

COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing Homeowners since 1971

Andover Court
Ashley Oaks
 Autumn Ridge
Belmont West
 Benington
 Bluff Point
 Bunker Hill
 Cambridge Woods
 Cedar Grove
Charles Town Landing
Choto Estates
Choto Mill
Cobblestone Park
 Colonies
 Crest Haven
Crestline
Crestwood Hills
Dutchtown Harbor
 Eagle Glen
 Echo Valley
 Edgewater
 Farmington
Farrington
 Forest Mill
Foxfire
 Gettysvue
Greywood Clusters
Gulf Park
Gulfwood
 Harts Ridge
 Heritage Woods
Highgate
Highlands at Northshore
 Hunting Ridge
Karns Community
 Kensington I
Kincer Farms
Lakeridge
 Lakewood Community
 Lennox Place
Lovell Hills
Lovell Road/Lovell View
 Lovell Woods
Lyons Crossing
Madison Ridge
Morgan Place
New Kensington
Northshore Landing
 Old Concord Residents
Plantation Springs
 Rudder Lane
Seven Oaks East
 Seven Oaks West
Sherman Oaks
 States View
Suburban Hills
Tan Rara Oeste
 Tooles Bend
Trails End
 Twin Springs
View Harbour
 Villas at Lyons Crossing
 Waterford
Wayne Provence
 Westbrooke
 Westhampton
 Westland - West
Westshore
 Wheaton Place
Woods at Bluegrass
Woods at West Valley

June 8, 2011

Re: Agenda item 6-E-11-UR

Dear MPC Commissioners,

On behalf of the Council of West Knox County Homeowners, I ask you to please deny the Sherrill Hill Master Sign Plan presented in agenda item 6-E-11-UR.

The City Zoning Ordinance stipulates that "A master signage plan will promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development consistent with the property's land use designation." The proposed sign plan does not meet these standards. Cedar Springs Church anchors the community to the east of Sherrill Hill, and Franklin Square anchors the community to the west. These traditional, red brick developments set the architectural tone for this area. There are also no tall lighted signs or billboards on the south side of Kingston Pike between Cedar Springs Church and Franklin Square, because low density residential neighborhoods are immediately behind the commercial frontage along this stretch.

This is a very stable professional community. According to U.S. Census data released within the past 3 months, the median household income of the neighborhoods behind and to the sides of Sherrill Hill is \$82,361. 60% of residents in this area have a bachelor's degree, and 24 percent have a master's degree or higher. The median home price in this area is \$257,400. (These figures are for Census Tract 5703, which is bordered by South Peters to the east, Pellissippi to the west, Westland Drive to the south, and the interstate to the north.) This area's residents have been led to believe that signage for the Sherrill Hill development would be either brick or stone, and not lighted plastic. To approve the proposed 50-foot-tall, interstate-style aluminum and plastic signage would set a very negative precedent and dramatically change the nature of the area. Board representatives from the following HOAs met on June 7, 2011, and unanimously voted to oppose this sign plan:

- | | | |
|---------------------|-----------------------------|------------------------|
| 1. Ashley Oaks | 8. Karns Community Club | 15. Sevenoaks |
| 2. Cobblestone Park | 9. Lakeridge | 16. Tan Rara |
| 3. Crestline | 10. Lovell Hills (by proxy) | 17. View Harbor |
| 4. Crestwood Hills | 11. Lovell View | 18. West Shore |
| 5. Farrington | 12. Lyons Crossing | 19. Woods at Bluegrass |
| 6. Gulf Park | 13. New Kensington | |
| 7. Highgate | 14. Northshore Landing | |

Council members from Sevenoaks and Ashley Oaks, which are adjacent to Sherrill Hill, expressed that (1) they have been subjected to a bait-and-switch...the early promise from the developer was that this would be a town center, village-style development and that the H-1 historic zoning at the entrance would help establish a traditional tone for the development; (2) they feel that they are living in a taxation-without-representation situation, because they live in the county and their County Commissioner, Richard Briggs, has no authority over what happens to the development because it is annexed to the city.

A vote of no will provide more time for the neighborhoods and the developer to discuss the signage plan.

Thank you,
 Margot Kline, CWKCH president

Officers:


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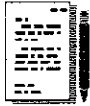


From: A Bride's Day to Remember
Fowler

Fax: 865 531 0110 **Phone:** 865 531 0110

To: MPC
John Greiss, MPC

Date : 6/8/2011 Time : 4:54 PM page(s) : 1



-Message

**U
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G
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TO: John Greiss

RE: John, please vote for a restricted sign of only 30-35' ft in the Sherrill Property Development for the Academy Sports & Outdoor. The meeting is to be held tomorrow June 9.

The planned sign is to be 50 feet tall and John, that is way too high and ostentatcious for this development... and for the South. It will look like the Mouse Ear Lounge sign!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

PLEASE I am asking for your vote against this 50 ft. sign. All of the other signs near this development range from 30 ft. to 35 ft.

Patty Fowler, HOA President Sevenoaks WEST

PattyFowler@comcast.net
HM: 531-0110 Cell 384-5705 FAX 531-0110

Thanks!

Pages: 1

9736 Tunbridge Lane
Knoxville TN
37922
UNITED STATES



**SLATE, DISHARON, PARRISH
AND ASSOCIATES LLC**

9724 Kingston Pike, #701, Knoxville, TN 37922

P. 865.357.7370 F. 865.357.7374

FAX

**TO: Commissioner John Greiss FAX: (865)
215-2068**

FROM: Conrad Slate DATE: 06/09/2011

RE: 6-E-11-UR—Sherrill Property use on review

PAGES: THIS ONE ONLY

Honorable Commissioner Greiss:

I am a homeowner in Seven Oaks West, just west of the captioned property use on review above. I am also a businessowner in the same vicinity of Kingston Pike. The proposed sign differs significantly in height from all the others in the proximity. It will be both unsightly and intrusive. That property is quite visible and the tenants will not be competing for visibility as in a large strip center or mall. I urge you to closely consider the unnecessary negative visual impact on our neighborhood and area and vote against approval.

**Sincerely,
Conrad L Slate
300 Trossachs Ln
Knoxville, TN 37922**