



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: DENY 6-C-20-UR

Tarren Barrett <tarren.barrett@knoxplanning.org>

Thu, Jun 11, 2020 at 6:23 AM

Reply-To: tarren.barrett@knoxplanning.org

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

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

From: **Joseph Young** <jryoung@tamu.edu>

Date: Thu, Jun 11, 2020 at 12:04 AM

Subject: DENY 6-C-20-UR

To: <tarren.barrett@knoxplanning.org>

To whom it may concern,

I am begging the committee to deny this request for allowing a duplex in our single family home neighborhood. Our house which is located directly across the street (i.e., 7604 Cedarcrest Road) from this proposed duplex is one of the homes most affected by this committees decision. My parents have lived in our home for the last 30 years. This is home where I grew up.

My parents have suffered enough over the past few years with decisions made by this committee. Not only does our house back up to a commercial business (formerly Volunteer Motors), now my parents have to suffer with the terrible decision that has allowed the entrance and exit of Mahalo Coffee Shop to be brought into the Cedarcrest North neighborhood. The addition of this business consistently causes traffic to block the entrance and exit of our neighborhood. I have personally almost been t-boned by people turning into the coffee shop on at least four separate occasions, which is terrible since I live in Texas and only visit my parents twice a year.

The addition of this duplex will not only increase the amount of congestion at the entrance of our neighborhood but will also likely decrease the value of my parents home. This neighborhood is currently designated for only single family homes. If this committee approves this application they are willfully choosing the greed of a developer over families whom have called this neighborhood home for the last 30 years. This committee has the opportunity to choose people over profit! Please side with honest and hardworking home owners over the greed of a developer who only seeks to maximize his own profit margins. Please keep this neighborhood zoned for only single family homes!

Respectfully,

Ryan Young

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Sent from Gmail Mobile

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This message was directed to commission@knoxplanning.org



Tarren Barrett <tarren.barrett@knoxplanning.org>

[Planning Commission Comment] Re: 6-C-20-UR

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

Sun, May 17, 2020 at 1:24 AM

Reply-To: jaime.byrum@yahoo.com

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

I'm writing as a concerned resident of Cedarcrest North subdivision, regarding the request to build a duplex on the lot located at 7605 Cedarcrest Rd. Previously this was requested to be utilized as a parking lot for the coffee shop located beside this lot facing Emory Rd that. That request was denied.

Now it seems they want to make an end run at that parking by creating a new "business" that will likely have an adjoining parking space. And, once again, we are concerned about the increase in traffic in and out of our neighborhood, the property value decrease from these commercial businesses, and the safety of the families and children in the area. We already have a traffic issue with the current business that creates a safety problem for our residents going and coming. My own teenager has been put in an unsafe situation with the patrons of the coffee shop. We don't need a new business and the creation of extended parking for the coffee shop.

I have no problem with a single family residence being built there and it being used as a rental, but I do have an issue with it being used for a duplex, which I feel like is a step away from zoning yet another part of my little neighborhood as commercial.

I hope you will consider the implications of this use and deny this. But if it is approved, I beg of you to make the stipulation that it may not have a parking area that adjoins the coffee shop that sits beside it, facing Emory Rd. I have a newer teen driver and another one who will be driving within 2 years that I fear for.

Thank you,
Jaime Byrum
7840 Cedarcrest

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: 6-C-20-UR

1 message

Terry Gilhula <terry.gilhula@knoxplanning.org> Fri, May 22, 2020 at 11:09 AM
To: "Barrett, Tarren" <tarren.barrett@knoxplanning.org>, "Brechko, Tom" <tom.brechko@knoxplanning.org>, "Brooks, Amy" <amy.brooks@knoxplanning.org>, "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: **Kel Allen** <kelallen.tn@gmail.com>
Date: Fri, May 22, 2020 at 10:48 AM
Subject: 6-C-20-UR
To: <contact@knoxplanning.org>

To whom it may concern,

This is concerning case 6-C-20-UR for Cedar Crest North Subdivision. I am asking the county to DENY a duplex to be built on this property. My concern is that this developer is trying to find a workaround since he was denied to make a parking lot with this property for Mahalo. I believe this "duplex" will essentially be used as overflow parking for Mahalo. Also, as a neighborhood, a duplex will not add any value to the homes and properties surrounding it. Those homeowners have already taken a hit with the approval for the coffee shop. Please, do not give this developer anymore leeway at the expense of the homeowners. As homeowners, our voices should be heard.

With the approval of Mahalo's entrance in our subdivision, there have been MANY close calls. Just this morning, Mahalo's drive thru was backed up into the subdivision. A customer pulled in and stopped, completely blocking our entrance. This caused me to be at a complete stop on Emory Rd, almost causing me to be rear-ended. Now, if a duplex is added, you're also adding more traffic at our entrance during construction. Mahalo customers are already blocking our entrance DAILY. If this is approved, the county should be held mutually responsible for any accidents that are inevitable. The county will be doing us a disservice if they allow this variance.

In this instance, safety should be more important than commercializing. PLEASE DENY this variance.

Kel Allen
kelallen.tn@gmail.com



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Duplex being built in Cedarcrest North Subdivision

Terry Gilhula <terry.gilhula@knoxplanning.org>

Tue, Jun 9, 2020 at 7:52 AM

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

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

From: **Robert Yearwood** <rhwy72@hotmail.com>

Date: Tue, Jun 9, 2020 at 7:50 AM

Subject: Duplex being built in Cedarcrest North Subdivision

To: contact@knoxplanning.org <contact@knoxplanning.org>

I oppose the addition of a duplex at the entrance of Cedarcrest North Subdivision. This Subdivision has already been forced to deal with additional road traffic because of the entrance and exit for Mahaol Coffee house. Customers for the coffee house enter Cedarcrest Road on the wrong side of the subdivision sign, cut across in front of traffic exiting Cedarcrest to Emory Rd.

Adding a duplex to the Subdivision will decrease property values in Cedarcrest and increase traffic into the Subdivision. I request that this change be denied.

Robert Yearwood

[7816 Cedarcrest Road](#)

Sent from my Verizon, Samsung Galaxy smartphone



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Rezoning for Cedar Crest North Subdivision

1 message

Tarren Barrett <tarren.barrett@knoxplanning.org>

Mon, Jun 8, 2020 at 8:26 AM

Reply-To: tarren.barrett@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lorie Smith** <pedsota@yahoo.com>

Date: Sun, Jun 7, 2020 at 9:12 AM

Subject: Rezoning for Cedar Crest North Subdivision

To: <tarren.barrett@knoxplanning.org>

Why are you trying to destroy residential neighborhoods ? As residents of CedarCrest North , MPC has already allowed a business to locate in our neighborhood and now the commission is going to further downgrade our neighborhood by allowing a duplex ? What's next an industrial park ? The coffee shop on the corner shouldn't never been allowedI can't count the numbers of incidents my family has had with coffee shop patrons pulling in the wrong side , not looking or even apparently expecting a car to be leaving the neighbor so they just pull out in front of you even after seeing your vehicle , close wrecks with patrons pulling in / out of neighborhood, etc . WE MUST LEAVE OUR RESIDENTIAL NEIGHBORHOODS RESIDENTIAL. Businesses / duplex's / apartment building should not be in single - family dwelling ... key word " SINGLE " . As I wrote when I tried to oppose the ridiculous coffee shop on the corner (there is so many coffee shops / eateries in this area , we really needed 1 more ? 😞), I'm sure the MPC commissioners would never allow this kind of development in their neighborhoods... as fellow tax payers , do the same for us in Cedar Crest North . We do not need additional traffic at the entrance of our neighborhood.... the coffee shop should never been allowed nor should a duplex at the beginning NOR anywhere else in the neighborhood. We have to leave " single- family " dwellings neighborhoods alone ... many many other vacant totally empty properties area EMORY Road area ... use it .

Nancy Campbell

1400 S. Courtney Oak Lane

Knox TN 37938

Cedar Crest NORTH SINGLE FAMILY NEIGHBORHOOD

Sent from my iPad

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: USE ON REVIEW 6-C-20-UR

Terry Gilhula <terry.gilhula@knoxplanning.org>

Thu, Jun 4, 2020 at 7:34 AM

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

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

From: **Toni Harris** <toniharris63@comcast.net>

Date: Wed, Jun 3, 2020 at 5:16 PM

Subject: USE ON REVIEW 6-C-20-UR

To: <contact@knoxplanning.org>

To Knox County Planning Commission.

This e-mail is regarding the use on review case 6-C-20-UR, for a Duplex to be built on Lot 12, Block B, Cedar Crest North Subdivision, [7605 Cedarcrest Road](#).

I request that this use on review not be approved, as we have approx. 300 homes in Cedar Crest North Subdivision and per the Declaration of Covenants and Restrictions, all lots within the subdivision shall be known and designated as residential lots. All lots to contain one detached single-family dwelling. A duplex does not constitute a single-family dwelling, as it contains two separate apartments, two entrances, two complete living areas etc.

Each homeowner purchased their homes with the understanding that the restrictions were for 25 years and then renews automatically every 10 years until the majority of the homeowner's agree and record of record in Register's Office to change said covenants. There are no such amendment of record in the Register's Office. These restrictions provide current homeowners as well as any future homeowners confidence that the homes must comply to certain rules to maintain the quality and value of the homes within the subdivision. If Knox County overrides the Covenants and Restrictions for one person, then what is the use of ever having Covenants and Restrictions? This opens the door for any other homeowner within the Subdivision to turn their home into a Duplex as a precedent has been set by Knox County Planning Commission should this duplex be approved.

We as homeowners should decide through the majority as to any amendments to these restrictions to allow properties other than a single family dwelling. Allowing this duplex could affect the value of the homes near the duplex. As well as this lot is located close to the only entrance to the subdivision. This will appear to be another commercial property as the coffee shop at the corner of Emory Rd and Cedarcrest Road.

There is already an issue with the coffee shop being located at the corner of Emory Rd and Cedar Crest Rd. Everyday there are issues with traffic coming and going out of the only entrance/exit to the subdivision. Cars enter on the exit side, stop in middle of entrance, blocking the entrance and exit of the subdivision, etc. Approving the duplex is only going to add to the traffic, for the duplex as well as the coffee shop.

I feel this is another attempt by the developer/owner "Garrett Development and Construction Co" which owns the property the coffee shop sits upon, to aid the coffee shop with additional parking, as this was denied previously by Knox County. I ask Knox County to not approve this duplex as it

is not beneficial to the homeowner's of Cedar Crest North Subdivision, for a duplex, which will become rental property and will be detrimental to the values and resale of our homes. We as a group of homeowners should have more rights than one person/developer, which will not live in the duplex, but make into rental property.

For this reason, plus many more I request that you deny this Use on Review request.

Thank you
Toni Harris
Resident of Cedar Crest North.



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: 6-C-20-UR

1 message

Terry Gilhula <terry.gilhula@knoxplanning.org> Fri, May 22, 2020 at 11:09 AM
To: "Barrett, Tarren" <tarren.barrett@knoxplanning.org>, "Brechko, Tom" <tom.brechko@knoxplanning.org>, "Brooks, Amy" <amy.brooks@knoxplanning.org>, "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: **Kel Allen** <kelallen.tn@gmail.com>
Date: Fri, May 22, 2020 at 10:48 AM
Subject: 6-C-20-UR
To: <contact@knoxplanning.org>

To whom it may concern,

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With the approval of Mahalo's entrance in our subdivision, there have been MANY close calls. Just this morning, Mahalo's drive thru was backed up into the subdivision. A customer pulled in and stopped, completely blocking our entrance. This caused me to be at a complete stop on Emory Rd, almost causing me to be rear-ended. Now, if a duplex is added, you're also adding more traffic at our entrance during construction. Mahalo customers are already blocking our entrance DAILY. If this is approved, the county should be held mutually responsible for any accidents that are inevitable. The county will be doing us a disservice if they allow this variance.

In this instance, safety should be more important than commercializing. PLEASE DENY this variance.

Kel Allen
kelallen.tn@gmail.com



Dori Caron <dori.caron@knoxplanning.org>

Fwd: <https://knoxmpc.org/cases/6-C-20-UR>

Terry Gilhula <terry.gilhula@knoxplanning.org>

Wed, May 20, 2020 at 8:00 AM

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

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

From: **Ann Rita Ditmore** <ditmores@yahoo.com>

Date: Tue, May 19, 2020 at 5:18 PM

Subject: <https://knoxmpc.org/cases/6-C-20-UR>

To: <contact@knoxplanning.org>

Please forward to the people responsible for dealing with 6-C-20-UR.

I am begging you to deny this request for allowing a duplex in our single family home neighborhood. We have already had to suffer through a terrible decision that allowed an entrance and exit into Mahalo Coffee Shop onto Cedarcrest Rd. They have opened a drive thru that causes traffic to block the entrance and exit to the subdivision.

The last thing we need is more people trying to enter and exit Cedarcrest North Subdivision right next door to what is already a problem.

Please keep this single family designation.

Respectfully,

Ann Rita Ditmore

7828 JeffersonOaks Dr

Knoxville, TN 37938

Sent from my iPad Ann Rita