citizen participation and cooperation in community development planning
- Balance development and community concerns
- Encourage quality growth provide varied housing options for resident transition within the community
- Safe neighborhood access
- Maintain area's natural beauty while also maintaining neighborhood character and integrity increase greenway efforts
- Minimize sprawl and leapfrog type development
- Responsible community development/growth that includes environmentally responsible development
- Strive to attain documented vision as expressed in the NCSP

Development Plan Concerns/Issues

- The number of houses planned (187) exceeds generally accepted MPC standards for a single entrance (150)
- Smaller lot sizes (60 70 wide X 100 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road
- Thompson School Road would have 400 similar houses within a one quarter mile span
- An additional access point to the property is available via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road
- With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow
- This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan
- No community involvement initiated by developer to date
- Larger common area(s) needed

March 5, 2007

Mr. Mark Donaldson Executive Director Metropolitan Planning Commission Suite 403, City/County Building 400 Main Street Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place - Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

Adjacent property owners and community residents would like to provide comments regarding the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community. Upon review of commissioner mission/position statements provided on the MPC web site, we were pleased to see that the typical interest of each commissioner is to gain community participation in the planning process to insure that well-planned, community minded, quality developments occur.

The development opportunity afforded by this property is unique for the Gibbs Community due to its size, location, and proximity to the elementary school, high school, ruritan park, and (if rumors are true) a potential future middle school. This referenced property has all the valued assets (tree covered ridges, pristine streams, woodlands, and prime farmland) mentioned in the Northeast County Sector Plan (NCSP) as well as unique environmental and scenic qualities that are also recommended for protection and conservation. We believe this is a critical time for broader community involvement with strategic planning, collaboration, and coordination to maximize the impact that more effective development of this property could have for the Gibbs community

We have several concerns regarding the proposed CP/UoR and would prefer to see development that builds more toward the vision as presented in the NCSP. Given the MPC Staff's recommendation to approve the plan subject to several conditions, it seems their perspective is that the proposed plan is consistent with the NCSP. However, the community impression is that while the plan may be somewhat consistent with the "letter" of the NCSP, we do not believe that it complies with the "intent" of the NCSP

To quote a section of the NCSP, "new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live". We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. With a well thought-out plan, this property could provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Ruritan Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan

While we are not opposed to growth, the current CP/UoR plan does not sufficiently balance housing density with more desirable neighborhood qualities The community is very interested in a higher quality development to provide opportunities for residents to stay within the community as they "move up" with regards to lot size, housing size, housing quality, and neighborhood amenities. The projected lot sizes range from 60 to 70 feet wide, by 100 to 125 feet deep which are similar to existing developments in the area and not in line with community impressions of quality minded, community oriented growth. Encouraging development that is less dense and offers more open space would be more appealing to prospective residents while also effectively minimizing some of the traffic volume and safety concerns associated with this CP/UoR.

Currently, Kains Road serves as a primary alternate route to/from Gibbs Schools as traffic avoids the Emory Road – Tazewell Pike intersection Without access from Twin Oaks Road, the traffic stress will increase on Karns Road during peak hours. Karns Road is not developed enough to safely handle the higher traffic volume as there are two tight ninety degree curves with one being a blind curve The single proposed entrance is approximately 300 feet from Karns Road which will further increase use of Karns Road as an alternate route. Clearly, the increase in traffic from a higher density development will further stress the infrastructure and increase safety risks on an already over-crowded road. A long term planning focus will allow development of a plan that will meet community goals and reduce infrastructure stress while also addressing needed access and traffic planning options.

I have also attempted contact with local State of Tennessee planning staff to determine whether plans exist (or have been considered) to address the traffic control issues as presented in the respective traffic impact study. I will provide an update if available at the MPC meeting on Thursday

In summary, the community would like to work with the MPC to outline development options that might tic the development to the Gibbs Ruritan Park, the new Gibbs elementary school, and the Gibbs High School which would also make progress toward the goals/guidelines as presented in the NCSP. Upon further review, we believe that you will also agree that the presented CP/UoR does not align with the vision and several key principles outlined in the NCSP, and as such, does not deserve approval at this time.

The community requests that the MPC deny the current CP/UoR, and seeks to have planning sessions established to engage the residents in working towards refinement of a vision for Gibbs that will enable a comprehensive community development plan to be created that is more reflective of the vision presented in the NCSP.

Respectfully submitted,

Mhu Ward

Mike Ward Spokesperson Thompson School Road and Gibbs Community Residents



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

Robert Butler <Cowboyslawncare@hotmail.com> Reply-To: cowboyslawncare@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Sat, May 23, 2020 at 11:51 AM

Hello,

I am a resident of Edwards Place Subdivision and have a great deal of concern about the proposal of an apartment complex going in right behind our subdivision. The idea of having an entrance for an apartment complex having to through a subdivision is insane. We have families with kids that play outside so safety would be an issue. Along with there already being a blindspot leaving Longshanks Rd going to Edwards Place Blvd. There has already been complaints and I could not imagine if there was more traffic due to adding this apartment complex.

Our community does not have the means for an apartment complex. (Such as, public transportaon, sidewalks, and close jobs/stores.) The roads in our community are mostly small and cannot handle the traffic that would come along with this. It would also be very dangerous if some did not have transportaon and walked to get places as we don't have sidewalks.

Another concern would be the overcrowding of the Gibbs Schools. At which are already crowded and have a high teacher/student rao. In turn w ould affect all students at the Gibbs Schools. This would put such a strain on the schools here.

Lastly, I personally moved to the Gibbs community to get away from the city traffics and crowds. If this is approved our community will be changed from the peaceful country living and it just will not be" Gibbs"anymore. Many people move here for that reason. The country seng w ould no longer exist with larger apartment buildings. Sadly, a lot of people will want to move if this happens. I would be one of those.

[Quoted text hidden]

Robert Butler



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

'Richard Thompson' via Commission <commission@knoxplanning.org> Reply-To: thompsongroup.sfg@yahoo.com To: commission@knoxplanning.org Sat, May 23, 2020 at 8:36 AM

Hey guys!

see forwarded info below (from the young lady I spoke with earlier today, Misty Richards, a resident in Edwards Place)... please read from the bottom up to see correspondence for nearly 2 years these folks have had with the county.

~ Krystal

.....

Begin forwarded message:

From: Misty Richards <misty.m.richards@gmail.com> Date: May 22, 2020 at 8:37:36 PM EDT To: kbgibson2004@yahoo.com Subject: Fwd: Edwards Place subdivision - road conditions concern

Thank you for stopping by our street in Edwards Place today. It was nice to talk with you and to know we have others in the community supporting us in opposition of the proposed apartment building. I am including below the e-mails I have exchanged with Knox County Engineering/Public Works since July 11, 2019 when I first reached out to them for assistance in our deplorable street conditions.

I also attached the flyer I made based on information provided on the North East Knox Planning Advocates' website.

And here's the letter DR Horton sent us in Sept 2018 about the problem with sewer system. We were never informed if the sewer system was actually permanently fixed.

This is the information on the lawsuit that dates back to October 2018 which I think involves the sewer problems. I just can't access the court documents to know what they say.

I will be happy to help in any way I can.

Thank you, Misty Richards (Matt/Misty next door to Chuck/Misty).

.....

------ Forwarded message ------From: **Misty Richards**<misty.m.richards@gmail.com> Date: Wed, Feb 26, 2020 at 9:13 AM Subject: Re: [External]Re: [External]Edwards Place subdivision - road conditions concern To: Frankie Ramos <Frankie.Ramos@knoxcounty.org> Cc: Steve Elliott <Steve.Elliott@knoxcounty.org>, Jim Snowden <Jim.Snowden@knoxcounty.org>, Sandi Prichard <Sandi.Prichard@knoxcounty.org>

Thank you all for your quick responses and for keeping the ball rolling on this. It is much appreciated!

Misty Richards

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On Feb 25, 2020, at 3:59 PM, Frankie Ramos <Frankie.Ramos@knoxcounty.org> wrote:

I will keep everyone in the loop. I met with Bobby Greene yesterday at Edwards Place. In his opinion the most economical way to repair the road is to dig up the failed sections, remediate the subgrade, and then reconstruct the road. He in the processes of looking into what the cost of full depth per reclamation for this project contract just to verify.

Frankie Ramos

Construction Inspector

Construction Services Office: 865-215-5308

205 W Baxter Ave

Knoxville, TN 37917

.....

From: Steve Elliott <Steve.Elliott@knoxcounty.org> Sent: Tuesday, February 25, 2020 11:56 AM To: Jim Snowden <Jim.Snowden@knoxcounty.org>; Frankie Ramos <Frankie.Ramos@knoxcounty.org>; Misty Richards <misty.m.richards@gmail.com> Cc: Sandi Prichard <Sandi.Prichard@knoxcounty.org> Subject: RE: [External]Re: [External]Edwards Place subdivision - road conditions concern

<u>Jim</u>

I asked Booby to look at and advice but I think FDR is the best option.

Steve Elliott

Director of Development Services

Knox County Construction Services Office: 865-215-5869

205 West Baxter Avenue

Knoxville, TN 37917

.....

From: Jim Snowden <Jim.Snowden@knoxcounty.org> Sent: Tuesday, February 25, 2020 10:36 AM To: Frankie Ramos <Frankie.Ramos@knoxcounty.org>; Steve Elliott <Steve.Elliott@knoxcounty.org>; Misty Richards <misty.m.richards@gmail.com> Cc: Sandi Prichard <Sandi.Prichard@knoxcounty.org> Subject: RE: [External]Re: [External]Edwards Place subdivision - road conditions concern

Thanks Frankie,

<u>Can you please update this email group as the bond is surrendered</u>. In addition, are we thinking about using FDR in this location?

Jim Snowden, P.E.

Senior Director

Engineering and Public Works Office: 865-215-5808

205 West Baxter Avenue

Knoxville, TN 37917

.....

 From: Frankie Ramos <Frankie.Ramos@knoxcounty.org>

 Sent: Saturday, February 22, 2020 6:00 PM

 To: Steve Elliott <Steve.Elliott@knoxcounty.org>; Misty Richards

 <misty.m.richards@gmail.com>

 Cc: Jim Snowden <Jim.Snowden@knoxcounty.org>; Sandi Prichard

 <Sandi.Prichard@knoxcounty.org>

 Subject: Re: [External]Re: [External]Edwards Place subdivision - road conditions concern

<u>Hello</u>,

<u>Peoples Bank will be relinquishing the road bond by the renewal date of May 29th. The bank has provided written notice and our bond coordinator and law department has notified of this.</u>

Frankie Ramos

Construction Inspector

Construction Services

.....

From: Steve Elliott <Steve.Elliott@knoxcounty.org> Sent: Saturday, February 22, 2020 4:53:05 PM To: Misty Richards <misty.m.richards@gmail.com> Cc: Jim Snowden <Jim.Snowden@knoxcounty.org>; Sandi Prichard <Sandi.Prichard@knoxcounty.org>; Frankie Ramos <Frankie.Ramos@knoxcounty.org> Subject: Re: [External]Re: [External]Edwards Place subdivision - road conditions concern

<u>Misty</u>

We have notified the bank that we intend to take the bond and they have agreed to give us the funds but we haven't received them yet.

Frankie have we had an update from the bank on when we will receive the funds?

<u>Steve Elliott</u> <u>Development Services Director</u> <u>Construction Services</u> <u>Office: 865-215-5869</u> <u>205 W Baxter Ave</u> <u>Knoxville, TN 37917</u>

<u>On Feb 22, 2020, at 4:19 PM, Misty Richards <misty.m.richards@gmail.com></u> wrote:

Hi Mr. Elliott,

It's been four months now since I last checked in with you on an update for our street in Edwards Place in Corryton. I am hoping that the County has taken possession of the bond by now and that our road will finally be paved this Spring. I would appreciate an update when you have time.

Thank you for your work to resolve this for our neighborhood.

Misty Richards

Sent from my iPhone

On Oct 15, 2019, at 2:12 PM, Steve Elliott <Steve.Elliott@knoxcounty.org> wrote:

We are still working with the bank to resolve the issues. We have advised them that we will be taking the bond if they do not perform.

Steve Elliott

Construction Services Manager

Knox County Construction Services

Office: 865-215-5869

205 West Baxter Avenue

Knoxville, TN 37917

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

From: Misty Richards <misty.m.richards@gmail.com>

Sent: Tuesday, October 15, 2019 12:10 PM

To: Steve Elliott <Steve.Elliott@knoxcounty.org>

Cc: Jim Snowden <Jim.Snowden@knoxcounty.org>

<u>Subject: [External]Re: [External]Re: [External]Edwards Place</u> <u>subdivision - road conditions concern</u>

Mr. Elliott,

Have there been any new developments with the roadway issues in Edwards Place since last month?

Thank you,

Misty Richards

.....

On Sep 10, 2019, at 2:53 PM, Steve Elliott <Steve.Elliott@knoxcounty.org> wrote:

<u>Misty</u>

We did get the owner to put up some silt fence and to stabilize some of the disturbed areas with seed and mulch but have not made much progress on the road repairs. I am on vacation next week but have instructed my inspector for the area to set up a meeting with the bank when I get back to discuss how they intend to proceed. If they are not going to perform the repairs Knox County will begin the process of taking the surety and do the repairs ourselves.

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

From: Misty Richards <misty.m.richards@gmail.com>

Sent: Tuesday, September 10, 2019 11:22 AM

To: Jim Snowden <Jim.Snowden@knoxcounty.org>

Cc: Steve Elliott <Steve.Elliott@knoxcounty.org>

Subject: [External]Re: [External]Edwards Place subdivision - road conditions concern

Mr. Snowden,

Thank you for taking the time to review my concerns in Edwards Place subdivision. We have not noticed any changes since the county's visit to our neighborhood and it has been two months. Do you have any updates?

The DR Horton builders are now non-responsive.

Thank you,

Misty Richards

<u>On Jul 11, 2019, at 8:21 PM, Jim</u> <u>Snowden</u> <u><Jim.Snowden@knoxcounty.org></u> <u>wrote:</u>

<u>Misty,</u>

Thank you for the email, I'm sorry to hear of the issues you've experienced with DR Horton. We inspected the site today and informed the contractor to clean the street of any mud and install controls to minimize further sediment release. In addition, we hold a bond for the street construction and will not release this surety until the areas mentioned have been repaired to our satisfaction.

<u>I'll ask the Construction Supervisor contact</u> <u>DR Horton regarding a schedule for these</u> <u>street repairs and share this information with</u> <u>you. Please let me know if we can be of</u> <u>assistance in the future.</u>

Jim Snowden, P.E.

Senior Director

Knox County and Public Works

205 West Baxter Avenue

Knoxville, TN 37917

P (865) 215-5800

F (865) 215-5810

•••••

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

<u>From: Misty Richards</u> <u><misty.m.richards@gmail.com></u>

Sent: Thursday, July 11, 2019 10:39 AM

To: Jim Snowden <Jim.Snowden@knoxcounty.org>

Subject: [External]Edwards Place subdivision - road conditions concern

Mr. Snowden,

I am a homeowner in Edwards Place subdivision in Corryton and am hoping you can assist my neighbors and I with concerns about the condition of our road, Forest Willow Lane.

DR Horton, which is a company that builds homes nationwide, finished up the second phase of homes in Edwards Place months ago and has left us homeowners with a deplorable, unsafe roadway and sidewalks.

The roadway is a perfect example of our overall terrible experience with DR Horton as builders. Several neighbors and myself highly regret choosing to purchase DR Horton homes, due to the extremely poor workmanship and the problems caused by it. Please request for your home inspectors to keep this in mind when approving inspection work in the other neighborhoods around Knox County that DR Horton is constructing.

As for our roadway, the photos I am including can speak for themselves. I am

also concerned that environmental requirements are being violated due to muddy water runoff into storm drains from an area where a silt fence has been down for months.

<u>I appreciate your time and any assistance</u> you or your staff can provide.

<u>Thank you,</u>

Misty Richards

7134 Forest Willow Lane

.....

.....

This message was directed to commission@knoxplanning.org



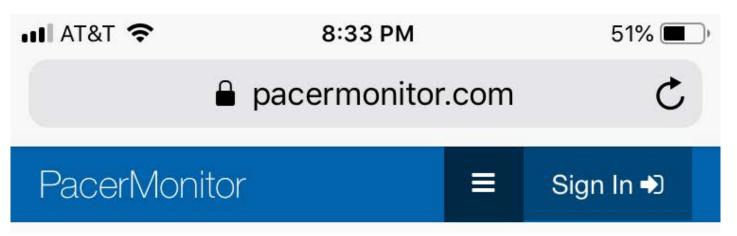
Dori Caron <dori.caron@knoxplanning.org>

Sat, May 23, 2020 at 11:04 AM

[Planning Commission Comment] 6-A-20-UR

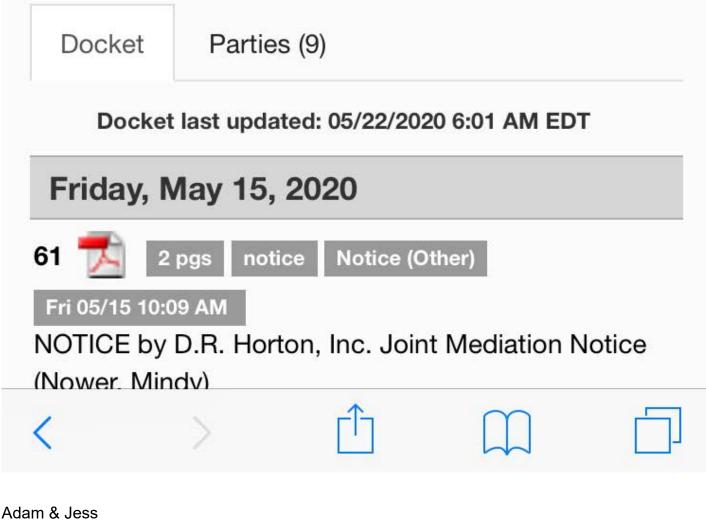
'Richard Thompson' via Commission <commission@knoxplanning.org> Reply-To: thompsongroup.sfg@yahoo.com To: commission@knoxplanning.org

To coincide with previous email



D.R. Horton, Inc. v. Edwards Place Development, LLC et al (JRG2)

Tennessee Eastern District Court	
Judge:	J Ronnie Greer
Referred:	H Bruce Guyton
Case #:	3:18-cv-00456
Nature of Suit	190 Contract - Other Contract
Cause	28:1330 Breach of Contract
Case Filed:	Oct 19, 2018



Adam & Jess Allegiant Financial 865-661-2317 865-566-8162

--

This message was directed to commission@knoxplanning.org



September 26, 2018

By Certified Mail, Return Receipt Requested

Misty Richards 6109 Evening Star Ln KNOXVILLE, TN, 37918

> 7134 Forest Willow Lane Re:

Dear Misty and Matthew:

Congratulations again on your decision to purchase a new home in Edwards Place Subdivision! All of us at D.R. Horton, Inc. are excited that you chose us to build your new home and we are dedicated to ensuring that the entire purchase experience exceeds your expectations.

After construction began on your new home, we unexpectedly discovered that portions of the sewer system installed by the developers of the subdivision are inadequate and that additional underground pumping stations must be installed. We have implemented a temporary work-around so that we can continue building your home and are currently negotiating to acquire rights to install the required underground pumping stations.

Our objective is to complete the required improvements to the sewer system prior to your anticipated closing date. However, understand that we are relying on third parties to cooperate with our efforts and are unable to predict the completion date with certainty. If we are unable to complete the required improvements by your anticipated closing date, we will be extending your closing pursuant to your Home Purchase Agreement.

Please contact us at 843-267-6446 if you have any questions or concerns. We are happy to discuss this matter further at your convenience and will keep you informed.

Sincerely, John Caprio

D.R. Horton, Inc.



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

Chris Taylor <ctwhs2007@gmail.com>

Sat, May 23, 2020 at 7:42 PM

Reply-To: ctwhs2007@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "county.mayor@knoxcounty.org"

<county.mayor@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>



This is an image looking from my house towards the cul de sac that will turn in the proposed 80 unit apartment complex. You can count 10 vehicles that are parked in the road. This is going to turn into a dangerous situation when you add the

increased traffic flow of the 100-120 extra vehicles that will be occupying these roads with the addition of this senseless apartment complex.

Edward Place Blvd is going to turn into a drag strip of vehicles flying up and down this road. In about 20 mins or so when the sun continues to set you will start to see the countless families and young children that live in this subdivision come out and walk the streets and enjoy our neighborhood. You can all but kiss that good bye if you do not stop this development.

Another concern is where are all of these people going to work. The majority of the jobs in this county reside downtown or out west. It makes no sense to add this large of an apartment complex in this part of the county when the majority are going to be going out west for work. Build this in bearden, karns or even Powell closer to interstate 75 would make more sense.

I ask each of you that get this email to do everything that you can to stop this development from happening. My family and I love this small community that we call home and we are willing to do anything I save it. All of you have a responsibility to do what is in the best interest of the citizens of this county and your district. By stopping this development your and doing what is best for the citizens of this community.

Thank you, Chris Taylor

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[Planning Commission Comment] agenda item 6-A-20-UR

Phillip Graves <pgraves06@hotmail.com>

Sun, May 24, 2020 at 8:35 PM

Reply-To: pgraves06@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "john.sexton@knoxcounty.org" <john.sexton@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Good evening commissioners.

In general, I will say again that I am not opposed to development, but I am opposed to this ad hoc approval process that allows as many housing units as possible to be placed in this area without any regard to the character of this rural community and the congeson that will soon become a major safety & infrastructure concern.

In specific, I am opposed to the apartments proposed to be a. ached to Edward's Place Subdivision. From what I have seen, the roads within the subdivision are inadequate for added traffic, and the feeder roads (Karnes & Barker) are definitely not prepared to handle addional tr affic. Please postpone any addional developments unl a plan c an be put in place for the enr e area and traffic calming measures are put in place on the feeder roads.

Thank you for your consideraon. `



[Planning Commission Comment] Item 6-A-20-UR

Priscilla Cupp <cupphotography@att.net>

Sat, May 23, 2020 at 6:17 PM

Reply-To: cuppphotography@att.net To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

In all honesty, the MPC is making poorly informed decisions when it comes to expanding the Corryton Community. The traffic is so terrible that both my daughter and father-in-law's vehicles were totaled within the past five months at the Tazewell Pike/Fairview Rd intersection. There are way too many wrecks at this intersection because people are coming from Emory Road and Tazewell Pike on their way to town and hitting people as they pull out onto Tazewell Pike or cross Fairview Road. I know of another person who got hit in the side at that same intersection last weekend. The wrecks there are unbelievable and are continuously increasing. I live within half a mile of this intersection and see firsthand how dangerous the roads are getting because of the increase of traffic. Something has to be done to the roads before adding hundreds of new residents to the already dangerous traffic situation. Roads need to be rerouted and lanes need to be increased. Adding one red light on Emory Road at Thompson School Road is a far cry from solving the problems out here which the MPC is creating.

The Thompson School Road development and Apartment complex approved recently by the MPC will be adding to the dangers of the Tazewell Pike/Fairview Road intersection as every single person who drives to Knoxville from there will be going through this intersection. There is no other way to Knoxville unless people go a long route around, and people will not be willing to do that. There are very few jobs in Corryton, so the residents must go towards Knoxville in their daily commutes. Please stop putting the current residents in danger, as well as, the residents to be, who've you've just allowed to come into this very dangerous situation.

Respectfully,

Priscilla Cupp 7416 Maverick Lane Corryton, TN 37721 (865)919-7727



[Planning Commission Comment] Fwd: 6-A120-UR

Amy Bray <amyrbray@gmail.com> Reply-To: amyrbray@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Sat, May 23, 2020 at 11:30 PM

Resending to the corrected email Address. Please see the below email.

Amy Bray

------ Forwarded message ------From: **Amy Bray** <amyrbray@gmail.com> Date: Sat, May 23, 2020 at 7:09 PM Subject: 6-A120-UR To: commissioner@knoxplanning.org <commissioner@knoxplanning.org> CC: county.mayor@knoxcounty.org <county.mayor@knoxcounty.org>, richie.beeler@knoxcounty.org <richie.beeler@knoxcounty.org>

Dear Commissioner,

I understand that their is a proposed plan to develop an apartment complex at the end of our subdivision with the entrance being off my street on Edwards Place.

When my husband and I moved from Powell to Corryton in 2015 one of the things we were looking to get away from was a highly populated and heavily trafficked area. We loved the quiet country setting this neighborhood brought.

Developing an 80 unit apartment complex here would take that away from us and potentially add an additional 80-160 more cars traveling up and down our street daily. Our neighborhood is packed full of young families with small children riding their bikes and playing outside as young kids should be able to do. I believe adding this increase of traffic would compromise the safety of the children in this entire subdivision.

There are cars parked all over the street on Edwards Place daily. I have attached a few pictures of what my street looked like today. Can you imagine the safety hazard it would cause to increase the traffic on this already packed street?

I just can't think of one positive thing this will bring to our community. No one who moves into a quiet, family oriented subdivision in a rural area would want an apartment complex to be developed inside their subdivision.

Commissioner, my entire life was turned upside down last July when I was diagnosed with Cancer. The last thing I want to have to endure as I go through treatment is to try and stop the growth of the tumors in my body is the stress of selling our house and buying somewhere else. However, if this apartment complex is approved my family will have no choice but to try and sell and relocate immediately because I truly believe this will impact the value of our home drastically and the tranquillity and safety we feel in our home will be gone.

I ask you to please put yourself in our shoes. Please consider how you would feel if this were your home or your children or grandchildren's lives being affected? Please think about how you would feel if you were newly married and starting a family and this proposed plan was dropped on you like a bomb and you knew everything you had worked so hard to build for your family was at risk of being lost? How would you feel Commissioner if you were facing what the families in Edwards Place are facing right now?

I pray that you will take all of this into consideration before allowing this development to take place in our subdivision.

Sincerely,

Amy Bray 7803 Edwards Place Blvd







[Planning Commission Comment] ITEM 6-A-20-UR.

SCOBIE BRANSON <scbccb@comcast.net>

Mon, May 25, 2020 at 12:58 PM

Reply-To: scbccb@comcast.net To: commission@knoxplanning.org Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

Dear Commissioners,

We are Gibbs residents writing you regarding the proposal to build apartments behind Edwards Place Subdivision, using Edwards Place' entrance.

We believe you may be aware of ongoing issues in Edwards Place regarding the sewer system and problems Edwards Place residents have had with their builder. Construction of the magnitude of this apartment complex should not be approved until the underlying problems in Edwards Place--sewage and street conditions--have been satisfactorily resolved.

Furthermore, Edwards Place residents purchased homes in a single-family subdivision intending to raise their families in a peaceful community where their children could play in the streets. While growth is welcome to Gibbs, building an apartment complex behind an existing subdivision that requires every resident, guest, employee, delivery driver and repair worker associated with that complex to first drive through Edwards Place is a betrayal of the taxpayers who currently own homes in Edwards Place.

Therefore, we respectfully request that you do not approve Item 6-A-20-UR.

Thank you,

Scobie C. Branson, Sr. and Catherine C. Branson 7721 Clapps Chapel Rd. Corryton, TN 37721 865-687-7035

This message was directed to commission@knoxplanning.org



[Planning Commission Comment] 6-A-20-UR

1 message

Fri, May 22, 2020 at 11:48 AM

jonishel <jonishel@comcast.net> Reply-To: jonishel@comcast.net To: commission@knoxplanning.org Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

This email is regarding the proposed plan of an apartment complex attached to the back of Edwards Place Subdivision in Corryton Tennessee.

As a resident of the subdivision, I have several concerns. As a parent I am alarmed by the proposal.

We are a small neighborhood that does not allow for that type of traffic. The subdivision is congested as is. A one entrance proposal is also asinine.

We are former residents of the city and moved to the county to live in a small, quiet and safe community. We live in phase 1 of the subdivision and were originally promised a club house, pool, walking trail to the school and a playground. Due to several land owners, developers and bankruptcies those plans fell through. The new proposal is the furthest thing from what we told would be provided in this neighborhood.

Another concern is our schools. All three schools are currently at capacity. This addition will put further strain on gibbs schools.

I ask that you think about your personal residence. Would you allow what you are proposing for our neighborhood to be in yours? If your property value would be negatively affected by a proposal such as this, would you be concerned? If your children could not safely play due to overwhelming traffic in the streets, would you move forward with this addition?

We are asking that this be stopped. That we can continue to live in the neighborhood and small community we chose. Adding an apartment complex attached to a single residence subdivision will cause more traffic, safety issues, overcrowded schools and a decrease in property value.

We appreciate you taking the current residence of this neighborhood and communities concerns into consideration. As will we definitely take our voice to the election polls if ours is not heard considering this matter.

Thank you

Joni Wood



[Planning Commission Comment] Comments re: 6-A-20-UR & 6-SA-20-C

1 message

Robert Lebby <rlebby2346@gmail.com> Reply-To: rlebby2346@gmail.com To: commission@knoxplanning.org Cc: mayor@knoxplanning.org, richie.beeler@knoxcounty.org Thu, May 21, 2020 at 11:20 PM

Knoxville-Knox County Planning Commission City-County Building 400 Main Street, Suite 403 Knoxville, Tn 37902

RE: Case 6-A-20-UR and 6-SA-20-C

Dear Commissioners,

I am wriĀng to express my views on the proposed apartment complex in Corryton, between Edwards Place subdivision and Gibbs Middle School.

I have been a resident of Knox County for more than 31 years. Six years ago, I bought a house in the Edwards Place neighborhood. I enjoy living here, but I fear what will happen if the plans for these apartments are allowed to proceed at the proposed loca. on. I understand growth and change are to be expected, even embraced, but not all growth and change are for the be. er. There are several points I would like to make about why this is not a good fit for this area at this Ame.

I understand that a proposed entrance and exit for these apartments would be using Edwards Place Boulevard. My children are grown and have their own families now, but the first and most important thing to me is the safety of the residents and children of this neighborhood. As you can imagine, there are many younger children that live here. They play everywhere within this subdivision, including the streets, chasing balls and each other, riding bikes, skateboards, and the like. They rarely, if ever, stop to look both ways as they run between two cars into the street. Sadly, not everyone drives at a safe speed for these poten. al situa. ons. These apartments would make that situa on even worse.

I measured the road to be less than 27 feet wide. Quite o. en, there are cars parked across from each other on both sides of the road leaving just enough room for a single car to pass

through at a me. I have waited on numerous occasions for one car to come through before I could proceed. Adding 80 apartments and 100-150 or more cars, not coun Ing visitors, that would pass by in front of our homes every day, creates an untenable and very dangerous situa I for the families, children and homeowners that are already invested and living here.

Another major concern is a poten a lega ve effect on our property values. I understand that it is debatable whether the proposed apartments would have a nega deffect on property values, but I would not want to discover one day that my house had lost even a frac on of the gains that have been realized in the years that I have been here. As for most people, a home is a major investment and needs to be ac vely protected.

A further point that I would like to make concerns the increased traffic and vehicular noise in the area. When work first began on the road project to align Thompson School and Fairview Roads, I had to go to Tazewell Pike each morning via Karnes and Irwin Drive. This put me out on Tazewell Pike above all three schools. I was absolutely astounded by the traffic and conges? On I encountered and me spent in traffic during the road closure. The addi onal traffic created by the apartment complex and the proposed single family project (6-SA-20-C) would compound that problem exponen? ally.

Even if plans are already in the works for addi onal highway construc on in Corryton, specifically widening Tazewell Pike and East Emory Road, it would be years before any improvements would or could be realized. It would make more sense to build the roads and improve the infrastructure before allowing significant increases in the popula? On that would be dependent on it.

As an aside, I lived in the Atlanta area for a number of years and, while it is on a much larger scale, I have seen the effects and consequences of growth outpacing the crea[®] on of infrastructure to handle it. I am a[®] aching three pictures to this email that I believe will show the inability of Edwards Place Boulevard to handle the increase in traffic, conges[®] on, and safety hazards to families and children.

I am trus Ing the members of the planning commission to make the right decision for this Ime and to keep Edwards Place and Corryton a safe, quiet, and wonderful place to live.

Sincerely,

Robert Lebby, III 7718 Longshanks Road Corryton, TN 37721

Rob Lebby 865.803.3715 World Vision Child Ambassador Change a life. Sponsor a child today. https://cause.worldvision.org/316014203

This message was directed to commission@knoxplanning.org

3 attachments



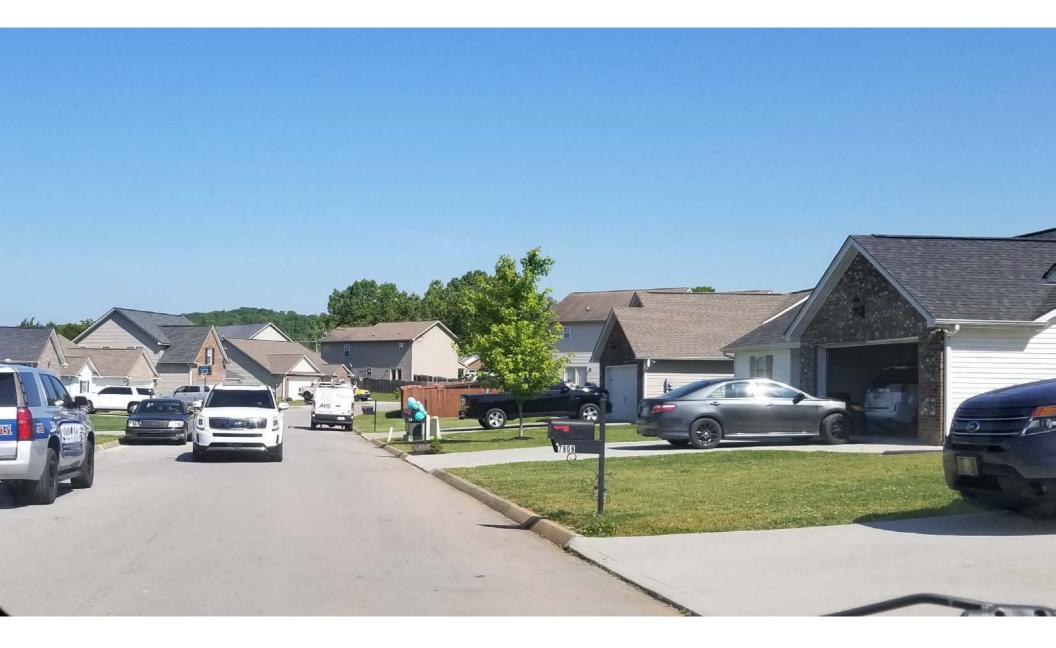
20200521_193252.jpg 2179K



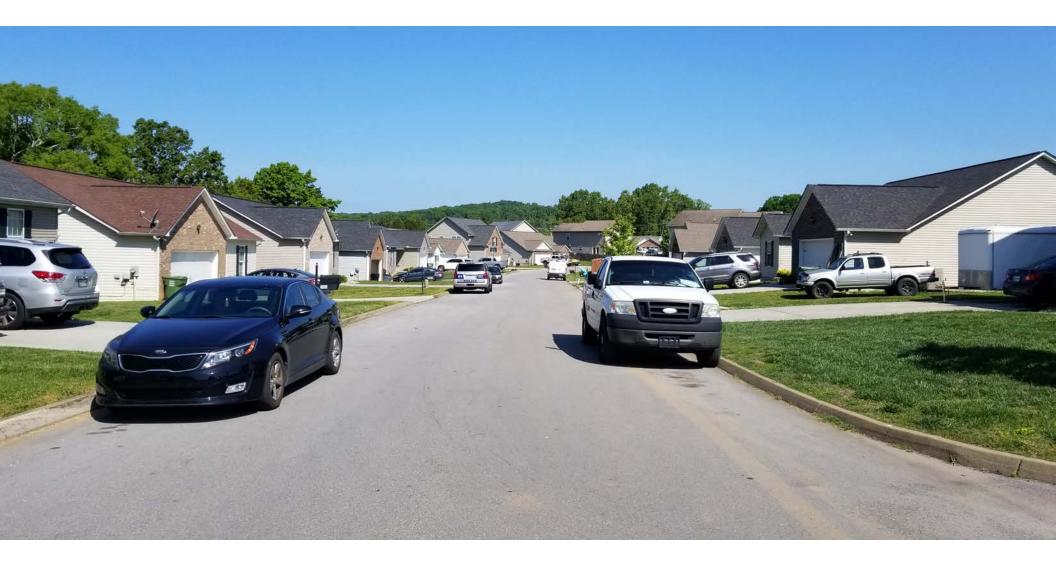
20200521_193359.jpg 2610K



20200516_103546.jpg 3103K









[Planning Commission Comment] Subject: 6-A-20-UR

1 message

Pam Cobb <pamcobb34@gmail.com> Reply-To: pamcobb34@gmail.com To: commission@knoxplanning.org Cc: richie.beeler@knoxcounty.org, county.mayor@knoxcounty.org Thu, May 21, 2020 at 3:26 PM

Sent from my iPhone

RE: 6-A-20-UR

Please accept this e-mail as my opposition to the proposed apartment complex at the southeast terminus of Edwards Place Boulevard (6-A-20-UR) in Knox County. As a resident of Plainview, I will be impacted by a large increase of traffic on Tazewell Pike (Harbison Crossroads) in an already heavily congested area including the school zone every morning and during the evening on the drive home from work, two heavily visited convenient/gas stations, and several access points including the current subdivisions along Emory Road all with little or no sidewalk.

Tazewell Pike and Emory Road already have numerous wrecks, which often results in the entire roadway being closed. I have also noticed that the speed limit on Tazewell Pike has been lowered in some locations, that must have something to do with crashes in the area. With all of this, traffic is then forced to seek alternate routes, which are small, curvy county roadways that are very inconvenient and lack sidewalks. With Tazewell Pike and Emory Road both being one lane each direction, the infrastructure cannot handle any additional traffic. In addition, with this development possibly being housed by those that may lack transportation, this will also increase pedestrian traffic on the roadway with not many options for employment in the area or safe walking areas. I cannot express the negative impact of this development on the community.

Please consider addressing the infrastructure needs of Corryton before approval of any additional large developments. Last month, the MPC approved a 216-home

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Subject: 6-A-20-UR

development right across the street from these proposed apartments.

Pamela Cobb

121 Alpine Drive

Corryton, TN 37721

City of Plainview



[Planning Commission Comment] Fwd: Edwards Place subdivision. File #6-SA-20-C.

1 message

Stephanie Aguilar <stefchz1122@gmail.com>WeReply-To: stefchz1122@gmail.comTo: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, May 20, 2020 at 3:54 PM

Dear Mr. Commissioner,

I am wriAng you as a concerned resident of Edwards Place subdivision. File #6-SA-20-C.

I am very much in opposiĀon to the proposed apartment complex to be built in the adjoining lot of the subdivision. I am told that there would be 80 units and the entrance will be within our subdivision! As you can imagine with any neighborhood our streets are full of kids playing and riding their bikes. I already do not like that; they cause so much traffic as is. I also fear that with that big of an increase in popula on the streets would be unsafe. I cannot imagine that anyone within the neighborhood would have ever bought a house in here if we knew apartments would be a ached! I sure would not have!! We are all very anxious and cringe at the thought of having to sell our beauĀful homes and move away but if this happens it will dras cally decrease the value of our homes and leave some people no choice.

I am also concerned about the effects on the en re community. I am told the schools are already near capacity and I wonder how they could manage a dras c increase in enrollment? The increase traffic will also have nega ve effects throughout the en re area. I ask that you please take all these things into considera on and deny these plans.

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Edwards Place subdivision. File #6-SA-20-C.

Thanks for your considera on,

Stephanie Aguilar



[Planning Commission Comment] Fw: In favor 6-A-20-UR

1 message

'Jeffrey Lenear' via Commission

Wed, May 20, 2020 at 9:26 AM

<commission@knoxplanning.org> Reply-To: jmlenear@yahoo.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Subject: In favor 6-A-20-UR

Please allow this development to continue, some people in Corryton disguise fear of affordable housing and "poor" people with complaints about traffic. If this was an expansion of the subdivision with the same number of units you would not be receiving any emails. All I ask is that you insure that the developer keeps lease agreements fair and affordable of possible.

Thank you in advance,

J. Michael Lenear JMlenear@yahoo.com



[Planning Commission Comment] proposed apartments in Edwards Place

1 message

'Rachael Calhoun' via Commission <commission@knoxplanning.org> Reply-To: rachie53189@yahoo.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Tue, May 19, 2020 at 10:13 AM

Dear commission,

I am writing to express my concerns about the proposed plans in Edwards Place submission. It is file #6-SA-20-C. I have lived in this neighborhood for over five years now and absolutely love it. I have seen some changes though with just the adding of the new homes from DR Horton. This has already caused an increase in traffic and people parking on the street has caused a narrowing of the roads making it tough to drive through sometimes. With the addition of even more people due to adding apartments I am afraid that the increase in traffic throughout the neighborhood might cause even more problems. People in Edwards Place like to walk at all times of the day, sometimes even before the sun comes up. The children in this neighborhood also like to play and ride their bikes between houses, and with the added people I am worried about the safety of our children. I am also about to add to my family with my first child and both my husband and I have expressed concern about the new addition. I do not want to be afraid to go out and take my child out in his stroller due to increased traffic and people not driving safely. I really hope that you will take my concerns into account when making your decision on whether to allow these apartments to be added into our neighborhood.

Sincerely, Rachael Sanford



[Planning Commission Comment] 6-A-20-UR (Edward's Place)

1 message

'Krys' via Commission <commission@knoxplanning.org> Mon, May 18, 2020 at 4:44 PM Reply-To: kbgibson2004@yahoo.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>, "northeastknoxplanningadvocates@gmail.com" <northeastknoxplanningadvocates@gmail.com>

All,

Please see the *attached word document* regarding my concerns in reference to **agenda ITEM: 6-A-20-UR**.

I have also included a few photos highlighting an already existent, traffic-flow problem, within Edward's Place subdivision.

Thank you all so much for your time!

Sincerely,

Krystal Gibson (Corryton-Gibbs community member)

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This message was directed to commission@knoxplanning.org

3 attachments

image0.jpeg 730K





image1.jpeg 636K

NEK Planning - ITEM 6-A-20-UR.docx 23K

re: ITEM 6-A-20-UR

Dear Knox County Leadership,

Our community, Corryton, simply cannot handle the current speed relating to growth within our area! Make no mistake, I am absolutely, one-hundred percent, in agreeance for growth within our neighborhood(s); bring it on, and raise the taxes too... (perhaps it would help with the current state of our economy as well as pay raises for your local law enforcement officers), and heck, I can see the bigger picture, I pride myself on being a forward thinker... but I digress!

In 1973, leaders within our national government met to discuss the very same subject matter(s) we have found ourselves debating this present day,

... land use decisions tend to be permanent and thereby limit future options..... The uses to which our generation puts the land can either expand or severely limit the choices our children will have. With a growing population and, even more importantly, with a population that continues to concentrate in ever greater densities, it is imperative that we make these land use choices wisely. Thus, effective land use policy *should not be looked upon as a matter of stopping decisions or of restricting freedom of choice* but *rather* of *assuring that choices are made wisely* [emphasis added].... in no area of our life as a people is there a greater opportunity for personal and community responsibility than exists with respect to land use.... not just '*planning*' or '*coordination*,' or '*information gathering.....*' *The purpose is to put teeth in the planning process...*... [emphasis added]. *Much of our future is now being shaped by land use changes, many of which are* virtually *irreversible* [emphasis added] (United States et al, 1973, pp. 242-244).

Growth is fine! Accelerated growth, vacant any mindful consideration(s) concerning the future of our land – absent any intense, careful planning on the forefront – not fine! We are already facing multifaceted obstacles within our area; traffic, the lack of infrastructure, mandates placed on parents and/or guardians due to PRZ restrictions, added commute time to our primary sources of income (i.e. our job), and this is just naming a few. The aforementioned doesn't even take into account the safety of our children on our already congested streets – walking on state route(s) where sidewalks are not even an option – I'll spare you any narrative regarding this distressing concern!

A reasonable person certainly understands a *fix* will not be simple; however, it's now or never. Tough conversations are never fun but doesn't reproach seem a whole lot easier if we at least open up the lines of communication and work together? I certainly think so!

If, for no other convincible reason, consider our children; they, so much more than I, are depending on you! As a community member with a vested interest, I pray our leadership heeds our concerns!

Sincerely, Krystal Gibson 865.919.1022

United States. Congress. House. Interior and Insular Affairs. (1973). Land Use Planning Act of 1973: Hearings Before the Subcommittee on the Environment..., 93-1, March 26 and 27; April 2, 3, and 4, 1973. Retrieved from https://play.google.com/store/books/details?id=g7d6XLhzbn0C&rdid=bookg7d6XLhzbn0C&rdot=1

Forest Willow Lane, any given day.

Edwards Place Blvd on any given day.



[Planning Commission Comment] 6-A-20-UR

1 message

'Candace Gilbert' via Commission

<commission@knoxplanning.org> Reply-To: gilbech@icloud.com To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org Mon, May 18, 2020 at 3:43 PM

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely, Mrs. Gilbert

Sent from my iPhone



[Planning Commission Comment] Safety Concerns 6-A-20-UR 1 message

'Jerry Martin' via Commission <commission@knoxplanning.org> Sat, May 16, 2020 at 12:01 PM Reply-To: jerrybtruckin@yahoo.com To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org

To whom it may concern,

My wife Andrea Martin and I (Jerry Martin) fostered and adopted two children from the state of Tennessee. We lived in South Knoxville. We wanted to move our family to a low density quiet neighborhood with a lot of natural beauty and country feeling so we chose Edwards Place Subdivision in Corryton, Tn 37721. We chose to build the home from DR Horton and paid an HOA fee in this subdivision. We love this area. The whole subdivision is very active with children playing, riding their bikes and staying active in the evenings with family walks. Increasing the residential traffic would absolutely be a safety concern for the families and children. We recently saw a sign posted with plans to build apartment buildings now increasing residential density and would also be concerned for the schools student to children ratio in the area. The roads are narrow and will not accommodate heavy traffic flow. Adding an entrance inside an established subdivision will cause a lot of unnecessary congestion. The entrance to the apartments would be in front of our home. A lot of residents park on the streets in the subdivision this would be a major concern for heavy traffic. We did not build a home in this subdivision expecting apartments to built within the subdivision. We are also very concerned about the equity in the home that we have built for the future of our family. I would hope we would not loose our equity. All of the neighbors in this subdivision I have talked too are very concerned with this plan. Please do not allow this to happen. We petition that you would not allow the approval of 6-SA-20-C & 6-A-20-UR Apartments 7605 Twin Oak Ln 37721.

Thank you Jerry & Andrea Martin

Sent from Yahoo Mail for iPhone

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[Planning Commission Comment] 6-A-20-UR

1 message

Gmail <amyjane0831@gmail.com> Reply-To: amyjane0831@gmail.com To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org, richi.beeler@knoxcounty.org Fri, May 15, 2020 at 11:27 PM

To whom it may concern,

I want to express how much I oppose this new development proposal and how extremely concerned I am about the harm it will cause to the Corryton/Gibbs area as a whole!

Traffic. I live off of Karnes Rd, a very small RD, no painted lines and in some spots you have to pull over so other cars can pass, a road that is already heavily traveled especially when school is in. Our roads cannot handle that kind of traffic!

Edwards Place. Already a very crowded, family filled neighborhood. There are children out playing in Edwards place all day long! They feel comfortable and safe! The amount of traffic and people, in and out of that subdivision would be dangerous!

It will kill the property values of the home owners in that subdivision and surrounding ones, including mine!

Schools.The community already had to fight for a middle school due to over crowding and now we are going to overcrowd our schools even more than they already are. How does this seem like the right thing to do?

I feel confident in saying the Gibbs Community doesn't want nor can it handle this type of development!

Thanks, Amy Holt



[Planning Commission Comment] 6-A-20-UR

1 message

Cory Mattas <cmattas67@gmail.com> Reply-To: cmattas67@gmail.com To: commission@knoxplanning.org Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org Sat, May 16, 2020 at 12:04 AM

Dear Knox County Planning Commission,

I am contacting you to express my concern with item 6-A-20-UR, the proposed construction of apartment buildings located adjacent to the Edwards Place sub-division in Gibbs.

My family and I recently moved into a house located in the Edwards Place subdivision, and we feel our lives will be impacted greatly if this plan moves forward. Please understand that I personally do not typically feel the need to reach out and have my voice heard about community items such as this, but due to the heavy impact that this plan will have on my neighboorhood, I feel obligated to express my concern to you. Please also know that my family and many of my neighbors share the same concerns listed below and do pray you take this as a token of the gravity we feel this will affect us from a community level.

It is with my most serious belief that building apartment complexes within this subdivision will negatively affect this community for these reasons:

1. Traffic will dramatically increase within the subdivision causing unsafe circumstances for children and pedestrians. One of the biggest attractions to the Edward Place community that my family and I keyed in on immediately when looking at houses to buy and one of the main reasons we decided to buy here was the amount of kids that enjoy playing outside and in the streets. Now after moving here, my own child has made friends with the neighbor kids and frequently plays with them outdoors and in the streets. It doesn't take more than one drive through Edwards Place to see the amount of kids here enjoying the safe environment of our small, secluded neighboorhood. Building a large apartment complex at the back end of this community will lead to heavy amounts of traffic through these roadways causing our neighboorhood kids and pedestrians to be at a high risk of vehicle accidents. On top of that our roadways are already very narrow and often have parked cars along them, which helps keep speeds of vehicles down, but also greatly increases blindspots. Adding more traffic to these tight roadways exponentially increases the risk of accidents and will cause parents to worry more when children want to play outside.

2. Also along the same lines, traffic in the greater Gibbs area will increase most likely to a level not suitable for the current roadways. The major roadways to and from Gibbs include Tazewell Pike and East Emory Road, both of which are two lane roads. Adding apartment complexes to an area that has no mass transportation, where residents rely solely on personal vehicles, only adds traffic to already busy highways. My wife is a school teacher at First Lutheran Church in Knoxville and already has a 25 min commute with heavy traffic the whole way into Knoxville. I work in Karns and commute 45 minutes. We both chose to live in this area because we wanted

a rural feel, and accepted the longer commute to work. However, increasing the traffic before increasing the capacity on those roadways makes no sense, slowing already long work commutes for everybody in the community, most of whom have long commutes as well. This will only bring more accidents and frustration to the area.

3. The value of open space and rural-community feel will be compromised with the addition of apartment building complexes. My wife and I both have lived/grew up in large cities and surrounding suburbs and our focus when buying a house was to find a rural area that had open space and views. We fell in love with the Gibbs area for those exact reasons and we are very happy with the feel and beautiful nature of the area. As a biologist by trade, it was extremely important to me to have a house in an area that did not feel so enclosed and overdeveloped as I love to see nature and wildlife right outside my front door. I fear that construction of these apartment buildings will compromise the feeling of this area and the rural community around Gibbs.

To summarize, I feel passionately that item 6-A-20-UR will dramatically decrease the safety and comfort of our small, rural community, while also decreasing the neighboorhood appeal and environmental feel. I hope that you can hear the gravity of my concern and really consider how your decision will impact our lives. We as a community want safety of our children as well as positive change and development within our community. I feel strongly that this proposal is not in our best interest.

Thank you for your time,

Cory Mattas Concerned Edwards Place homeowner



[Planning Commission Comment] 6-A-20-UR

1 message

Steve Bowers <stevebowers76@gmail.com Fri, May 15, 2020 at 3:13 PM Reply-To: stevebowers76@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Dear Planning Commissioners,

I am writing regarding the Apartment Plan coming into the Gibbs Community (6-A-20-UR). I live in the Edwards Place Subdivision and have since January of 2019. We have been fairly pleased with our home in this neighborhood, but I often tell my wife that if I could change one thing it would be to have our house in another subdivision. I did not notice it when we bought the house but since living here and traveling these roads, I have realized that the driveways were entirely too short to give people an opportunity to park multiple cars in them. It leaves residents no choice but to park in the streets. That creates safety concerns for our children that ride bicycles and play in the subdivision. On many occasions, I have seen cars traveling too fast have to slam on their brakes to avoid a child that has walked out between two parked cars. On any given day, you can drive down the main street (Edward's Place Boulevard) and you might have to take turns to allow another car to pass through the street because of the multiple cars on both sides of the street. This apartment plan (6-A-20-UR) will bring an additional 80 units into the subdivision. There are no forms of public transportation in this area, so anyone that intends to work, or travel would need a vehicle to do so. At 2 cars per unit, that could add another 160 cars traveling up and down that street. The same street that our kids play on. That sounds like a disaster waiting to happen. There are no sidewalks on that street, so these children have no other option. The homeowners in this neighborhood bought houses in a subdivision so their children would have the ability to ride bicycles and play throughout the neighborhood. By approving this plan, you are taking that option away from the homeowners and more importantly those children.

That is only in the subdivision. Thompson School Road is not built for the added traffic either. Sure, they are making improvements to the Emory Road intersection, but it is not intended to withstand the types of traffic that this plan would increase. Additionally, taking your children to school it is much better to use Karns Road and Barker Road. However, those roads are even smaller and certainly not built to withstand the additional traffic. If you meet a school bus on Karns Road, you had better hope that you find a driveway to pull into. Gibbs Middle School was just reopened two years ago. At the point it was opened, we were told that it was already going to be overcrowded. How, if it is already over capacity, would it withstand adding the numbers of children that this type of plan would add? As difficult as it was to get a Middle School, we know we will not be getting any additional schools. Gibbs High School is overcrowded as well, not to mention in desperate need of a facelift. Is it going to be able to handle an additional 100 or perhaps 200 kids?

I hope you will consider these points as you make your decisions concerning the future of our community.

Sincerely,

Steve Bowers

Sent from Mail for Windows 10



[Planning Commission Comment] 6-A-20-UR

1 message

'Kaitlyn Scanlon' via Commission

Fri, May 15, 2020 at 12:43 PM

<commission@knoxplanning.org> Reply-To: kaitlyn_scanlon@yahoo.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Good afternoon,

I am writing to you on behalf of my family, neighborhood, and community pleading with you not to allow apartments to be built in the back of Edward's Place subdivision. My husband, 3 little boys (ages 6, 4, & 2) and brand new baby girl have lived here for just over a year and half, and we really love and want to preserve the home we have invested in. We moved here specifically to live more out in the country and to avoid the congestion of Fountain City. My boys are outside 24/7, rain or shine, and as it is, we have to watch them closely in order to ensure that they are safe. With increased traffic, congestion, and neighbors, they would not remain safe in a neighborhood that already struggles with people parking in the street and bad pavement situations. The strongest part of a community is the ability to help families feel safe, so this is very important to us.

In addition, I work as a high school Special Education teacher within this community. The commute to work is already congested with the layout of the infrastructure. Getting in and out of the Elementary school in the morning to drop off my sons, and then getting to work myself is difficult with all of the traffic. In addition, the schools are already pushing maximum capacity, so adding more students would decrease the quality of the education that each student is receiving. Our kids deserve normal classroom sizes and appropriate teacher to student ratios in order to raise up the next generation.

There are plenty of areas to develop housing for people who need it. Please consider another space that will not disadvantage the families that live here and the education systems already in place. My family is relying on your wisdom and discernment in this matter.

Thank you,

Kaitlyn Scanlon

Gibbs Community Member Edward's Place Subdivision Knox County Teacher



[Planning Commission Comment] Part two concerning apartments being added near Edwards Place

1 message

Beth Taylor <betht2389@gmail.com>

Fri, May 15, 2020 at 11:25 AM

Reply-To: betht2389@gmail.com

To: mayor@knoxvilletn.org, commission@knoxplanning.org, richie.beeler@knoxcounty.org

In addition to my other email, It would be rather ridiculous to add apartments in this area. We have an elementary, middle, AND high school all right next to each other. Traffic is horrible even with the road work that's been done to help with flow of traffic. Also, including the Edwards Place subdivision, there is three subdivision right here on Thompson School road! Why crowd this area even more!? It's going to overpopulate our schools.

We moved here five years ago because my son needed a lot of attention medical wise and it was eating up our gas and time where we were living. We love the country but needed to be closer to the city. We decided on Corryton because it was a happy medium and had a great school for our children later on. We were right, Gibbs has been nothing but wonderful for our son. He needs familiar faces and a little more help than others. If we start seeing the school system slipping due to overcrowding we don't want to move but we will if it's what's best for our children.

I hate sounding selfish but it's literally perfect here for us as is. I feel like the apartments will be a terrible idea for our community. This is the second attempt in recent months to get apartments here. Why? All these subdivision and people can't find places to live? I was against the build of apartments behind the IGA then because of my reasons I've discussed and now I am extremely worried because it's going to be in our backyard. Please don't allow this to happen.

Sincerely, Beth Taylor (Edwards Place Subdivision) 865-202-2092 Sent from my iPhone



Fri, May 15, 2020 at 10:24 AM

[Planning Commission Comment] 6-A-20-UR

1 message

Katrina Butler <Katrinalynn86@hotmail.com> Reply-To: katrinalynn86@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>

Hello,

I live in Edwards Place Subdivision in Corryton. Our community has been informed that a developer is wanng t o build an apartment complex behind our subdivision. I have so many concerns with this. My greatest concern is traffic and the safety of all the children that ride bicycles, scooters, etc in our subdivision. As we all know with apartment complexes comes a great deal of traffic that would flow on our main road in the subdivision. I feel as if this apartment complex was added I would not feel safe leng m y kids play outside due to increased traffic. Other roads that lead to subdivision are also very small and not intended for high traffic. Another concern of mine is the overcrowding of our Gibbs Schools. Our schools are already crowded and the student/teacher rao is c oncerning with adding this apartment complex. We also do not have public transportaon in our ar ea for people with no vehicle and there are not many stores within walking distance. Might I add the stores that are closer such as IGA there is not a safe way to get there such as sidewalks. We moved to the Gibbs community 10 years ago because we love the quite country seng. Un fortunately, If this is approved we will not have that anymore with traffic and bigger buildings and we would look into moving. Thank You

> Katrina Butler



[Planning Commission Comment] Please no apartments at Edwards Place. Safety concern.

1 message

Beth Taylor <betht2389@gmail.com>

Fri, May 15, 2020 at 9:04 AM

Reply-To: betht2389@gmail.com

To: commission@knoxplanning.org, richie.beeler@knoxcounty.org, mayor@knoxvilletn.org

We have caught wind of apartments being added on to our subdivision. I am writing to express my feelings for this matter more on a mothers outlook. Yes, I am concern with my property value, but my main concern stem more towards pedestrian safety.

We already have such a huge issue with traffic in our subdivision to the point that speed bumps have been mentioned a dozen of times. I have witnessed multiple incidents myself. One in particular, I was outside with my children when I looked up to see two kids on their bikes trying to get out of the way of a speeding vehicle while the mother was screaming trying to get their attention. Luckily, no one was injured. You add apartments to this area and that issue will only worsen.

I am a mother of a special needs child and a toddler. I stay on top of them, but I want to feel safe on our family walks around the subdivision. We are self isolating from the public so outside is our only escape. To be honest, I don't want to be bothered by constant run ins with construction trucks and noise at this time either. We're already under so much stress here. I know our community would greatly appreciate your help in preventing this from happening. My family especially! Thank you and stay well!

Sincerely,

Beth Taylor (Edwards Place Subdivision)

Sent from my iPhone

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Dori Caron <dori.caron@knoxplanning.org>

commission - knoxplanning.org admins: Message Pending [{IKODvb_Qto7ceSoCcWswBkxsv9TASI0C0}]

Commission < commission + msgappr@knoxplanning.org>

Fri, May 15, 2020 at 3:13 PM

A message has been sent to the commission group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can approve or reject this message or you can approve this message by replying to this email.

Google groups

Start your own group, visit the help center, or report abuse.

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

From: Steve Bowers <stevebowers76@gmail.com>

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

Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org> Bcc:

Date: Fri, 15 May 2020 15:13:22 -0400 Subject: 6-A-20-UR

Dear Planning Commissioners,

I am writing regarding the Apartment Plan coming into the Gibbs Community (6-A-20-UR). I live in the Edwards Place Subdivision and have since January of 2019. We have been fairly pleased with our home in this neighborhood, but I often tell my wife that if I could change one thing it would be to have our house in another subdivision. I did not notice it when we bought the house but since living here and traveling these roads, I have realized that the driveways were entirely too short to give people an opportunity to park multiple cars in them. It leaves residents no choice but to park in the streets. That creates safety concerns for our children that ride bicycles and play in the subdivision. On many occasions, I have seen cars traveling too fast have to slam on their brakes to avoid a child that has walked out between two parked cars. On any given day, you can drive down the main street (Edward's Place Boulevard) and you might have to take turns to allow another car to pass through the street because of the multiple cars on both sides of the street. This apartment plan (6-A-20-UR) will bring an additional 80 units into the subdivision. There are no forms of public transportation in this area, so anyone that intends to work, or travel would need a vehicle to do so. At 2 cars per unit, that could add another 160 cars traveling up and down that street. The same street that our kids play on. That sounds like a disaster waiting to happen. There are no sidewalks on that street, so these children have no other option. The homeowners in this neighborhood bought houses in a subdivision so their children would have the ability to ride bicycles and play throughout the neighborhood. By approving this plan, you are taking that option away from the homeowners and more importantly those children.

That is only in the subdivision. Thompson School Road is not built for the added traffic either. Sure, they are making improvements to the Emory Road intersection, but it is not intended to withstand the types of traffic that this plan would increase. Additionally, taking your children to school it is much better to use Karns Road and Barker Road. However, those roads are even smaller and certainly not built to withstand the additional traffic. If you meet a school bus on Karns Road, you had better hope that you find a driveway to pull into.

5/15/2020 Knoxville - Knox County Planning Mail - commission - knoxplanning.org admins: Message Pending [{IKODvb Qto7ceSoCcWswBkxsv9T...

Gibbs Middle School was just reopened two years ago. At the point it was opened, we were told that it was already going to be overcrowded. How, if it is already over capacity, would it withstand adding the numbers of children that this type of plan would add? As difficult as it was to get a Middle School, we know we will not be getting any additional schools. Gibbs High School is overcrowded as well, not to mention in desperate need of a facelift. Is it going to be able to handle an additional 100 or perhaps 200 kids?

I hope you will consider these points as you make your decisions concerning the future of our community.

Sincerely,

Steve Bowers

Sent from Mail for Windows 10



Dori Caron <dori.caron@knoxplanning.org>

Fri, May 15, 2020 at 10:24 AM

[Planning Commission Comment] 6-A-20-UR

Katrina Butler <Katrinalynn86@hotmail.com> Reply-To: katrinalynn86@hotmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org> Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>

Hello,

I live in Edwards Place Subdivision in Corryton. Our community has been informed that a developer is wanng t o build an apartment complex behind our subdivision. I have so many concerns with this. My greatest concern is traffic and the safety of all the children that ride bicycles, scooters, etc in our subdivision. As we all know with apartment complexes comes a great deal of traffic that would flow on our main road in the subdivision. I feel as if this apartment complex was added I would not feel safe leng m y kids play outside due to increased traffic. Other roads that lead to subdivision are also very small and not intended for high traffic. Another concern of mine is the overcrowding of our Gibbs Schools. Our schools are already crowded and the student/teacher rao is c oncerning with adding this apartment complex. We also do not have public transportaon in our ar ea for people with no vehicle and there are not many stores within walking distance. Might I add the stores that are closer such as IGA there is not a safe way to get there such as sidewalks. We moved to the Gibbs community 10 years ago because we love the quite country seng. Un fortunately, If this is approved we will not have that anymore with traffic and bigger buildings and we would look into moving. Thank You

Katrina Butler



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6-A-20-UR

'Kaitlyn Scanlon' via Commission < commission@knoxplanning.org>

Fri, May 15, 2020 at 12:43 PM

Reply-To: kaitlyn_scanlon@yahoo.com

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

Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Good afternoon,

I am writing to you on behalf of my family, neighborhood, and community pleading with you not to allow apartments to be built in the back of Edward's Place subdivision. My husband, 3 little boys (ages 6, 4, & 2) and brand new baby girl have lived here for just over a year and half, and we really love and want to preserve the home we have invested in. We moved here specifically to live more out in the country and to avoid the congestion of Fountain City. My boys are outside 24/7, rain or shine, and as it is, we have to watch them closely in order to ensure that they are safe. With increased traffic, congestion, and neighbors, they would not remain safe in a neighborhood that already struggles with people parking in the street and bad pavement situations. The strongest part of a community is the ability to help families feel safe, so this is very important to us.

In addition, I work as a high school Special Education teacher within this community. The commute to work is already congested with the layout of the infrastructure. Getting in and out of the Elementary school in the morning to drop off my sons, and then getting to work myself is difficult with all of the traffic. In addition, the schools are already pushing maximum capacity, so adding more students would decrease the quality of the education that each student is receiving. Our kids deserve normal classroom sizes and appropriate teacher to student ratios in order to raise up the next generation.

There are plenty of areas to develop housing for people who need it. Please consider another space that will not disadvantage the families that live here and the education systems already in place. My family is relying on your wisdom and discernment in this matter.

Thank you,

Kaitlyn Scanlon

Gibbs Community Member Edward's Place Subdivision Knox County Teacher



Wed, May 13, 2020 at 7:58 PM

[Planning Commission Comment] Against apartments in the Edwards Place subdivision

1 message

Beth Taylor
betht2389@gmail.com>
Reply-To: betht2389@gmail.com
To: commission@knoxplanning.org

We have caught wind of apartments being added on to our subdivision. I am writing to express my feelings for this matter more on a mothers outlook. Yes, I am concern with my property value, but my main concern stem more towards pedestrian safety.

We already have such a huge issue with traffic in our subdivision to the point that speed bumps have been mentioned a dozen of times. I have witnessed multiple incidents myself. One in particular, I was outside with my children when I looked up to see two kids on their bikes trying to get out of the way of a speeding vehicle while the mother was screaming trying to get their attention. Luckily, no one was injured. You add apartments to this area and that issue will only worsen.

I am a mother of a special needs child and a toddler. I stay on top of them, but I want to feel safe on our family walks around the subdivision. We are self isolating from the public so outside is our only escape. To be honest, I don't want to be bothered by constant run ins with construction trucks and noise at this time either. We're already under so much stress here. I know our community would greatly appreciate your help in preventing this from happening. My family especially! Thank you and stay well!

Sincerely, Beth Taylor (Edwards Place Subdivision)

Sent from my iPhone

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[Planning Commission Comment] File #6-SA-20-C

1 message

cbeeler81@comcast.net <cbeeler81@comcast.net> Reply-To: cbeeler81@comcast.net To: commission@knoxplanning.org Wed, May 13, 2020 at 8:26 PM

I am a resident of Edwards Place subdivision. We have been made aware of an 80 unit housing complex that is proposed to built on the property adjacent to the subdivision. I am strongly opposed to any such housing to be built in the area. I have lived in this community my entire life and have seen a dramatic increase in growth in the last several years. The amount of units that are proposed could greatly affect the rural beauty of the area, as well as roadway congestion within not only the community, but particularly the subdivision itself. It is my understanding that the proposal includes an entrance from the subdivision as well as the increase vehicle traffic would increase the risk for accidents to our children. Please put a stop to proposal 6-SA-20-C. Thank you for your time.

Chris Beeler 7702 Longshanks Road Corryton, Tn 37721

Sent from my iPhone



[Planning Commission Comment] File # 6-SA-20-C

1 message

'Julie Wagner' via Commission <commission@knoxplanning.org> Wed, May 13, 2020 at 9:38 PM Reply-To: jawagner87@yahoo.com To: commission@knoxplanning.org

Attn: Knox County Commissioners

I have received information regarding a new housing development that will be attached next to my home on Lawgiver Circle in Edwards Place subdivision in Corryton. Myself and along with everyone in our neighborhood are strongly against this new development. Our neighborhood, especially Lawgiver Circle, is already congested with children playing outside and riding their bikes on the street. The streets are already narrow due to parking so this new entry way would be dangerous to our children. I'm addition to safety concerns, this would be detrimental to our equity in our homes. Most of us here are young families and can not afford to take a loss in the value of our homes and that's exactly what the new development would do. Please consider our concerns.

Thank you, Julie Wagner



[Planning Commission Comment]

1 message

Chris Taylor <ctwhs2007@gmail.com Wed, May 13, 2020 at 8:57 PM Reply-To: ctwhs2007@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>, county.mayor@knoxcounty.org, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

I am emailing in response to the proposed addition of the multi family properties or apartments to the back of Edwards Place subdivision. I am and the entire neighborhood is extremely against this measure. This community is already over crowded that we do not need the addition of these properties in this area. This is not even mentioning the negative effects it will have on the resources of this community i.e. roads, natural beauty, safety of children.

I hope that you can help us achieve this by blocking this developer from coming and starting the process of destroying this beautiful community.

Thank you, Chris Taylor



[Planning Commission Comment] Edwards Place development

1 message

Chris Taylor <ctwhs2007@gmail.com> Wed, May 13, 2020 at 7:55 PM Reply-To: ctwhs2007@gmail.com To: "commission@knoxplanning.org" <commission@knoxplanning.org>

I am emailing in response to the proposed addition of the multi family properties or apartments to the back of Edwards Place subdivision. I am and the entire neighborhood is extremely against this measure. This community is already over crowded that we do not need the addition of these properties in this area. This is not even mentioning the negative effects it will have on the resources of this community i.e. roads.

I hope that you can help us achieve this by blocking this developer from coming and starting the process of destroying this beautiful community.

Thank you, Chris Taylor



[Planning Commission Comment] New development in Edward's Place Subdivision

1 message

'ANDREA DIVINE' via Commission

<commission@knoxplanning.org>
Reply-To: andrea.divine@knoxschools.org
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, May 13, 2020 at 7:35 PM

Greetings,

I am a resident that lives in Edwards Place Subdivision. Today notices were placed in our subdivision about new development. It is my understanding that they wish to put apartments in our neighborhood. That just does not seem like a smart move and I wanted to make you aware of my discomfort with this decision when you go to share our thoughts. First, this area is not lucrative for employment and is far from the interstate or public transportation. Second, I am an employee of Knox County Schools and Gibbs Elementary and Middle are both almost at max capacity with current high student to teacher ratios. I just feel this is not a smart move when it pertains to using this location for an apartment complex. Thank you for hearing my concerns and sharing those concerns with people that are making decisions for our

neighborhood. I encourage the developers to look at the school student ratios and for the accessibility to transportation.

Thank you,

Andrea Divine

Sarah Moore Greene Magnet Academy Instructional Coach andrea.divine@knoxschools.org

"In the best schools, everyone in every position is a teacher. There are dozens of job titles, but they all share the same role: CHANGE A KID'S LIFE!"



[Planning Commission Comment] Agenda 6-A-20-UR

2 messages

jn porter <jnporterhouse@gmail.com> Reply-To: jnporterhouse@gmail.com To: commission@knoxplanning.org Cc: gibbspublicinfo@gmail.com Mon, May 11, 2020 at 3:12 PM

Good afternoon,

I'm emailing I regards to the June agenda item 6-A-20-UR.

I cannot find a concept plan for this property other than one map on kgis. Do you have any additional information other than the application that was filed for multi-dwelling unit? I cannot find anything in the backlogs.

I would also like to voice my opposition to the June agenda meeting. If it is to be held over "zoom," I request access to this specific meeting or the postponement to where the public can attend or a formal invitation for the public to attend over zoom.

These commission meetings cannot continue when the public cannot be acknowledged or included/formally invited to these meetings.

Nadine Porter Corryton Planning Advocates 7421 Openview Lane Corryton, TN 37721 (865) 258-4031

Sent from my iPhone

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This message was directed to commission@knoxplanning.org

jn porter <jnporterhouse@gmail.com> Reply-To: jnporterhouse@gmail.com To: Liz Albertson <liz.albertson@knoxplanning.org> Cc: commission@knoxplanning.org, gibbspublicinfo@gmail.com

Mon, May 11, 2020 at 3:14 PM

Sent from my iPhone

Begin forwarded message:

From: jn porter <jnporterhouse@gmail.com> Date: May 11, 2020 at 3:12:15 PM EDT To: commission@knoxplanning.org Cc: gibbspublicinfo@gmail.com Subject: Agenda 6-A-20-UR

Good afternoon, [Quoted text hidden]

[Quoted text hidden]