

**From:** "HOME OFFICE EMAIL" <jbarlow@utk.edu>  
**To:** <mark.donaldson@knoxmpc.org>  
**Date:** 5/11/2009 10:19:07 AM  
**Subject:** 5-B-09-SP

1005 Tarwater Road

Knoxville, Tennessee 37920

South County Sector Plan Amendment 5-B-09-SP

Dear Metropolitan Planning Commissioners,

At a recent meeting (Thursday May 7, 2009) at South Doyle High School the developers representing Well Creek LLC outlined a plan for building condominiums on the 23 acres mentioned in this request for re-zoning. Yet in this agenda item #57 it becomes clear that the "proposed use" is "apartments." Clearly this request [] DOES NOT fit with what we were told on at the meeting on Thursday. If you approve 5-B-09-SP Well Creek LLC can proceed to build apartments - as they have wished to build for the last two years.

Following this request, Item #57 [4-E-09-UR] notes, "If the sector plan amendment and zoning change are approved, some of the specifics of this use-on-review application will change." This item was postponed until July 9. If 5-B-09-SP is approved there will be no need for 4-E-09-UR to remain as a plan for condos - MPC will have already approved "apartments." Then little that can be done to halt the building of apartments on this site.

I urge you to vote NO to South County Sector Plan Amendment 5-B-09-SP and NO to any changes in zoning for the Wells Creek development. Please retain the sector designation as Low Density Residential. This is in keeping with the established long-term sector plan for South Knox County. It will also match the input from a large numbers of residents that have written and attended MPC meetings for two years. Five condo units per acre will work fine for this area - apartments will not.

Jack M. Barlow

**From:** Diane Humphreys-Barlow <humphreysbarlow@gmail.com>  
**To:** <tbenefield@benefieldrichters.com>, <anders@holstongases.com>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, "Cole, Laura" <cole5137@bellsouth.net>, rachel craig <rlcraig@usit.net>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <rebeccalongmire@hotmail.com>, <wstowers@stowerscat.com>, <mark.donaldson@knoxmpc.org>, Mike Carberry <mike.carberry@knoxmpc.org>  
**Date:** 5/11/2009 11:43:36 AM  
**Subject:** Wells Creek and Benchmark

Dear Commissioners:

Last Thursday, May 7, Victor Jernigan, held a one man panel to "educate" South Knoxville about "Density of Housing (Wells Creek & Similar Projects), South Knoxville Waterfront, Transportation, Hillside Protection, The Future of Residential Development," as his flyer announced. He had done his homework, that is, projections of future population influx, and promoted his proposed development at Wells Creek as the best solution for all. He seemed impatient with the community's resistance to his request to expand and increase the density of his development, almost as if we do not know what is good for us.

In the Knoxville News Sentinel that same day was an article headlined, "MPC to discuss sustainable growth." The article states, "The focus of the group...is to promote three types of development it considers to be sustainable--development that results in less commuting, that preserves natural terrain and waterways, and that makes use of infill and redevelopment sites." MPC suggested "intensity bonuses" for development for "qualified sites."

Mr. Jernigan gave the impression that he is committed to the above mentioned sustainable development and that his development would counter sprawl. I would argue that except for increasing density and "preserving the natural terrain and waterways," his proposal achieves neither of the other two mentioned. He suggested that the South Knoxville community does not understand the importance of density with the added slight threat that if we stood in the way of his development, we would be subject to unsightly, individual businesses and dwellings that are not regulated by MPC, or, "eeh gads," a Habitat-like development!

However, as he has repeatedly stated, his proposed development is on one of the last pieces of flat land in the county. What he does not acknowledge is that it is in the midst of a several mile long stretch of rural, undeveloped land. Across the street is a highly developed subdivision, Wildwood Estates, some of it poorly zoned due to the percentage of slopes, but the south side is rural farm land. His requested increase of density to 140 units would be the next lynch pin in objectionable sprawl he is claiming to counter and will lead the charge for more sector plan amendments and

rezoning and more dense development along this scenic highway which is supposed to be and designed to be a throughway in South Knox County.

I serve on the Ridgetop and Slope Protection Task Force with Mr. Jernigan and support the increased density in exchange for leaving slopes protected and leaving more open spaces. In this case there are no slopes and the density he is requesting is in the middle of wide open spaces of undeveloped land. If he wants to hold himself as a model of sustainable development, he should consider proposing a development along Chapman Highway where there are many vacant strip shopping centers as well as regular public transportation.

Mr. Jernigan was approved for 5 units per acre in 2006 with no objection from the community. Mr. Jernigan has been very creative in his efforts to get the increased density he wants, presumably to make the profit he wants, but offering all the popular conservation language that is a bit misleading.

I urge the MPC to deny his request for the sector plan amendment and deny his request for rezoning.

Sincerely,

Diane Humphreys-Barlow

**CC:** "DeFreese, Victoria" <victorialynndefreese@hotmail.com>, "Dailey, Carson" <carsondailey@hotmail.com>