

The undersigned residents of Westminster Ridge Subdivision object to the redesignation of the property located at 1476 Lyons Bend Road from RN1, low (LDR), to RN3 medium density residential (MDR).

For many decades, the property always contained a single-family residence until the house was leveled in 2023. To our knowledge, all of the property from the intersection of Northshore Drive and Lyons Bend Road to Lake Loudon connecting to Lyons Bend Road and Houser Road (the peninsula) is occupied by only single-family residences. The only three exceptions are unique: (1) Westminster Presbyterian Church on the west side of the intersection of Lyons Bend and Northshore Drive; (2) The Peninsula Club, a private swim/tennis club operating mainly in the summer, which serves families primarily from this peninsula area, located off of Houser Road; and (3) Duncan Boat Dock, located in a cove where Lyons Bend meets Loudon Lake.

Many of the undersigned have lived for decades in Westminster Ridge subdivision, whose primary entrance is directly across Lyons Bend Road from the applicant's driveway entrance to his property. Our subdivision is comprised of 37 families living in single-family residences on lots of a minimum of one acre. The subdivision has a second access road off Duncan Road.

The applicant's property is listed as 15 acres. Realistically, studying the Planning Commission's maps, much of the 15 acres is underwater in the summer and/or during heavy rains and flooding. However, the requested zoning change would permit the applicant to build up to 72 townhouses on his property. Such a change is completely inconsistent with Westminster Ridge subdivision across Lyons Bend and the other 676 single-family dwellings located on Riverbend peninsula. In fact, even the construction of two or three duplexes on the applicant's property

would be inconsistent with the properties located in Westminster Ridge Subdivision and on the peninsula.

The intersection of Northshore Drive and Lyons Bend Road, both two-lane roads at the intersection, is highly congested, particularly during morning and evening rush hours. The congestion on Lyons Bend Road creates a dangerous back-up of vehicles, including numerous delivery trucks and lawn-care trucks with trailers, in addition to the private cars of the hundreds of residents. An additional danger is the congestion occurring on Northshore Drive, particularly westbound, as numerous vehicles, including trucks and trailers, wait to turn left onto Lyons Bend. Data from the Tennessee Department of Transportation from January 2015 until April 14, 2024, reflects 24 vehicular accidents have occurred at that intersection with one resulting in a fatality. The Knoxville Police Department instituted a policy change effective September 1, 2022, of no longer investigating minor, non-injury crashes so some recent accidents may not be included in the data. Many of the undersigned have seen the aftermath of accidents at the intersection and have experienced the difficulty of navigating this increasingly dangerous intersection.

Finally, the subject property is located on a blind curve. Driving south on Lyons Bend Road from Northshore Drive, drivers cannot see the cars in the oncoming lane until passing the subject property.

In sum, we vehemently oppose the applicant's request for re-zoning.

By signing below, we hereby adopt the entirety of the statements above and object to the applicant's request for rezoning:

Michael E. Winck *Michael E. Winck* 5-2-24

Address: 1004 Kensington Circle, Knoxville TN

Paige Wink Paige Wink 5/2/24
Printed Name Signature Date

Address: 1004 Kensington Circle 37919

WILLIAM F WINZURK William F Wink 05-02-24
Printed Name Signature Date

Address: 6515 Westminster 37919

Barbara Winkurk Barbara Winkurk 5-2-24
Printed Name Signature Date

Address: 6515 Westminster Rd 37919

Robert M. Counce Robert M. Counce 5-2-24
Printed Name Signature Date

Address: 6510 Westminister Rd

Sandra E. Counce Sandra E Counce 5-2-24
Printed Name Signature Date

Address: 6510 Westminister Rd. 37919

WILLIAM C. GIBBONS W.C. Gibb 5/2/24
Printed Name Signature

6511 WESTMINSTER RD. 37919

Kristel Gibbons Kristel Morton 5-2-24

Printed Name Signature Date

Address: 6511 Westminster Rd 37919

Gina Morton Gina Morton 5/2/24

Printed Name Signature Date

Address: 6507 Westminster Rd Knox. TN 37919

TIM MORTON Tim Morton 5-2-24

Printed Name Signature Date

Address: 6507 Westminster Rd Knox. TN 37919

Constance FRAZER Constance M. Frazer 5-2-2024

Printed Name Signature Date

Address: 6503 Westminster Road 37919

Carolyn Murr Carolyn Murr 5-2-2024

Printed Name Signature Date

Address: 6503 Westminster Road 37919

John M. Kizer J M Kizer 5-2-2024

Printed Name Signature Date

Address: 6429 Westminster Rd 37919

Holly Kizer Holly Kizer 5/3/24
Printed Name Signature Date

Address: 6429 Westminster Rd. Knoxville, TN 37919

Erin Pendleton Erin Pendleton 5/3/24
Printed Name Signature Date

Address: 6428 Westminster Rd. Knoxville, TN 37919

Jared Pendleton Jared Pendleton 5/3/24
Printed Name Signature Date

Address: 6428 Westminster Rd. Knoxville, TN 37919

Karim Hasan Karim Hasan 05/03/2024
Printed Name Signature Date

Address: 6411 Westminster Rd., Knoxville

DR. CLAY EASTERLY Dr Clay E Easterly 3 May 2024
Printed Name Signature Date

Address: 6412 Westminster Road 5-3-2024

DR. JOAN EASTERLY Joan E. Easterly 5-3-2024
Printed Name Signature Date

Address: 6412 Westminster Road 5-3-2024
Knoxville, Tennessee

William C Burkhardt and Virginia Burkhardt 5/3/24

Printed Name Signature Date

Address: 6408 Westminster Rd Knoxville TN 37919

Jeannine Burkhardt Jeannine Burkhardt 5/3/24

Printed Name Signature Date

Address: 6408 Westminster Rd, 37919

Tom Foster Tom Foster 5/3/2024

Printed Name Signature Date

Address: 6404 WESTMINSTER RD, KNOXVILLE, TN 37919

Jacqueline M. Foster Jacqueline M Foster 5-3-2024

Printed Name Signature Date

Address: 6404 Westminister Rd. Knoxville TN 37919

WILLIAM SHANKS William Shanks 5-3-24

Printed Name Signature Date

Address: 6405 WESTMINSTER RD 37919

Celia Shanks Celia Shanks 5/3/24

Printed Name Signature Date

Address: 6405 Westminister Rd 37919

Michael Baumgartner Michael Baumgartner 5/3/2024

Printed Name Signature Date

Address: 6423 Westminster Rd, Knoxville, TN 37919

Dorena Baumgartner Dorena Baumgartner 5/3/2024

Printed Name Signature Date

Address: 6423 Westminster Rd 37919

Laurence Pittman [Signature] 5/3/24

Printed Name Signature Date

Address: 6427 Westwinds Rd. 37919

Erinn Morgan [Signature] 5/3/24

Printed Name Signature Date

Address: 6427 Westminster Rd 37919

Karen R. Day [Signature] 5/3/24

Printed Name Signature Date

Address: 1008 Kensington Circle 37919

Jerry Day [Signature] 5/3/24

Printed Name Signature Date

Address: 1008 Kensington Circle 37919

Richard L. Duncan Michael (G) 5/3/2024
Printed Name Signature Date
Address: 1009 Kensington Circle Knoxville TN 37919

Christine Duncan 5/3/24
Printed Name Signature Date

Address: 1009 Kensington Circle 37919
Printed Name Signature Date

Paul Sturdivant Paul Sturdivant 5-3-2024
Printed Name Signature Date

Address: 1005 Kensington Cir. 37919
Knoxville TN
Printed Name Signature Date

SANDI STURDIVANT Sandra Sturdivant 5-3-24
Printed Name Signature Date

Address: 1005 Kensington circle
Printed Name Signature Date

Karlo Rodriguez Karlo Rodriguez 5/3/24
Printed Name Signature Date

Address: 6519 Westminster Rd.
Printed Name Signature Date

Erika Rodriguez Erika Rodriguez 5/3/24
Printed Name Signature Date

Address: 6519 Westminster Rd. 37919
Printed Name Signature Date

MELINDA Rodriguez Melinda Rodriguez
Printed Name Signature Date 5-3-2024

Address: 6523 Westminster Rd
Knoxville TN 37919

Humberto Rodriguez / Rodriguez 5-3-2024
Printed Name Signature Date

Address: 6523 Westminster Rd

Meghan Morgan Meghan Morgan 5-3-2024
Printed Name Signature Date

Address: 6527 Westminster Road 37919

BILL VINSON [Signature] 3 MAY 2024
Printed Name Signature Date

Address: 6425 WESTMINSTER RD 37919

Dorothy
Dorothy N. Vinson [Signature] 3 May 2024
Printed Name Signature Date

Address: 6425 Westminster Rd., 37919

HOMAYOUN SALEH [Signature] 4 MAY 2024
Printed Name Signature Date

Address: 6506 Westminster Rd, 37919
Knoxville

KERRY D MITCHELL Kerry 5/4/24

Printed Name

Signature

Date

Address: 1401 BERKLEY PL 37919

Victoria L. Castañeda V. Castañeda 5/4/24

Printed Name

Signature

Date

Address: 1401 Berkley Pl 37919
Knoxville, TN

NINA H. FEFFERMAN NHF 4 MAY 2024

Printed Name

Signature

Date

Address: 6506 Westminster Rd, Knoxville, TN 37919

Thomas William McDonald Thomas William McDonald 2024 May 4

Printed Name

Signature

Date

Address: 6522 Westminster Road, Knoxville, TN 37919

Charlotte McDonald Charlotte McDonald May 4, 2024

Printed Name

Signature

Date

Address: 6522 Westminster Rd

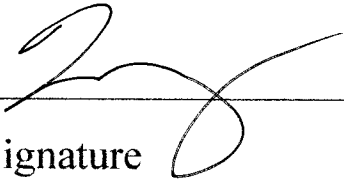
SARA F. BYRS Sara F. Byrs 5/4/24

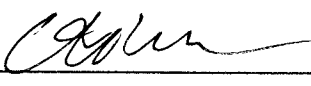
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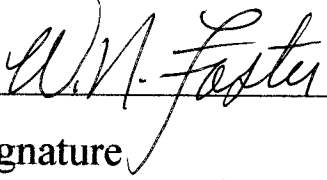
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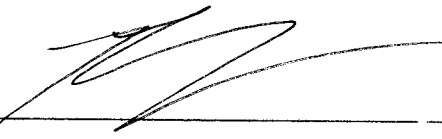
Date


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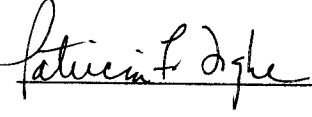
Qi Wang  5/4/2024
Printed Name Signature Date
Address: 6518 Westminster Rd.

C. KEITH HULSE  5/4/2024
Printed Name Signature Date
Address: 6401 WESTMINSTER RD.

Wendeline Foster  5/5/24
Printed Name Signature Date
Address: 1400 Berkeley Place

Robert W. Laine  5/5/24
Printed Name Signature Date
Address: 6570 Westminster Rd

CHRISTOPHER TIGHE  May 5, 2024
Printed Name Signature Date
Address: 6514 WESTMINSTER RD.

Patricia F. Tighe  5-5-24
Printed Name Signature Date
Address: 6514 Westminster Rd.

Susan Bacon *Susan Bacon* 5-5-24

Printed Name Signature Date

Address: 6530 Westminister Rd
Knoxville TN 37919

Michael Bacon *Michael Bacon* 5-5-24

Printed Name Signature Date

Address: 6530 Westminister Rd

John Russell *John Russell* 5-5-24

Printed Name Signature Date

Address: 6409 Westminister Rd

Charles Mark River *Charles Mark River* 5/5/24

Printed Name Signature Date

Address: 6409 Westminister Rd

Bob Corley *Bob Corley* 5-5-24

Printed Name Signature Date

Address: 6531 Westminister Rd

Michelle Corley *Michelle Corley* 5-5-24

Printed Name Signature Date

Address: 6531 Westminister Rd

Linda McReynolds *Linda McReynolds* 5-5-24
with permission by Michelle Carter

Printed Name

Signature

Date

Address: 6526 Westminster Rd

Mike McReynolds *Mike McReynolds* 5-5-24
with permission by Michelle Carter

Printed Name

Signature

Date

Address: 6526 Westminster Rd

Printed Name

Signature

Date

Address: _____

Printed Name

Signature

Date

Address: _____

Printed Name

Signature

Date

Address: _____

Printed Name

Signature

Date

Address: _____