



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condominium proposal

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:40 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: **Timothy LeRoy** <TLeroy@tnuro.com>

Date: Mon, Mar 9, 2020 at 10:40 PM

Subject: Gettysvue Condominium proposal

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

I have lived in Gettysvue for eight years on Gettysvue Drive. The same road there is a plan for a new apartment complex that would have over 60 units on just four acers at [913 Gettysvue Dr.](#) I went to the local meeting to hear both sides of this discussion on the project.

I am strongly opposed to the project as it currently is proposed. The sheer scope and size of these complexes clearly make this something that does not belong in a mature community. The center piece of the Gettysvue community is the club house which is about 27,000 sq feet. The apartment complex that is planned is almost four times that size at 100,000 sq feet. It will also be twice as tall as any building in the community. More over the plan is for two of these buildings each that would dwarf everything else in the neighborhood. This would be a complete change in the neighborhood. This would basically double the amount of units on Gettysvue drive and I believe it is folly to think it would not significantly affect the traffic on the road, parking, etc. I understand that they have done an analysis on traffic, but this is a quiet neighborhood, not a typical county road. It will change the safety of this neighborhood. Consider the high volume of pedestrians and joggers in this area every day and the families with small children (like my own two girls) that play in the yards along this road.

I have no opposition for them to build some town homes or condos or small family homes which is in line with what is in the neighborhood but to consider a complex with this many times the

unit per acre that has originally been approved for, will fundamentally change the neighborhood for the worst.

I am happy to be reached for comment on this but I hope you will consider the home owners of this 20-30 year old neighborhood in halting this request to build these complexes.

Respectfully,

Tim and Kimberly LeRoy

[1023 Gettysvue Dr](#)

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--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condominium Project

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:38 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: **110 Sierra Ridge** <110sierraridge@gmail.com>

Date: Mon, Mar 9, 2020 at 1:02 PM

Subject: Fwd: Gettysvue Condominium Project

To: <tom.brechko@knoxplanning.org>

Begin forwarded message:

From: 110 Sierra Ridge <110sierraridge@gmail.com>**Date:** March 9, 2020 at 12:38:50 PM EDT**To:** oppose.condos@gmail.com, Tom.Brechko@KnoxvillePlanning.Org**Cc:** Haley <110sierraridge@gmail.com>, Sarma Chilukuri <sarma.chilukuri@gmail.com>**Subject:** Gettysvue Condominium Project

We would appreciate an update on the status of hiring a lawyer, the delay of the Planning Commission meeting that is currently scheduled for March 12 at 1:30 or the decision of the builder. Please delay it for 30 days in order for the homeowners to gather further information.

I suggest that there be guidelines approved by the "homeowners" for both current and future plans of building all condos. Since it greatly affects our community and property values, it should be written into the HOA rules and property deeds.

Given the extent to which the supporting hillside was removed, forming a cliff at or near the property line of the large houses that back-up to the condos being built on Linksvue, I suggest that the building of the condos on Linksvue be discontinued until the "Corp of Engineers" can assess the likelihood of a mudslide and collapse of these houses into the condos on Linksvue. I would also like the Planning Commission to consider the obnoxious obstruction of view of both the

Linksvue and proposed 913 Gettysvue Dr. condos, reducing both the value and virtually eliminating the sell-ability of the expensive houses that backup to those proposed or currently being built condos. A house that looks "eyeball to eyeball" at a 50 foot wall or the "side" of a roof will cause these homeowners to loose the value of their homes, likely resulting in a foreclosure or bankruptcy.

Thank you,
Mary Haley
803-9322

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Thomas Brechko, AICP
Principal Planner
865-215-3794



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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 913GVD - Modern Considerations.

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:35 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: **950GVD 37922-7617** <950gvd@gmail.com>

Date: Sat, Mar 7, 2020 at 11:58 AM

Subject: 913GVD - Modern Considerations.

To: <tom.brechko@knoxplanning.org>

March 7, 2020

Mr. Thomas Brechko, AICP
Principal Planner – Subdivision and Development Plan Review
Knoxville-Knox County Planning
[400 Main Street](#)
[Knoxville, TN 37092](#)

Dear Mr. Brechko:

We believe it is derelict and reckless of the Metropolitan Planning Commission (“Planning Commission”) in concert with the Gey svue Homeowners Association (“HOA”) to rely on an HOA Board approval from 21 years ago as a basis, in part, for the approval of the construcon` of a 60-unit, 3 story condominium complex to be located at [913 Gettysvue Drive](#).

But for the outdated HOA approval of more than 20 years ago, the Planning Commission would be unlikely to approve the project given the current level of maturity and development of Gey svue as a planned community compared to the

community's uncertainty future at its inception in 1998 when the project idea originally received HOA approval. Naturally, multiple factors in the community have evolved and changed over more than two decades, which should render the subsequent HOA Board reaffirmations of the 20+ years approval null and void or at least inconsistent with the today's forward interests of the community.

These considerations in opposition to the project seem to form basic common sense, which leads us to suspect that the thrust of the project is fundamentally adversarial to the interests of the community members. Gey svue homeowners have not only pledged to uphold high standards as members of a planned community but have also made significant investments with the confidence that the long-term development of Gey svue would not entail the Planning Commission's approval of decisions that while increasing Gey svue's asset value from a cashflow perspective, potentially deliver a negative impact to the investments of individual community members.

We are requesting a 30-day postponement of the March 12, 2020 meeting, because we have serious concerns about the impact of this project on not only the property value of homes in Gey svue but also the inconsistency of this project with the planned community concept of the neighborhood overall.

Respectfully yours,

Fulvia Pilat & Richard Dapaah

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



03072020 913GVD modern considerations .pdf

32K

March 7, 2020

Mr. Thomas Brechko, AICP
Principal Planner – Subdivision and Development Plan Review
Knoxville-Knox County Planning
400 Main Street
Knoxville, TN 37092

Dear Mr. Brechko:

We believe it is derelict and reckless of the Metropolitan Planning Commission (“Planning Commission”) in concert with the Gettysvue Homeowners Association (“HOA”) to rely on an HOA Board approval from 21 years ago as a basis, in part, for the approval of the construction of a 60-unit, 3 story condominium complex to be located at 913 Gettysvue Drive.

But for the outdated HOA approval of more than 20 years ago, the Planning Commission would be unlikely to approve the project given the current level of maturity and development of Gettysvue as a planned community compared to the community’s uncertainty future at its inception in 1998 when the project idea originally received HOA approval. Naturally, multiple factors in the community have evolved and changed over more than two decades, which should render the subsequent HOA Board reaffirmations of the 20+ years approval null and void or at least inconsistent with the today's forward interests of the community.

These considerations in opposition to the project seem to form basic common sense, which leads us to suspect that the thrust of the project is fundamentally adversarial to the interests of the community members. Gettysvue homeowners have not only pledged to uphold high standards as members of a planned community but have also made significant investments with the confidence that the long-term development of Gettysvue would not entail the Planning Commission’s approval of decisions that while increasing Gettysvue’s asset value from a cashflow perspective, potentially deliver a negative impact to the investments of individual community members.

We are requesting a 30-day postponement of the March 12, 2020 meeting, because we have serious concerns about the impact of this project on not only the property value of homes in Gettysvue but also the inconsistency of this project with the planned community concept of the neighborhood overall.

Respectfully yours,

Fulvia Pilat & Richard Dapaah



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 913 Gettysvue Drive

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:34 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: <tibbalst@att.net>

Date: Fri, Mar 6, 2020 at 6:23 PM

Subject: [913 Gettysvue Drive](#)

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Tom,

As a new homeowner in Gettysvue community, I am strongly opposed to the construction of a 60 unit condominium on 913 Gettysvue. We just purchased and continue to invest in our home with the anticipation of the some return eventually. This could dramatically impact not just my housing value but nearly everyone in the neighborhood. It will also impact the quality of life for many of us due to increased traffic, noise and potentially additional crime that comes with higher density housing. This new building is larger than anticipated based on previously discussed facilities with higher density than approved for the space.

I'm requesting a postponement for 30 days from the scheduled March 12, 2020 hearing.

Thank you,

Tim Tibbals

[9429 Polo Club Ln](#)

[Knoxville, TN 37922](#)

847-489-1775

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Thomas Brechko, AICP

Principal Planner

865-215-3794



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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:33 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: **Taylor Bryant** <tbryant@gettysvuecc.com>

Date: Fri, Mar 6, 2020 at 1:47 PM

Subject: Gettysvue Condos

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Mr. Brechko,

As a longtime employee of The Club at Gettysvue, I urge you to please approve the proposed 60 unit condominium development at Gettysvue without delay. This project will compliment and strengthen the Club and Community by increasing property value for the residents and allow the Club 60 new members on our roster. Therefore, I fully support the project and am excited to see the benefit it will bring to all of us.

Taylor Bryant

Private Events Director, The Club at Gettysvue

phone:865-522-4653, ext. 101

address:9317 Linksvue Dr, Knoxville, TN 37922

site:www.gettysvuecc.com

email:tbryant@gettysvuecc.com



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Thomas Brechko, AICP
Principal Planner
865-215-3794



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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Villas

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Thu, Mar 12, 2020 at 6:32 AM

Reply-To: tom.brechko@knoxplanning.org

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

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

From: **Sharon Bailey** <sharon@reatn.com>

Date: Fri, Mar 6, 2020 at 10:27 AM

Subject: Gettysvue Villas

To: Tom.brechko@knoxplanning.org <Tom.brechko@knoxplanning.org>

We are currently members of Gettysvue Country Club and have known of the planned condominium villas for a number of years. Our office is located in the commercial center at one of the entrances and we do marketing for many of the homes in the neighborhood. I personally see a huge demand for the condominium concept with our aging population of not only Gettysvue, but the surrounding neighborhoods who have expressed interest over the years for the product Clubhouse Villas will provide. The architecture and quality of the buildings appear to be the highest quality and appearance in coordination with the look of the present country club. I am especially impressed with parking within the building footprint, but mostly I am in favor because of the demand for the product. I believe the concept was originally approved & planned in 1995 when Gettysvue began. I hope you will approve the plan as submitted.

We are also very familiar with the developer, Ron Watkins, and know him to be of the highest integrity and very knowledgeable of the building and developing business. I know he will provide an impressive and highly sought after product.

Thank you for your time and consideration.

Sharon Bailey, Broker-Owner

Realty Executives Associates

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Mar 6, 2020 at 9:03 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lisa V. McMichael** <lvmcmichael@comcast.net>

Date: Thu, Mar 5, 2020 at 5:00 PM

Subject: Gettysvue community

To: <tom.brechko@knoxplanning.org>

Mr. Thomas Brechko

tom.brechko@knoxplanning.org

Dear Mr. Brechko:

As a homeowner in Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Dr](#), or anywhere in the subdivision.

I am requesting a postponement for 30 days form the scheduled meeting of March 12, 2020.

I have serious concerns about the traffic with an estimated 120 more vehicles racing passed my home every day. I have additional serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Warmly,

Lisa V. McMichael

LVMcMichael@comcast.net

[1005 Gettysvue Dr](#)

[Knoxville, TN 37922](#)

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Thomas Brechko, AICP
Principal Planner
865-215-3794



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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Please APPROVE the 913 Gettysvue Drive Multi - Dwelling Development

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Fri, Mar 6, 2020 at 9:01 AM

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

From: **Todd Froehle** <Todd@gettysvuecc.com>
Date: Thu, Mar 5, 2020 at 1:25 PM
Subject: Please APPROVE the 913 Gettysvue Drive Multi - Dwelling Development
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As owners of The Club at Gettysvue and the largest landowner in the Gettysvue development, I am writing you today to express our support of the proposed 60-unit condo development. The architecture of the Clubhouse and setting is second to none; in 2018 *Architectural Digest* recognized it as the "Best Clubhouse in the State of Tennessee". The condo project is designed by the same architect which will compliment and finish the original master plan for the Club.

Further delays with this project will threaten the economic viability of the Club. The overgrown vacant tract of land detracts from the experience of our Members, Residents and Guests. Many of our Club members wished these units would have been built years ago when they were looking to downsize from larger homes here in the community - now we have the project/opportunity to allow many of our Members to remain here, within the community to enjoy the Club and their friends for years to come.

We have no doubt this is a unique and time sensitive opportunity to have a such a high-quality development next to the Club. The project will be executed to the high standards of the original developer Ron Watkins. There are very few developers like Ron, capable of taking on such a high-quality development. If this project is delayed

or not approved, our fear is the land will remain vacant for an extended period and the next developer will not have the vision or resources necessary to properly finish the original master plan causing both the Club and community to suffer.

My wife and I live close to the Club and are involved with it daily. Therefore, we urge you to please APPROVE the 60-unit condominium project at Gettysvue.

Sincerely,

Kim and Todd Froehle
Synergy Golf Group LLC
The Club at Gettysvue
[9317 Linksvue Drive](#)
[Knoxville, TN 37922](#)
865-522-4653, ext. 102
www.gettysvuecc.com



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Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Mar 6, 2020 at 9:01 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lawrence Nicholson** <nicholsonld@yahoo.com>

Date: Thu, Mar 5, 2020 at 12:18 PM

Subject: Gettysvue Condos

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Cc: oppose.condos@gmail.com <oppose.condos@gmail.com>, Debbie Nicholson <debnich3@yahoo.com>, jack@murmylo.net <jack@murmylo.net>

MR. Brechko, please add our attached letter opposing the condominium project at Gettysvue to those you have already received from my neighbors.

Lawrence and Deborah Nicholson, Homeowners of 927 Fairway Oaks Lane, Gettysvue.

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



GETTYSVUE CONDOS (1).docx

15K

Reference: Proposed 60 unit Condominium Complex in Gettysvue subdivision

File Number: 3-F-20-UR & 3-A-20-SP

Location: 913 Gettysvue Drive / Parcel ID 144 B A 049

Subject: Request for a postponement of the public hearing for 30 days

Mr. Thomas Brechko

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 5 story, 60 unit condominium complex to be located at 913 Gettysvue Drive, Knoxville, TN 37922.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures' impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Lawrence and Deborah Nicholson
Homeowner at 927 Fairway Oaks Lane
Gettysvue, Knoxville, TN. 37922
5 March 2020



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Mar 6, 2020 at 9:00 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Jennifer Colon** <jcolon@gettysvuecc.com>

Date: Thu, Mar 5, 2020 at 10:50 AM

Subject: Gettysvue Condos

To: tom.brechko@knoxplanning.or <tom.brechko@knoxplanning.or>

Good Morning Tom,

I urge you to please approve the proposed 60 unit condominium development at Gettysvue without delay. This project will compliment and strengthen the Club and Community and therefor I fully support the project.

Regards,

Jennifer Colón

Membership Director

The Club at Gettysvue

9317 Linksvue Drive

Knoxville, TN 37922

865-522-4653, ext. 105

www.gettysvuecc.com

jcolon@gettysvuecc.com

WHO'S YOUR ONE?



--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Postponement of March 12 Meeting at 1:30 PM - File Number 3-F-20-UR (Clubhouse Villas)

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Fri, Mar 6, 2020 at 8:59 AM

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

From: <jhunterb@aol.com>
Date: Thu, Mar 5, 2020 at 9:33 AM
Subject: Postponement of March 12 Meeting at 1:30 PM - File Number 3-F-20-UR (Clubhouse Villas)
To: Tom Brechko <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [914 Gettysvue Drive](#).

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

James H. Brown
[9225 Double Eagle Lane](#)
[Knoxville, TN 37922](#)
865-405-4320

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Withdrawal of 3-F-20-UR

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Thu, Mar 5, 2020 at 2:13 PM

FYI

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

From: **Benjamin C. Mullins** <bmullins@fmsllp.com>
Date: Thu, Mar 5, 2020 at 2:06 PM
Subject: Withdrawal of 3-F-20-UR
To: Tom Brechko <tom.brechko@knoxplanning.org>
Cc: rwatkins@partnersinfo.com <rwatkins@partnersinfo.com>, Alan Grissom <agrissom@cannon-cannon.com>

Tom,

On behalf of the owner, Ron Watkins, and the applicant, Cannon & Cannon, this e-mail will serve as our formal notice to withdraw the Use-On-Review application for [913 Gettysvue Dr.](#) from the Planning Commission Agenda. Please let me know if you have any questions or need any additional information from me with regard to our request.

Benjamin C. Mullins Attorney



WITHDRAWAL REQUEST

File #: 3-F-20-UR

Meeting Date: 3/12/2020

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

--
Thomas Brechko, AICP



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Clubhouse Villas

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:26 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **carols s** <stewcarol24@gmail.com>

Date: Wed, Mar 4, 2020 at 3:03 PM

Subject: Clubhouse Villas

To: <tom.brechko@knoxplanning.org>

Wanted to share my thoughts on this new development. Getting close to retirement and planning to downsize, I like the maintenance free lifestyle feature and the social aspects of the Gettysvue neighborhood. One level living is also a plus. The setting for the villas is pleasant and I like the proximity to downtown. Thank you.

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org

3/5/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Clubhouse Villas



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue - Clubouse Villas File Number 3-F-20-UR

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:25 PM

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

From: **Paresh Chari** <pareshc@comcast.net>
Date: Wed, Mar 4, 2020 at 1:52 PM
Subject: Gettysvue - Clubouse Villas File Number 3-F-20-UR
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

My wife and I have been homeowners in the Gettysvue community since 1998. We strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

We have serious concerns that these condominiums will seriously impact our property value. We are also concerned about the aesthetic appearance on our community and the level of traffic within Gettysvue and on Westland drive where A.L Lotts school is located. We also see this as a safety issue with the significant increase in traffic.

Sincerely,

Paresh and Latha Chari

--

Thomas Brechko, AICP

Principal Planner
865-215-3794



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Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Villas

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:25 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **John McKenry** <JMCKenry@gettysvuecc.com>

Date: Wed, Mar 4, 2020 at 1:49 PM

Subject: Gettysvue Villas

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Tom,

My name is John McKenry and I am the Director of Golf Operations at The Club at Gettysvue. I wanted to reach out to you and let you know that I believe the Clubhouse Villas project for 60 units on Gettysvue Drive would be a huge asset to the property and to the growth of The Club in general. I have been here for 3 years and the club is headed in a great direction under the new ownership and this project would really take us to the next level. It would help us obtain a full membership roster and would add value to every home owners current home value due to all the other improvements we would do to the golf course and clubhouse through added membership dues.

I just wanted to give you my support to this project as I think its extremely important to the growth of Gettysvue.

Thanks and have a great day.

John McKenry

Director of Golf

The Club at Gettysvue

865-582-1090

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:25 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Debbie Elliott-Sexton** <debbieelliottsexton@gmail.com>

Date: Wed, Mar 4, 2020 at 1:13 PM

Subject: Gettysvue

To: <tom.brechko@knoxplanning.org>

Tom,

I am a resident in Gettysvue and understand there are 60 condos scheduled for Gettysvue next to the tennis courts. I also sell homes in this community and understand what this is going to do to our property value. The traffic is already so congested in our area and will only get worse with the apartments going in on Ebenezer Road. I know it was originally planed for condos but I am hoping the final approval with be something that will benefit the residents in Gettysvue instead of hurting.

Thank you for your consideration.

Regards,

Debbie

Debbie Elliott-Sexton***Alliance Sotheby's International Realty******President******Principal Broker******859 Ebenezer Road******Knoxville, TN 37923******865.357.3232 (office)******865.755.0108 (cell)***

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Forceful Opposition to 913 Gettysvue Drive Construction Project

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:24 PM

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

From: **Ediz Yonter** <edizyonter@gmail.com>
Date: Wed, Mar 4, 2020 at 10:08 AM
Subject: Forceful Opposition to [913 Gettysvue Drive](#) Construction Project
To: <tom.brechko@knoxplanning.org>

Re: hearing for property located at [913 Gettysvue Drive](#)

Dear Mr. Brechko,

As the owner of [9415 Polo Club Lane](#) in the Gettysvue community, I am strongly opposed to the construction of a 60-unit housing complex within our peaceful community. Such construction is in stark contrast to the philosophy of Gettysvue, which was planned and built to be a peaceful golf and county club community. The main reasons people choose to live in a suburban, planned neighborhood such as Gettysvue: a sense of community in knowing one's neighbors, stable populations and low vehicle traffic for the safety of our children, pets and other residents.

These objectives are attainable only if the current low density zoning remains in place. They are virtually destroyed by allowing a multi-dwelling housing complex to be constructed. With all the open space in the Knoxville area there is surely a more suitable location for this proposed construction.

I am sorry that the developers would like to maximize their profits at the expense of assurances made to the home buyers surrounding this property at the time of development and beyond. In so doing the developers are guaranteeing a devaluation of the current property values and a plethora of lawsuits. They know this scenario to be true and, as evidence, have done a reprehensibly poor job in notifying those whom this decision impacts the most.

I respectfully request a postponement of at least 30 days from the scheduled meeting of March 12, 2020 so that we may have time to prepare for a better discussion and more informed hearing. Attempting to push this project through so quickly without allowing residents sufficient time to arrange their opposition is clearly unethical and invites unwanted litigation.

Sincerely,

Ediz Yonter, Esq.

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Opposition to the 60 unit proposal at 913 Gettysvue Dr.

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:23 PM

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

From: **Colleen Trapuzzano** <twosocksc1@me.com>
Date: Wed, Mar 4, 2020 at 6:16 AM
Subject: Opposition to the 60 unit proposal at [913 Gettysvue Dr.](#)
To: <Tom.brechko@knoxplanning.org>

Dear Mr. Brechko and to Whom it May Concern;

My name is Colleen Trapuzzano and I live at Gettysvue Country Club on Gettysvue Dr. I am opposed to the build at [913 Gettysvue Dr.](#) for a variety of reason, but if I were to boil down all of the reasons, it comes down to the sheer size of the buildings and retaining walls for both the aesthetics of such a monster (it doesn't fit) and the effects 4 acres of concrete is going to have on my house and yard being at the bottom of the hill, due to runoff.

Please consider the home owner in your decision. In 1995, almost none of our homes existed. It's not fair plans from 25 years ago, when this place was essentially a cow pasture, be pushed through now, because they were proposed then.

Collectively as a community, we don't want this. Speaking for my family, we don't want this. We don't want this done to our lovely neighborhood.

Please allow us 30 days to mount a legal defense against this.

Thank you for your time and consideration.

Sincerely,
Colleen Trapuzzano
CEO
Omega Technical Services, Inc
865-335-5788

--
Thomas Brechko, AICP

Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Reference: Proposed 60 unit Condominium Complex in Gettysvue subdivision

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:22 PM

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

From: **Debbie Murmylo** <debbie@murmylo.net>

Date: Tue, Mar 3, 2020 at 11:58 PM

Subject: Reference: Proposed 60 unit Condominium Complex in Gettysvue subdivision

To: <tom.brechko@knoxplanning.org>

Reference: Proposed 60 unit Condominium Complex in Gettysvue subdivision

File Number: 3-F-20-UR & 3-A-20-SP

Location: [913 Gettysvue Drive](#) / Parcel ID 144 B A 049

Subject: Request for a postponement of the public hearing for 30 days

Mr. Thomas Brechko

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 5 story, 60 unit condominium complex to be located at 913 Gettysvue Drive, Knoxville, TN 37922.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020.

I have serious concerns of these structures' impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Debbie Murmylo

9260 Linksvue, Knoxville
865-437-7544

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Proposed 60 Unit Condominium Development (Gettysvue)

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:22 PM

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

From: **hangnitup** . <hangnitup@gmail.com>
Date: Tue, Mar 3, 2020 at 8:05 PM
Subject: Proposed 60 Unit Condominium Development (Gettysvue)
To: <Tom.brechko@knoxplanning.org>

Mr Brechko,

I know there is a meeting regards this project on review March 12th but I will be out of the country and wanted to share my thoughts. I was a member of the Gettysvue community as far back as the late 90's and this parcel of land has always been on the drawing board for a condominium development. I cannot remember how many but certainly over 20 years things change. I am currently a property owner in the Magnolia Villas within the Gettysvue Community, we have a total of 44 units, many stand alone units. Working full time myself going in and out daily I rarely ever pass another vehicle. Actually the majority of people living in our 44 units are either retired or young professional's with no children living at home, empty nesters.

I strongly believe that this will be the same scenario with this proposed 60 unit condominium development. Unless I am incorrect the traffic studies show traffic flow would not be a problem even if as many as 120 vehicles in this development when fully developed and not a concern of mine as a property owner.

I also believe this will be a positive for current homeowners, condominium owners & villa owners within the Gettysvue Community to increase our comps for future sales with such a well built development both architecturally & construction design.

This has been an empty lot overgrown for 20 years and I strongly feel this will be an enhancement to our Gettysvue community. I strongly support forward progress and County growth so with that said I strongly urge you to look at this proposed development as a POSITIVE for both the County and Gettysvue Community.

Sincerely,
Bill Armstrong
[1118 Mulligan Way](#)

[Knoxville Tn 37922](#)

--
Armstrong Wallcovering
Bill Armstrong
118 Mulligan Way
Knoxville, TN 37922
865-255-5344

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Opposition

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:20 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: latha chari <lathknox@yahoo.com>

Date: Tue, Mar 3, 2020 at 7:15 PM

Subject: Opposition

To: <tom.brechko@knoxplanning.org>

Hello Tom,

I live in 1012 Gettysvue drive, and I heard about the Condo's coming up in our neighborhood I strongly oppose this proposal. It is not a good for all of us and we may lose value for our homes. My husband and I disagree with this proposal.

Latha Chari
1012 Gettysvue drive

Sent from my iPhone
Latha

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:20 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Debbie Petrolina** <dpetrolina@ims-inc.info>

Date: Tue, Mar 3, 2020 at 4:25 PM

Subject: Gettysvue Community

To: <Tom.brechko@knoxplanning.org>

Mr. Brechko,

I strongly support the proposed 60-unit condominium development at Gettysvue.

Thank you!

Debbie Petrolina

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condominium Complex

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:19 PM

----- Forwarded message -----
From: **Jack Murmylo** <jack@murmylo.net>
Date: Tue, Mar 3, 2020 at 4:13 PM
Subject: Gettysvue Condominium Complex
To: <tom.brechko@knoxplanning.org>

Reference: Proposed 60 unit Condominium Complex in Gettysvue subdivision

File Number: 3-F-20-UR & 3-A-20-SP

Location: [913 Gettysvue Drive](#) / Parcel ID 144 B A 049

Subject: Request for a postponement of the public hearing for 30 days

Mr. Thomas Brechko

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 5 story, 60 unit condominium complex to be located at 913 Gettysvue Drive, Knoxville, TN 37922.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020.

I have serious concerns of these structures' impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

JACK MURMYLO
9260 Linksvue Drive
Knoxville, TN 37922

865-437-7545

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Proposal of multi unit dwelling in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:18 PM

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

From: **Jan Blacky** <blacky111@aol.com>
Date: Tue, Mar 3, 2020 at 2:55 PM
Subject: Proposal of multi unit dwelling in Gettysvue
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in Gettysvue for almost twenty years, I strongly oppose the construction of a 60 unit, five story condominium complex to be located at [913 Gettysvue Drive](#).

I am requesting a postponement for 30 days from the March 12, 2020 meeting.

I have very serious concerns of this construction project. Property value is my main concern but traffic, aesthetic appearance, and the possibility of 60 units plus more residents that will occupy these units is a worry. The artist's rendition of this complex resembles a large apartment complex. What are the guarantees that each unit will be owner occupied and not used as a rental?

Respectfully yours,

Jan Blacky
[9433 Polo Club Lane](#)

Sent from my iPad

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:18 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lindsey Saha** <linz1125@gmail.com>

Date: Tue, Mar 3, 2020 at 2:49 PM

Subject: Gettysvue Condos

To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condo complex to be located at [913 Gettysvue Drive](#).

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Thank you,
Lindsey Saha
[936 Gettysvue Dr](#)

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Hearing for property located at 913 Gettysvue Drive

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:17 PM

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

From: **Simge Yonter** <simgeyonter@gmail.com>
Date: Tue, Mar 3, 2020 at 2:06 PM
Subject: Hearing for property located at [913 Gettysvue Drive](#)
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner I am strongly opposed to the construc. on of a 60 unit housing complex within the very center of my neighborhood. This type of zoning is a direct insult on our quite neighborhood and certainly will effect everyone who lives here negatively. It is extremely ruthless that developers are willing to sacrifice our community's well being for their profit.

Sadly I just learned about this development today and respectfully request a postponement of at least 30 days from the scheduled meeting of March 12, 2020 so that we may have more understanding about this situation.

Sincerely,

Simge Yonter, MD

3127145606

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue planned condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:16 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lee Hyde** <leehyde3@gmail.com>

Date: Tue, Mar 3, 2020 at 1:54 PM

Subject: Gettysvue planned condos

To: <tom.brechko@knoxplanning.org>

Dear Mr Brechko:

I am a Charter Member of Gettysvue and we built one of the first houses in 1996! My wife and I support the new condo project. It will be very well appointed and suitable for many of us planning to downsize and stay in the club. We feel most sales will go to people like us. Consequently it will have no impact on the need for more school space in the county. Sincerely, Susan and Lee Hyde

Sent from my iPad

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:15 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Karen Hall** <khall@ims-inc.info>

Date: Tue, Mar 3, 2020 at 12:52 PM

Subject: Gettysvue

To: <tom.brechko@knoxplanning.org>

Good Afternoon,

I support the proposed 60 unit condominium development at Gettysvue.

Thank you~

Karen B. Hall

Property Management Coordinator



8907 Linksvue Drive

Knoxville, TN 37922

(865)522-5500 Main

(865)690-9505 Fax

www.ims-inc.info

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Principal Planner
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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 4:00 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Edward Clayton** <clay5523@icloud.com>

Date: Tue, Mar 3, 2020 at 12:44 PM

Subject: Gettysvue Community

To: <tom.brechko@knoxplanning.org>

Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive!](#)

I'm requesting a postponement for 30 days from the scheduled meeting of March 12th, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Alice H Clayton

Sent from my iPad

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: hearing postponement for Gettysvue Drive

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 4:00 PM

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

From: **Jenna Johnson** <jennalynjohnson@gmail.com>
Date: Tue, Mar 3, 2020 at 12:37 PM
Subject: hearing postponement for Gettysvue Drive
To: <tom.brechko@knoxplanning.org>Re: hearing for property located at [913 Gettysvue Drive](#)

Mr. Brechko

I am strongly opposed to the construc. on of a 60 unit housing complex within the very center of my neighborhood. This type of zoning is in contradiction with the main reasons people choose to live in a suburban, planned neighborhood such as Ge²ysvue: a sense of community in knowing one's neighbors, stable populations and low vehicle traffic for the safety of our children, pets and other residents.

These objectives are a²ainable if the current low density zoning remains in place. They are virtually destroyed by allowing a multi-dwelling housing complex to be constructed.

I am sorry that the developers would like to maximize their profits at the expense of assurances made to the home buyers surrounding this property at the time of development and since. In so doing they are guaranteeing a devaluation of our property values, which seems an unfair exchange. They know this to be true and, as evidence, have done a reprehensibly poor job in notifying those whom this decision impacts the most.

I respectfully request a postponement of at least 30 days from the scheduled meeting of March 12, 2020 so that we may have a be²er discussion, and more informed, hearing.

Sincerely,

Jenna-Lyn Johnson MD
[9415 Polo Club Lane](#)
910-977-6059

--

3/5/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: hearing postponement for Gettysvue Drive

Thomas Brechko, AICP
Principal Planner
865-215-3794



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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Clubhouse Villas

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 3:59 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Lewis Shumate** <lewis.shumate@gmail.com>

Date: Tue, Mar 3, 2020 at 11:12 AM

Subject: Clubhouse Villas

To: <tom.brechko@knoxplanning.org>

Tom, I'm asking that would support the building of the Clubhouse Villas at Gettysvue. We are very interested in purchasing one. It is wonderful project for downsizing. Thank you!

Tad Shumate

Sent from my iPhone

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

3/5/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Clubhouse Villas

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 3:57 PM

----- Forwarded message -----
From: **Polly Matherly** <pollymatherly@gmail.com>
Date: Tue, Mar 3, 2020 at 10:58 AM
Subject: Gettysvue Condos
To: <Tom.brechko@knoxplanning.org>

Good Morning Tom,

I strongly support the proposed 60-unit condominium development at Gettysvue. I think it will add value and would love to live there.

Thank you,
--
Polly Matherly
865-384-0491

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



3/5/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Gettysvue Condos

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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 60 unit condo development in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 3:56 PM

----- Forwarded message -----
From: <fultz_brian@yahoo.com>
Date: Tue, Mar 3, 2020 at 10:57 AM
Subject: 60 unit condo development in Gettysvue
To: <tom.brechko@knoxplanning.org>

I STRONGLY SUPPORT the 60 unit condominium development in Gettysvue.

Brian K Fultz
865-806-9918 cell

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 913 Gettysvue Drive rezoning

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 3:56 PM

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

From: **Roger Tipton** <robertipton50@gmail.com>
Date: Tue, Mar 3, 2020 at 10:48 AM
Subject: [913 Gettysvue Drive](#) rezoning
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

We have lived in our home since 2003, the same year Ron Watkins had the parcels known as [913 Gettysvue Drive](#) rezoned to allow 4.87 units per acre or a total of 19 units. That was OK with me then and it's still OK. That's what was expected, and we purchased based on that knowledge. However, 60 units and 50 foot tall buildings is not acceptable.

We are in agreement with our neighbors in requesting a 30 day postponement of consideration of the application to give us time to review the Planning Commission staff recommendations.

Respectfully,
Roger and Kathy Tipton
[942 Gettysvue Drive](#)
[Knoxville, TN 37922](#)

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 60 Unit Condo 913 Gettysvue Drive -

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 3:55 PM

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

From: **Vicki Eyre** <vicki_eyre@hotmail.com>

Date: Tue, Mar 3, 2020 at 10:47 AM

Subject: 60 Unit Condo [913 Gettysvue Drive](#) -

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr Brechko,

As a homeowner in the Gey svue community, I strongly oppose the construction of 60 unit, 5 story condominium complex to be

Located at [913 Gettysvue Drive](#).

I'm requesting a postponement for 30 days from the scheduled meeting 12th March, 2020. I have serious concerns of this structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Vicki & Ma E yre
[801 Gettysvue Drive](#)

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 3:55 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Mike Wilson** <mwilson@wchcasualty.com>

Date: Tue, Mar 3, 2020 at 10:31 AM

Subject: Gettysvue Condos

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Hi Tom,

This is Mike Wilson a member at Gettysvue and a potential buyer of the Gettysvue condos. I would like to ask you to vote in favor of the development.

If you would like to discuss please feel free to call at 865-567-8995.

Thanks for your consideration.

Mike Wilson

Sent from my iPhone

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Zoning

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Wed, Mar 4, 2020 at 3:54 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **jmmc2** <jmmc2@bellsouth.net>

Date: Tue, Mar 3, 2020 at 10:04 AM

Subject: Gettysvue Zoning

To: <Tom.brechko@knoxplanning.org>

I am totally against this development. If Ron wants to develop the zoning approved in 2003 (not the one in 1995), I'm ok with it. Some are saying this was part of the 1995 zoning which is not true. Thank you.

Jim McCracken

1109 Spy Glass Way

37922

8658501187

Sent from my T-Mobile 4G LTE Device

--

Thomas Brechko, AICP

Principal Planner

865-215-3794



3/5/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Gettysvue Zoning

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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: File Number 3-F-20-UR
Gettysvue Clubhouse Villas**

2 messages

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:55 AM

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

From: **TERRELL BURKHART** <terrellm@comcast.net>
Date: Sat, Feb 29, 2020 at 3:55 PM
Subject: File Number 3-F-20-UR Gettysvue Clubhouse Villas
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

This email is to advise you that I am writing to express my strong opposition to the above referenced use on review application which proposes to develop a 60 unit condominium complex on property located at [913 Gettysvue Drive](#).

Having lived in Gettysvue since it's inception, I am concerned for multiple reasons but my primary concern is the radical change to the use compared to the surrounds of 1 and 2 story single-family homes. I live at [900 Gettysvue Drive](#) and will drive by each time I leave the neighborhood. Two, 4 story buildings will equate to approximately 142,500 square feet of living space plus 24,000 square feet of garage space and tower over the homes in the immediate area.

It is my understanding the Lot has been zoned (as well as the Recorded Subdivision Plat) since its original development as Planned Residential with a maximum density of 1-3 units per acre. My decision to build and live in the Gettysvue development was based on the County enforcing these densities.

While I am not opposed to further development on this parcel, I emphatically believe that any development should adhere to density regulations which have already been approved by the county.

I respectfully request that consideration be given to the aforementioned prior to any approvals by the Commission.

Sincerely,

Terrell M. Burkhart

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Wed, Mar 4, 2020 at 3:54 PM

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

From: **TERRELL BURKHART** <terrellm@comcast.net>
Date: Tue, Mar 3, 2020 at 9:45 AM
Subject: Re: File Number 3-F-20-UR Gettysvue Clubhouse Villas
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

Following my email, below, I have been made aware that the proponents of the project are soliciting support via emails to you. I think it is very important to note that the majority of senders of these emails in support of this project do not own homes or live in the Gettysvue community. This includes those that intent to profit including the developer, the realty team, and the club ownership. I respectfully request your consideration of this point.

Terrell Burkhart

On February 29, 2020 at 3:55 PM TERRELL BURKHART
<terrellm@comcast.net> wrote:

Dear Mr. Brechko,

This email is to advise you that I am writing to express my strong opposition to the above referenced use on review application which proposes to develop a 60 unit condominium complex on property located at [913 Gettysvue Drive](#).

Having lived in Gettysvue since it's inception, I am concerned for multiple reasons but my primary concern is the radical change to the use compared to the surrounds of 1 and 2 story single-family homes. I live at [900 Gettysvue Drive](#) and will drive by each time I leave the neighborhood. Two, 4 story buildings will equate to approximately 142,500 square feet of living space plus 24,000 square feet of garage space and tower over the homes in the immediate area.

It is my understanding the Lot has been zoned (as well as the Recorded Subdivision Plat) since its original development as Planned Residential with a maximum density of 1-3 units per acre. My decision to build and live in the Gettysvue development was based on the County enforcing these densities.

While I am not opposed to further development on this parcel, I emphatically believe that any development should adhere to density regulations which have already been approved by the county.

I respectfully request that consideration be given to the aforementioned prior to any approvals by the Commission.

Sincerely,

Terrell M. Burkhart

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

[Quoted text hidden]

**STATEMENT OF OPPOSITION FROM CONCERNED HOMEOWNERS
OF GETTYSVUE COMMUNITY**

February 28, 2020

Knoxville-Knox County Metropolitan Planning Commission
Attn: Thomas Brechko, AICP
Knoxville City-County Bldg.
400 W. Main St. #403
Knoxville, Tennessee 37902

VIA HAND-DELIVERY

Re: File Number 3-F-20-UR (Clubhouse Villas)
Notice of Opposition and Request for Postponement of Use on Review Hearing

Dear Mr. Brechko:

The Gettysvue community homeowners signing here below are writing to express their strong opposition to the above-referenced use on review application filed by Ronald A. Watkins (the "Applicant"), which proposes to develop a 60 unit condominium complex with 2 separate 3 story condominium buildings and partially exposed underground parking on the property located at 913 Gettysvue Drive (the "Lot"). The Lot is located in the middle of the Gettysvue Community and is surrounded exclusively by well-established 1 and 2 story single-family homes. The surrounding homeowners are all extremely concerned that their homes will be dwarfed by multiple 5 story high-rise buildings when the condominium and exposed parking are viewed. The surrounding homeowners, many of which have lived in the Gettysvue community for decades, are strongly opposed to this proposed development and are extremely concerned about this radical change to the use of the subject Lot and the adverse impact on their property values. Additionally, given the potential environmental impacts from the excavation and destabilization of such a large swath of property, homeowners need to be assured that adequate environmental studies have been conducted in accordance with local, state and federal regulations.

This letter is to advise you that the homeowners in Gettysvue strongly oppose this application, and to request that you postpone consideration of this application for at least 30 days to allow the homeowners in Gettysvue to connect with other neighbors that have expressed similar opposition to the Applicant's plan, gather additional information, and coordinate a meeting with the Applicant to directly discuss the project parameters.

Keep in mind that the Lot has been Zoned since its original development as Planned Residential with a maximum density of 1-3 units per acre. The Recorded Subdivision Plat for the Lot also expressly designated the Lot as Planned Residential with the same density restriction. Moreover, the Lot has been designated on the Sector Plan as Open Space. All of the surrounding

homeowners bought their homes with the clear expectation that the Lot would be used as designated by the County through its Zoning and Sector Plan designations and on the Plat.

None of these homeowners could ever have imagined that multiple 5 story high-rise condominium buildings might be built right next to and towering over their single-family homes. These homeowners had a reasonable expectation that the integrity of the neighborhood and the value of their properties would be protected by the Zoning designation, the Sector Plan designation, and the Plat for the Lot. The Planning Commission is intended to protect homeowners in circumstances where development seeks to radically alter the use of the Lot from the protections afforded by the County through prior Zoning and Sector Plan designations and the Plat itself. This proposed development would render the prior protections afforded by the County useless.

The proposed density of this condominium development is 16.85 dwelling units per acre which is over 5 times the current maximum Zoning density calling into question the adequacy of existing support infrastructure such as roads and sewer. This proposed development is not only totally out of scale and character with the surrounding neighborhood, but it will create undue traffic along what was a quiet neighborhood street and will have unknown impact on utilities and other neighborhood infrastructure. While the Gettysvue homeowners do not object to development of this Lot, they strongly believe that the development must be done in a manner that is consistent with the existing density and character of the well-established single-family homes.

It is noteworthy that the same Applicant requested and received approval from the Planning Commission to build 19 units on this Lot back in 2003. The density approved by the Planning Commission at that time was 4.87 dwelling units per acre and the Planning Commission specifically noted that the proposed use "was consistent with other multi-family development located within Gettysvue." The new condominium proposal from the Applicant contains a density that is over 3 times greater than what the Planning Commission determined to be "consistent" with the Gettysvue community. Certainly, the Planning Commission should heed its own findings from 2003 regarding a reasonable density when now considering this new development proposal.

Finally, as of the time of this correspondence, the Planning Commission staff recommendations relative to the proposed use on review have yet to be released. The Gettysvue homeowners would like a reasonable opportunity to review the Planning Commission staff recommendations and consult with Planning Commission staff for clarification as appropriate.

For the foregoing reasons, we respectfully request a 30-day postponement of consideration of this application so that the homeowners in Gettysvue can gather additional information and coordinate a meeting with the Applicant to discuss the project parameters.

Printed Name(s)

Address

Signature(s)

Alice Clayton

1022 Spy Glass Way

Alice Clayton

Bruce Hawkins

1025 Spy Glass Way

Bruce Hawkins

Ray Robinson

1033 " "

Ray Robinson

Tamma Rader

1034 Spy Glass

Tamma Rader

Russ Baker

1038 SPY GLASS

Russ Baker

Frank Douglas

1039 SPY GLASS

Frank Douglas

KIMBER ERICKSEN 1101 SPY GLASS WAY

Pam Higley

1101 spy Glass Way

Pam Higley

Paul Malone

1103 Spy Glass Way

Bobbi L. Malone

Bob O'Neil

1105 spy Glass Way

Bob O'Neil

JACK BEVINS

1107 SPY GLASS WAY

Jack Bevins

MARCIA McCRACKEN

1109 SPY GLASS WAY

Marcia McCracken

Glenda Bobo

1114 Spy Glass Way

Glenda Bobo

Lucy Gregory

9237 Honors Way

Lucy Gregory

MARK BAKER

9227 Honors Way

Mark Baker

Tracey Hughes

9227 Honors Way

Tracey A. Hughes

Printed Name(s)

Address

Signature(s)

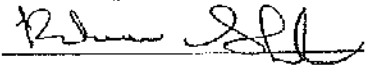
Charles Shanker

916 Signature Ln



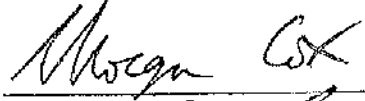
Rebecca Shanker

916 Signature Ln



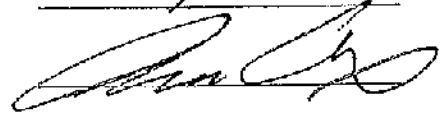
Morgan Cox

922 signature LN



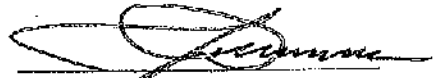
Anna Cox

922 Signature Ln



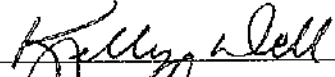
JEFFREY DELL

917 Signature LN



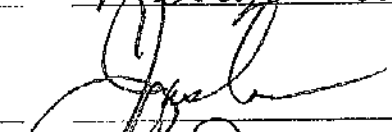
Kelly DELL

917 Signature LN



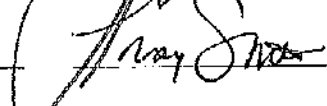
Josh Smith

908 Gettysvue



Tracy Smith

908 Gettysvue



Mendrick Quinon

5209 Bentvue Ln



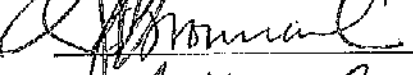
S. Marie Quinon

"



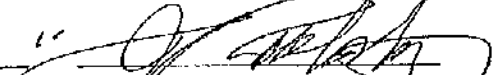
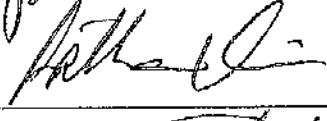
Jeffrey Broussard 1024 Gettysvue Dr

Jennifer Broussard "



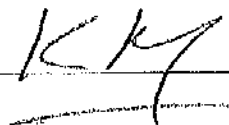
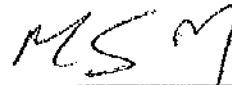
LATIA P. CHARI 1012 Gettysvue

JOHN ROOKSTER, M.D 1006^{dr.} " "



MADHU S. MADHUKAR 9115 Linksward Dr.

KANCHAN MADHUKAR "



Printed Name(s)

Address

Signature(s)

Laurie Brandon

712 Gettysvue Dr. Knoxville TN 37922

L Brandon

Peter Brandon

712 Gettysvue Dr

Peter

Ann Skadberg

742 Gettysvue Dr.

Ann Skadberg

Dean Skadberg

"

Dean Skadberg

Brian Conroy

750 Gettysvue Dr.

Brian

Kimberly Conroy

750 Gettysvue Dr.

Kimberly

Ken Freeman

839 Gettysvue Dr

Ken

Priscilla Freeman 839 Gettysvue Dr

Priscilla Freeman

Melissa Stevens

847 Gettysvue Dr.

Melissa Stevens

Robert H. Woods

859 Gettysvue Dr

Robert Woods

James Bronson

854 Gettysvue

James Bronson

Lee Smith

9323 Hidden Green Ln

Lee

Alisha Smith

9323 Hidden Green Ln.

Alisha Smith

Trish Waschal

9318 Hidden Green Ln

Trish Waschal

[Signature]

9318 Hidden Green Ln

Trish Waschal

922 Gettysvue Dr. Allison Oran

Printed Name(s)

Address

Signature(s)

Tony Oran 922 Gettysville Dr. [Signature]
Thilina Ganarathne 907 Gettysville Dr. [Signature]

GAYATHRI BALJEPALLY 718 Gettysville Dr. [Signature]

RAJ BALJEPALLY 718 Gettysville Dr. [Signature]

Jeff Slack 9412 Polo Club Ln [Signature]

Jenna Johnson 9415 Polo Club Lane [Signature]

Caroline Wright 9415 Polo Club Lane

[Signature]

Dana Johnson 9415 Polo Club Ln

[Signature]

Tim Tibbals 9429 Polo Club Ln

[Signature]

Dawn Tibbals 9429 Polo Club Ln.

[Signature]

Doug Smith 9421 Polo Club Ln

[Signature]

Sharon Smith 9421 Polo Club Ln.

[Signature]

Roger B. Tipton 942 Gettysville Dr.

[Signature]

Kathy F. Tipton 942 Gettysville Dr.

[Signature]

FULVIA PILAT 950 GETTYSVILLE DR.

[Signature]

RICHARD DAPAAH 950 GETTYSVILLE DR.

[Signature]

<u>Printed Name(s)</u>	<u>Address</u>	<u>Signature(s)</u>
<u>Rhonda Abadier</u>	<u>9311 Hidden Green Ln.</u>	<u>Rhonda Abadier</u>
<u>John Abadier</u>	<u>9311 Hidden Green Ln</u>	<u>J. Abadier</u>
<u>William Schmitt</u>	<u>9306 Hidden Green Ln</u>	<u>William Schmitt</u>
<u>Vicki + Matt Eyre</u>	<u>801 Gettysvue Drive</u>	<u>Vicki</u>
<u>Tim Trapuzzano</u>	<u>855 Gettysvue Dr.</u>	<u>Tim Trapuzzano</u>
<u>Bimalee Salpikakis</u>	<u>907 Gettysvue Dr.</u>	<u>Bimalee Salpikakis</u>
<u>Shaei Huang</u>	<u>916 Gettysvue Dr.</u>	<u>Shaei Huang</u>
<u>Jongming Li</u>	<u>916 Gettysvue Dr.</u>	<u>Jongming Li</u>
<u>Terrill Burkhardt</u>	<u>900 Gettysvue Dr.</u>	<u>Terrill Burkhardt</u>
<u>Cassidy Burkhardt</u>	<u>900 Gettysvue Dr.</u>	<u>Cassidy Burkhardt</u>
<u>Kevin Stevens</u>	<u>847 Gettysvue Drive</u>	<u>Kevin Stevens</u>
<u>Collin Trapuzzano</u>	<u>855 Gettysvue Ave</u>	<u>Collin Trapuzzano</u>
<u>Rebecca Napreywa</u>	<u>1009 shadow brook Dr.</u>	<u>Rebecca Napreywa</u>
<u>Connie Schmidt</u>	<u>9006 Linksvue Dr.</u>	<u>Connie Schmidt</u>
<u>Steve Schmidt</u>	<u>9006 Linksvue Dr.</u>	<u>Steve Schmidt</u>
<u>April Comerford</u>	<u>9007 Linksvue DR</u>	<u>April Comerford</u>

Printed Name(s)

Address

Signature(s)

Sandy Payton

9225 Honors Way

Sandy Payton

Robert Albiston

9218 Honors Way

Robert Albiston

Lucinda Albiston

9218 Honors Way

Lucinda Albiston

Richard Bygones

9219 Putters Way

Richard Bygones

Laura McNeil

9221 Putters Way

Laura McNeil

Don Dempsey

9205 Putters Way

Don Dempsey

MIKE ACKROYD

9205 PUTTERS WAY

Mike Ackroyd

Duane Counts

9201 Putters Way

Duane Counts

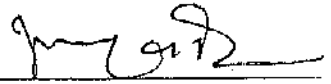
Printed Name(s)

Address

Signature(s)

JAGANNATH Red

8922 LEGENDS LAKE LN



JAYALAXMI

8922 LEGENDS LAKE LN

Jayalaxmi

Shader Sakala

9116 LINKSVUE DR



Melanie Sakala

9116 LINKSVUE DR



Printed Name(s)

Address

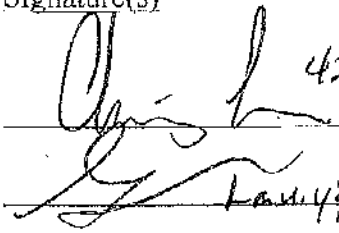
Signature(s)

Ching Lau

Raymond Yip

1252 Gettysville Hwy

1252 Gettysville Hwy



423-251-5877

~~Raymond Yip~~
Raymond Yip 11715@gmail.com

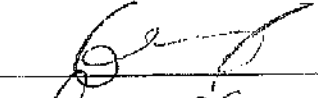
Printed Name(s)

Address

Signature(s)

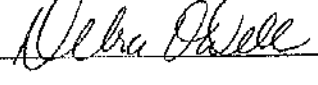
Clarissa Geyer

9336 Hidden Green Lane



Debra O'Dell

815 Follysue Dr.




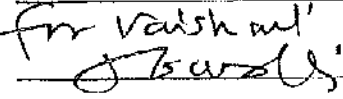
Printed Name(s)

Address

Signature(s)

VITENDRA GANDHI
VAISHALI DOSHI

1050 Golf View Lane
"


For Vaishali Doshi




Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Clubhouse Villas Great

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:27 AM

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

From: **Thomas Stokes** <tommystokesdesign@comcast.net>
Date: Tue, Mar 3, 2020 at 9:17 AM
Subject: Gettysvue Clubhouse Villas Great
To: <Tom.brechko@knoxplanning.org>

We approve of the Villas and think the project would be great. Ron Watkins has an outstanding record of building high quality facilities and we trust in the outcome.

Sent from my iPhone

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Condo Project in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:26 AM

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

From: **Randy Jenkins** <randyj@partnersinfo.com>
Date: Tue, Mar 3, 2020 at 8:53 AM
Subject: Condo Project in Gettysvue
To: Tom.brechko@knoxplanning.org <Tom.brechko@knoxplanning.org>

Mr. Brechko,

I am a resident of Gettysvue. I live at [8921 Legends Lake Lane](#).

I wanted to voice my support for the condo project.

Please do not hesitate to reach out if I can provide any further information.

Thank you,

Randy Jenkins

Please note our new address below. Click [HERE](#) to learn more.

Randy D. Jenkins • Chief Financial Officer

Direct: 865-246-0013 | **Mobile:** 865-207-4857

randyj@partnersinfo.com | www.partnersinfo.com



PLEASE NOTE NEW ADDRESS: 520 West Summit Hill Drive, Suite 603 • Knoxville, Tennessee 37902



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--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Clubhouse Villas at Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:25 AM

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

From: **Bob Mohny** <bmohny@saddlebrookproperties.com>
Date: Tue, Mar 3, 2020 at 8:52 AM
Subject: Clubhouse Villas at Gettysvue
To: <tom.brechko@knoxplanning.org>

Tom,

I strongly support the proposed 60 unit condominium development in Gettysvue. I was one of the original home builders in Gettysvue and developed the first condominium project, Magnolia Villas located on the north side of the clubhouse. This project was very successful and sold out quickly! The proposed Clubhouse Villas project is needed and will be a vital part of the community and Club!

Please do not delay approving this project! This phase was part of the original Gettysvue plan!

Do not hesitate to contact me if you have any questions.

Thank you for your consideration.

--

Bob Mohny, President
Saddlebrook Properties, LLC
PO Box 23190
Knoxville TN 37933
865-690-3200

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Opposition 60 units, 5 story Condos at 913 Gettysvue Dr.

1 message

Tom Brechko <tom.brechko@knoxplanning.org> Tue, Mar 3, 2020 at 9:23 AM
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

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

From: **Samantha Warchol** <rileyswebb@yahoo.com>
Date: Tue, Mar 3, 2020 at 8:49 AM
Subject: Opposition 60 units, 5 story Condos at [913 Gettysvue Dr.](#)
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a resident in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at 913 Gettysvue Drive. I think this is a horrible proposal that will both cheapen and overcrowd the neighborhood. Even if there technically is the space to build such a complex (which I don't believe there is), to do so would substantially overcrowd the area at best (assuming all the units are filled) or at worst create a monstrosity that interferes with the aesthetic of our neighborhood and that is barely filled with residents (and essentially was a waste of time and money that cheapens our neighborhood). Building this complex will only drive current homeowners away and property values down.

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on our property values, the aesthetic appearance of our community, and the liveability of our neighborhood.

Respectfully yours,
Samantha Warchol

Sent from my iPhone

--
Thomas Brechko, AICP
Principal Planner

865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Request For Delay of Public Hearing

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:23 AM

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

From: **Tim Trapuzzano** <timtrap@omegatechserv.com>
Date: Tue, Mar 3, 2020 at 7:29 AM
Subject: Request For Delay of Public Hearing
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

I am a homeowner in the Gettysvue community and I'm writing to express my strong opposition to the construction of a 60 unit, 5 story condominium complex to be located on Gettysvue Drive. I had an opportunity to meet with the developer and review his renditions and detailed plans, and while he appears to be a very credible developer, my initial belief is that the density of the condominium structures drives the buildings to a height that just doesn't fit the aesthetics of the Gettysvue neighborhood. I have serious concerns that the structures as planned will have a negative impact on my property value and the current aesthetic appearance on our community.

I may be supportive of a plan that reduces density and building height if I have additional time to review the planned project with the developer. I'm requesting a 30 day postponement of the March 12, 2020 scheduled MPC meeting.

Respectfully,

Timothy J. Trapuzzano

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:22 AM

----- Forwarded message -----
From: **Nancy Land** <nancy@jupiterent.com>
Date: Tue, Mar 3, 2020 at 7:26 AM
Subject: Gettysvue
To: <Tom.brechko@knoxplanning.org>

Tom,
Just wanted to say that we support the proposed 60 unit condominium development at Gettysvue. We have lived in two different homes in this neighborhood for over 15 years.
Thank you,
Nancy Land
[8964 Linksvue Dr.](#)

Sent from my iPhone

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



3/3/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Gettysvue

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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 60 condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:21 AM

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

From: **Bee Rochester** <annie37923@yahoo.com>
Date: Mon, Mar 2, 2020 at 9:43 PM
Subject: 60 condos
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Mr. Brechko.

I want to express my feelings about the planned condos on Gettysvue Drive. Just the thought of all of that traffic is upsetting to me. Figuring, 2 cars for each condo would add 120 cars daily. Children and adults alike would be at risk. Many people in this area walk. Think about it, there are walkers and dogs on the road all day, it would be a dangerous situation even an impossible situation for walkers. The cars are not the only problem. Why take such a lovely neighborhood and turn it into an overbuilt eye sore? This needs to be rethought or better still scarped and start over I think that a 2 level condo as is being built below would be acceptable.

Ann S Rochester

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue constuction

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:18 AM

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

From: **Kim, Edward D** <EKim@utmck.edu>
Date: Mon, Mar 2, 2020 at 9:23 PM
Subject: Gettysvue constuction
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>
Cc: Baljepally, Raj <RBaljepa@utmck.edu>, MSO_Geyer, Clarissa S. MD <geyer_c@hotmail.com>

Dear Mr. Brechko,

As a houseowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#). I live 2 houses downhill from the proposed construction.

The troublesome aspects of the process by both the Gettysvue homeowner's association/board and the Builder have been

-lack of transparency

-failure to query/notify the homeowners of the association about the proposed construction

Major 5-story construction in a community of single family home residences will significantly alter the footprint of the neighborhood.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns that these structures will impact on everyone's quality of life, property value and aesthetic appearance of our community.

Respectfully yours,

Edward Kim MD

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Proposed Condo Development in the Gettysvue Community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:17 AM

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

From: gayathribaljepally@yahoo.com <gayathribaljepally@yahoo.com>
Date: Mon, Mar 2, 2020 at 9:03 PM
Subject: Re: Proposed Condo Development in the Gettysvue Community
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

I am a homeowner in the Gey svue Community and I am writing to express my strong opposition to the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I have lived in the Gey svue Subdivision for close to 12 years and I was never informed about 19 unit condo development, much less expanding it to 60 units

Gey svue is a mature subdivision with single lane narrow roads and no walkways. Please imagine the congestion a 60 unit condo development will bring. Also, did the planning commission look into the impact such a development will have on the nearby AL Los Elementary school, especially now that we have a 600 unit apartment complex coming up less than 2 miles away?

Because of these and many other concerns such as the impact these proposed structures will have on the property values as well as the aesthetic appearance on our community, I, like many others in the Gey svue subdivision are vehemently opposed to this proposed 60 unit condo development.

I am respectfully requesting a postponement for 30 days from the scheduled meeting of March 12, 2020.

Respectfully yours,

Sincerely,

Gayathri Baljepally, MD, FACC
718 Gettysvue Dr.
Knoxville, TN 37922

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Request for Postponement

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:17 AM

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

From: **Christopher Murphy** <camurphy71@gmail.com>
Date: Mon, Mar 2, 2020 at 8:44 PM
Subject: Request for Postponement
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Dr.](#)

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns about the structure's impact on my property value and the aesthetic appearance on our community.

Respectfully yours,
Chris Murphy

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue constructon

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:15 AM

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

From: **Reggie** <magadoorc@yahoo.com>
Date: Mon, Mar 2, 2020 at 7:54 PM
Subject: Gettysvue constructon
To: <Tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at 913 GettyDrive.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,
Dr. Reggie Raman

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



3/3/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Gettysvue constructon

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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Proposed Gettysvue Condo complex

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:15 AM

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

From: **Emily Murphy** <emily15murphy@gmail.com>
Date: Mon, Mar 2, 2020 at 7:49 PM
Subject: Proposed Gettysvue Condo complex
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Dr.](#)

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns about the structure's impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Emily Murphy

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 913 Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:14 AM

----- Forwarded message -----
From: <melaniesakalla@gmail.com>
Date: Mon, Mar 2, 2020 at 7:35 PM
Subject: 913 Gettysvue
To: <tom.brechko@knoxplanning.org>

Dear sir,

I'm a homeowner in Gettysvue at [9116 Linksvue DR](#). I was stunned to find out that a five story 60 unit complex is being proposed for [913 Gettysvue](#). I strongly oppose this.

We neighbors weren't adequately notified in the first place.

This development will lower our property values, detract from the integrity of architecture and appearance and cause a traffic headache.

I request a postponement for 30 days from the scheduled meeting on 3/12 so that we may look at options and hope that you will not agree to this complex.

Truly,
Melanie Sakalla

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue amendment proposal

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:14 AM

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

From: **Geyer, Clarissa S** <Cgeyer@utmck.edu>
Date: Mon, Mar 2, 2020 at 7:15 PM
Subject: Gettysvue amendment proposal
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

Many people may not be willing to invest in a subdivision such as Gettysvue. Others, might not care about living in condominiums or subdivisions with houses build close together. This is not the case for most Gettysvue house owners, neither were we ever informed about 19 units, much less expanding it to 60 units. I therefore, along with many others, strongly oppose the approval of ammendments/rezoning that will change the expected current standards of Gettysvue.

The purpose of investing in a mature subdivision such as Gettysvue, is that there is a predicatble "feel" to it, as most houses have already been built. In addition, the rules of Gettysvue add to the predictability. The amendment adds unpredictability and threatens the rights of the Gettysvue community, to the financial benefit of few. This should not be acceptable to anyone. It is hard to imagine that someone would feel comfortable in a position to propose this change.

Also, manipulating the existing expectations and rules, in order to create a new subdivision within the existing one must not be acceptable.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns that these structures will impact on everyone's quality of life, property value and aesthetic appearance of our community.

Respectfully yours,

Clarissa Geyer, MD

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--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condo Development

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 8:54 AM

----- Forwarded message -----
From: (null) **shjohnson** <shjohnson@frontiernet.net>
Date: Mon, Mar 2, 2020 at 1:48 PM
Subject: Gettysvue Condo Development
To: <tom.brechko@knoxplanning.org>

Tom,
I support the proposed 60-unit condominium development in Gettysvue.
Thanks,
Stephanie Johnson

Sent from my iPhone

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:10 AM

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

From: **Perry Taylor** <taylorperry59@gmail.com>
Date: Mon, Mar 2, 2020 at 7:14 PM
Subject: Gettysvue
To: <Tom.brechko@knoxplanning.org>

Mr. Thomas brechko

Dear Mr. Brechko

As a homeowner in Gettysvue I strongly oppose the 60 units 5 story condo at [913 Gettysvue drive](#). I am requesting 30 day postponement of the meeting March 12 2020 This will impact my property value and Appearance of the community.

Thank you
Perry Taylor

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Construction of a 60 unit, 5 story condominium at 913 Gettysvue Drive.

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:10 AM

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

From: **Clarissa Geyer** <geyer_c@hotmail.com>
Date: Mon, Mar 2, 2020 at 7:11 PM
Subject: Construction of a 60 unit, 5 story condominium at [913 Gettysvue Drive](#).
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a houseowner in the Gey svue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

Many people may not be willing to invest in a subdivision such as Gey svue. Others, might not care about living in condominiums or subdivisions with houses build close together. This is not the case for most Gey svue house owners, neither were we ever informed about 19 units, much less expanding it to 60 units. I therefore, along with many others, strongly oppose the approval of ammendments/rezoning that will change the expected current standards of Gey svue.

The purpose of invesng in a maàture subdivision such as Gey svue, is that there is a predicatble "feel" to it, as most houses have already been built. In addion, thea rules of Gey svue add to the predictability. The amendment adds unpredictability and threatens the rights of the Gey svue community, to the financial benefit of few. This should not be acceptable to anyone. It is hard to imagine that someone would feel comfortable in a position to propose this change.

Also, manipulang the eaxisng eàxpectations and rules, in order to create a new subdivision within the existing one must not be acceptable.

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns that these structures will impact on everyone's quality of life, property value and aesthetic appearance of our community.

Respectfully yours,

Clarissa Geyer, MD

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Subdivision

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:09 AM

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

From: **Debra Odell** <debbo865@gmail.com>
Date: Mon, Mar 2, 2020 at 4:44 PM
Subject: Gettysvue Subdivision
To: <tom.brechko@knoxplanning.org>

Mr. Thomas Brechko,

Dear Mr. Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#). (File number 3-F-20-UR clubhouse villas).

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,
Debra ODell

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Meeting Postponement

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:08 AM

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

From: <brandowtn@aol.com>

Date: Mon, Mar 2, 2020 at 4:40 PM

Subject: Gettysvue Meeting Postponement

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue Community I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns regarding the impact that these structures will have on my property value, traffic and on the aesthetics of our community.

Sincerely,
Peter B. Brandow

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Meeting Postponement

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:08 AM

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

From: **Laurie Brandow** <lauriebrandow@collegiateblueprint.com>
Date: Mon, Mar 2, 2020 at 4:39 PM
Subject: Gettysvue Meeting Postponement
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As a homeowner in the Gettysvue Community I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns regarding the impact that these structures will have on my property value, traffic and on the aesthetics of our community.

Thank you,

Laurie Brandow



9724 Kingston Pike
Suite 108
Knoxville, TN 37922
(865) 660-6755

www.collegiateblueprint.com

--

Thomas Brechko, AICP
Principal Planner

865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Opposing Condo building in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:04 AM

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

From: **sarma chilukuri** <sarma_chilukuri@hotmail.com>
Date: Mon, Mar 2, 2020 at 3:39 PM
Subject: Opposing Condo building in Gettysvue
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex at the site of [913 Gettysvue drive](#).

I'm requesting to postpone for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance of our community.

Respectfully.

chilukuri family

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue 60 Unit Condo Project

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:03 AM

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

From: **Jim Proffitt** <jimproffitt@live.com>
Date: Mon, Mar 2, 2020 at 3:36 PM
Subject: Gettysvue 60 Unit Condo Project
To: Tom.brechko@knoxplanning.org <Tom.brechko@knoxplanning.org>

I have been a resident in Gettysvue almost since its conception and from the beginning Mr Ron Watkins has envisioned these 2/3 story units where currently proposes. I have no objections to Mr Watkins completing the development by building these units as he has planned for a long time. With these 60 units finished the development will be completed as conceived and disclosed in early diagrams. Good luck to Mr Watkins and the sooner the units are sold the better, in my opinion.

Jim Proffitt
[1029 Spy Glass Way](#)
Knoxville, TN 37922

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Condominiums

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:03 AM

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

From: **Susan Williams** <susan@srw-associates.com>
Date: Mon, Mar 2, 2020 at 2:59 PM
Subject: Gettysvue Condominiums
To: <tom.brechko@knoxplanning.org>

Tom,

I understand you have on your March 12 agenda, discussion of a condominium complex in Gettysvue. As a Gettysvue resident, I am writing to say that I have spoken with Ron Watkins about his proposed development and in my opinion, it is an asset to our community. I believe there is a need for these type condominiums in Gettysvue and from my look at the architectural renderings, it is also quite beautiful and fits in well with the Clubhouse design. While there is some neighborhood concern at the present, I believe once they see the renderings and understand what Ron is proposing for the concept, I believe it will be accepted by most of the community. Thank you for your consideration on this matter and I am happy to answer any questions you may have.

Susan Richardson Williams
SRW & Associates
9000 Legends Lake Lane
Knoxville, TN 37922
susan@srw-associates.com
c 865.805.6270

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Getty Condos

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:01 AM

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

From: **Ed Rodriguez** <erod22@comcast.net>
Date: Mon, Mar 2, 2020 at 2:19 PM
Subject: Getty Condos
To: <tom.brechko@knoxplanning.org>

Hello Tom, my name is Ed Rodriguez and I would like to say that I support the 60 unit clubhouse villas that Mr. Ron Watkins is looking to develop in Gettysvue. Ron has always created fantastic quality project developments in the past and I'm sure he will not disappoint with these proposed villas as well.

Best,
Edwin Rodriguez
Cornerstone Custom Homes, LLC
cornerstonehomesllc.net

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



3/3/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Getty Condos

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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue condo project: high level of concern and postponement of hearing

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 9:01 AM

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

From: **Chelse Summers** <summers.chelse@yahoo.com>
Date: Mon, Mar 2, 2020 at 2:02 PM
Subject: Gettysvue condo project: high level of concern and postponement of hearing
To: Tom Brechko <tom.brechko@knoxplanning.org>

Mr. Brechko,

I hope this message finds you well.

As a homeowner in Gettysvue, I am reaching out to you with extreme concern and opposition to the proposed 60 unit condominium project . It will effect me three-fold in that I own two homes in Gettysvue and a vacant lot in the subdivision as well. In fact, my home located at 923 Signature Lane will be directly impacted by this development (to be located at [913 Gettysvue drive](#)) in an extremely negative way. My backyard view will be looking into the large garage and foundation of the multi- story condo complex. It's going to directly effect the level of privacy we have in the Enclave cul de sac as well as drainage/run off concerns (since the proposed main drainage site will run directly beside my home. My concern is that the proposed structures will negatively effect property and home values in the neighborhood as well as be aesthetically unattractive to our beautiful community.

I would ask that you consider postponing the public hearing for 30 days from the scheduled hearing of March 12, 2020.

I certainly appreciate your consideration in this critically important matter.

Respectfully,

Chelse Shanks Summers
865-405-5059
Summers.chelse@yahoo.com

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Voicing concerns and Request for postponement of the 3-F-20-UR and 3-A-20-SP public hearing

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 8:53 AM

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

From: **Bimalee Salpitikorala** <bimalees@gmail.com>
Date: Mon, Mar 2, 2020 at 1:26 PM
Subject: Voicing concerns and Request for postponement of the 3-F-20-UR and 3-A-20-SP public hearing
To: <tom.brechko@knoxplanning.org>

Dear Mr.Brechko,
As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

We bought a house next to this planned development in August 2019 without any knowledge of this planned development. Now we are very worried about the many effects this development would have on our house. We wouldn't even have considered buying this house if the neighboring lot was zoned multi-dwelling. At the time, it was zoned PR with 1-3 du/ac, which didn't cause concerns to us.

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Best Regards,
Bimalee Salpitikorala
[907 Gettysvue Dr, Knoxville, TN 37922](#).

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: File Number 3-F-20-UR
Gettysvue Clubhouse Villas**

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org
Cc: Alan Grissom <agrissom@cannon-cannon.com>

Tue, Mar 3, 2020 at 8:51 AM

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

From: <cburkhart@worthnewyork.com>
Date: Mon, Mar 2, 2020 at 11:08 AM
Subject: File Number 3-F-20-UR Gettysvue Clubhouse Villas
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

This email is to advise you and the MPC that I am writing to express my strong opposition to the above referenced use on review application which proposes to develop a 60 unit condominium complex on property located at [913 Gettysvue Drive, 379222](#).

While I am not opposed to properly developing the referenced property, I do have major concerns with the "form and fit" of the proposed two, 5 story buildings with 60 condos. This particular area of Gettysvue, is composed of single family 1 to 2 story single family dwellings located on Gettysvue Drive and Signature Lane, both streets directly visible to the proposed project. I'm concerned that the large buildings will look out of place and tower over our home and jeopardize our privacy. We will be looking directly at the buildings. Our home is our primary investment and we have great concerns, which have been substantiated by realtors, that our property values would decrease. I am already aware of one prospective buyer for a high end home, located on Signature Lane, that has expressed concerns relative to moving forward with purchase directly because of the project.

In addition to radical change to the proposed use, I am very concerned about the proposed densities of more than 16 units per acre. The Lot is currently zoned and recorded on the subdivision plat as Planned Residential with a maximum density of 1-3 units per acre. This is six times more than the current zoning which was approved by the county at the time of Gettysvue's initial development. And, nothing has changed!

I'm also concerned about the increased traffic and traffic such a large development would cause.

We were also lead to believe that the Gettysvue Homeowners Association had formally voted to support the new development but we recently learned that **no vote** was taken.

I appreciate your consideration.

Carolyn Burkhardt

Carolyn Burkhardt

900 Gettysvue Drive
Knoxville, Tennessee 37922
865.776.4810
cburkhardt@worthnewyork.com



Carolyn Burkhardt

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--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Re Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:59 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Jitendra Gandhi** <jitug7952@gmail.com>

Date: Sun, Mar 1, 2020 at 5:40 PM

Subject: Re Gettysvue

To: <tom.brechko@knoxplanning.org>

Sir

My wife and I are homeowners in the Gey svue Community and I am writing to express my sincere and strong opposition to the construction of a 60 unit, 5 story condominium complex to be located at 913 Gettysvue Drive.

We are respectfully requesting a postponement for 30 days from the scheduled meeng of March 12, 2020. We have a high priced home and are seriously concerned it would significantly decrease its value as well as cause substantial traffic and disruption to this prisnea neighborhood

Sincerely,

Jitu Gandhi and Vaishali Doshi.

1000 Golf View lane

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Request for a Postponement of the Public Hearing for 30 days

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:59 AM

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

From: **Madhukar, Madhu S** <mmadhuka@utk.edu>
Date: Sun, Mar 1, 2020 at 5:03 PM
Subject: Request for a Postponement of the Public Hearing for 30 days
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As homeowners in the Ge. ysvue community, we strongly oppose the construc. on of a 60-unit, 5 story condominium complex to be located at [913 Gettysvue D. ve.](#)

We are requesting a postponement for 30 days from the scheduled meeting of March 2, 2020. We have serious concerns of these structures impact on our property value and the aesthetic appearance on our community.

Respectfully yours

Madhu S. Madhukar and Kanchan Madhukar

[9115 Linksvue Drive](#)

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:58 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: <skadberga@bellsouth.net>

Date: Sun, Mar 1, 2020 at 2:46 PM

Subject: Gettysvue community

To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

As homeowners in the Gettysvue community, we strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

We are requesting a postponement for 30 days from the March 12, 2020 scheduled meeting. We have very serious concerns about these structures' impact on our property value and on the aesthetic appearance of our community.

Thank you for your thoughtful consideration.

Respectfully yours,

Dean and Ann Skadberg

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Condominiums at 913 Gettysvue Drive

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:58 AM

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

From: **Robert Jones** <rjones4466@att.net>
Date: Sun, Mar 1, 2020 at 10:46 AM
Subject: Condominiums at [913 Gettysvue Drive](#)
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a home in the Gettysvue community, I strongly oppose the construction of the 60 unit, 5 story condominium complex to be located ay [913 Gettysvue Drive](#).

I'm requesting postponement for 30 days from the scheduled meeting March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,
Robert H. Jones
Janet K. Brobeck
[854 Gettysvue Drive](#)
865-470-7169

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Re: Planned condo development at 913 Gettysvue Dr

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:57 AM

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

From: **raj baljepally** <baljepal@hotmail.com>
Date: Sat, Feb 29, 2020 at 6:59 PM
Subject: Re: Re: Planned condo development at [913 Gettysvue Dr](#)
To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

I am a homeowner in the Gey svue Community and I am writing to express my strong opposition to the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I am respectfully requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns about the impact these proposed structures will have on the property values as well as the asthetic appearance on our community.

Sincerely,

Raj Baljepally
Resident at [718 Gettysvue Dr](#).
Knoxville, TN 37922

--
Thomas Brechko, AICP
Principal Planner

865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:56 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Jeff Broussard** <kajunintn@comcast.net>

Date: Sat, Feb 29, 2020 at 4:39 PM

Subject: Gettysvue

To: <tom.brechko@knoxplanning.org>

Dear Mr. Briscoe,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, five story condominium complex to be located at [913 Gettysvue Drive](#). This planned project is truly out of scope for this neighborhood, and has no business buried deep in a neighborhood filled with upscale homes. Our property values are every bit as important to us as they are to you, sir.

Therefore I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns about the structures impact on our community. We should certainly be granted enough time for a rebuttal of a proposal of this scope and concern.

Respectfully,
Jeff Broussard MD

865-556-9841

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:56 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Meredith Overholt** <mmoverholt@comcast.net>

Date: Sat, Feb 29, 2020 at 4:10 PM

Subject: Gettysvue

To: <tom.brechko@knoxplanning.org>

Sent from my iPhone
Meredith Overholt MD

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



IMG_2283.jpg
2358K

**PLEASE E-MAIL METROPOLITAN PLANNING
COMMISSION TO VOICE YOUR OPPOSITION AND
REQUEST FOR A POSTPONMENT OF THE PUBLIC
HEARING FOR 30 DAYS**

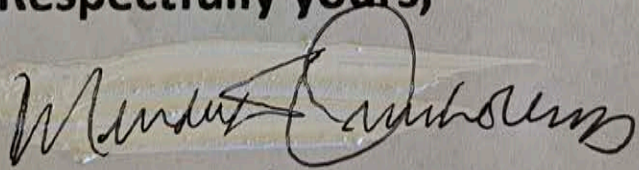
Mr. Thomas Brechko tom.brechko@knoxplanning.org

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at 913 Gettysvue Drive.

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,


Meredith Overholser



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: File Number 3-F-20-UR
Gettysvue Clubhouse Villas**

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:55 AM

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

From: **TERRELL BURKHART** <terrellm@comcast.net>
Date: Sat, Feb 29, 2020 at 3:55 PM
Subject: File Number 3-F-20-UR Gettysvue Clubhouse Villas
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

This email is to advise you that I am writing to express my strong opposition to the above referenced use on review application which proposes to develop a 60 unit condominium complex on property located at [913 Gettysvue Drive](#).

Having lived in Gettysvue since it's inception, I am concerned for multiple reasons but my primary concern is the radical change to the use compared to the surrounds of 1 and 2 story single-family homes. I live at [900 Gettysvue Drive](#) and will drive by each time I leave the neighborhood. Two, 4 story buildings will equate to approximately 142,500 square feet of living space plus 24,000 square feet of garage space and tower over the homes in the immediate area.

It is my understanding the Lot has been zoned (as well as the Recorded Subdivision Plat) since its original development as Planned Residential with a maximum density of 1-3 units per acre. My decision to build and live in the Gettysvue development was based on the County enforcing these densities.

While I am not opposed to further development on this parcel, I emphatically believe that any development should adhere to density regulations which have already been approved by the county.

I respectfully request that consideration be given to the aforementioned prior to any approvals by the Commission.

Sincerely,

Terrell M. Burkhart

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Proposed 60 Unit Complex in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:54 AM

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

From: **Dawn Tibbals** <tibbalsd@att.net>
Date: Sat, Feb 29, 2020 at 3:30 PM
Subject: Proposed 60 Unit Complex in Gettysvue
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60-unit, 5-story condominium complex to be located at [913 Gettysvue Drive](#), one block from our family's home.

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns about these structures' impact on my property value and the aesthetic appearance on our community. I feel a building project that deviates so vastly from the original zoning and density expectations should only be considered after careful analysis of whether it will fit within the existing parameters for the neighborhood and how it will impact existing homeowners, who have made considerable investments in this particular setting.

Thank you for your consideration,

Dawn Tibbals
Gettysvue Homeowner

Sent from my iPad

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Gettysvue Public Hearing

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:53 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Doug Smith** <dts7456@hotmail.com>

Date: Sat, Feb 29, 2020 at 2:20 PM

Subject: Gettysvue Public Hearing

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Tom

We are homeowners in the Gettysvue Subdivision, have lived here since 1997, almost 23 years. We strongly oppose the construction of 60 units of condos, including a 5 story complex, to be located at [913 Gettysvue Dr](#). We live within a few hundred yards of this planned development.

When we built our home here we were told the maximum number of units would be 19, which was the number approved in 2003 by the MPC. Constructing any more than 19 units will profoundly and negatively affect the traffic, infrastructure, peace and quiet, and environment in this community, as well as hurting the values of our homes.

We are requesting a postponement of 30 days from the scheduled meeting March 12th. Thank you.

Doug and Sharon Smith
9421 Polo Club Lane
Knoxville, TN. 37922

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 3-F-20-UR

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:53 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Morgan Cox** <mcox.oakland@gmail.com>

Date: Sat, Feb 29, 2020 at 12:10 PM

Subject: 3-F-20-UR

To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

I spoke with you yesterday regarding the 60 unit condo complex that is proposed in Gettysvue subdivision. Obviously for me and all other Gettysvue residents this is very concerning. After having an opportunity to look over the concept plan it does not seem like it will fit in to our subdivision and will negatively effect our property values. I believe that my home and my direct neighbors will be most directly effected by this as the north side foundation will be in my back yard. Because of the hill behind our property the units will tower above our culdesac. I do understand that this concept has been previously approved and paved the way for a re approval but I implore you that your staff recommendation be to disapprove. I am also requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I appreciate you taking the time to read this email and explain with patience everything thing that is involved in this proposal.

Respectfully,

Morgan Cox
922 signature Lane
Knoxville, TN 37922

Sent from my iPhone

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Voicing concerns and Request for postponement of the 3-F-20-UR and 3-A-20-SP public hearing

1 message

Tom Brechko <tom.brechko@knoxplanning.org>

Mon, Mar 2, 2020 at 9:53 AM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

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

From: **Thilina Gunarathne** <csethil@gmail.com>

Date: Sat, Feb 29, 2020 at 9:49 AM

Subject: Voicing concerns and Request for postponement of the 3-F-20-UR and 3-A-20-SP public hearing

To: <tom.brechko@knoxplanning.org>

Dear Mr.Brechko,

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

We bought the house right next to this planned development in August 2019 without any knowledge of this planned development. Now we are very worried about the many effects this development would have on our house, stability of ground as well as life style during the construction as well as afterwards. We wouldn't even have considered buying this house if the neighboring lot was zoned multi-dwelling. At the time, it was zoned PR with 1-3 du/ac, which didn't cause concerns to us.

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Best Regards,
Thilina Gunarathne
[907 Gettysvue Dr, Knoxville, TN 37922](#).

--
Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Condos plan in Gettysvue community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:52 AM

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

From: **jongming li** <jong99@yahoo.com>

Date: Fri, Feb 28, 2020 at 10:37 PM

Subject: Condos plan in Gettysvue community

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 units, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Jongming Li

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Condos plan in Gettysvue community

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:52 AM

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

From: **Shaei Huang** <shaei910809@yahoo.com>

Date: Fri, Feb 28, 2020 at 10:14 PM

Subject: Condos plan in Gettysvue community

To: tom.brechko@knoxplanning.org <tom.brechko@knoxplanning.org>

Dear Mr. Brechko:

As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 units, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I'm requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,

Shaei Huang

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Voicing opposition to condos in Gettysvue

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: commission@knoxplanning.org

Mon, Mar 2, 2020 at 9:51 AM

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

From: **Tina Warchol** <tinasvue@yahoo.com>
Date: Fri, Feb 28, 2020 at 5:46 PM
Subject: Voicing opposition to condos in Gettysvue
To: <tom.brechko@knoxplanning.org>

Sent from my iPhone

Mr. Brechko,
As a homeowner in the Gettysvue community, I strongly oppose the construction of a 60 unit, 5 story condominium complex to be located at [913 Gettysvue Drive](#).

I am requesting a postponement for 30 days from the scheduled meeting of March 12, 2020. I have serious concerns of these structures impact on my property value and the aesthetic appearance on our community.

Respectfully yours,
Tina Warchol

--

Thomas Brechko, AICP
Principal Planner
865-215-3794



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org