



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

please vote no to agenda item 6-A-12-UR

1 message

amurphyhowarth@juno.com <amurphyhowarth@juno.com>

Mon, Jul 9, 2012 at 12:47 PM

To: bettyjo.mahan@knoxmpc.org

To whom it may concern,

My name is Andrea Murphy. I own and reside at a home at 1413 Farrington Drive Knoxville TN 37923. I am adamantly opposed to the large 34 ft signs Weigels Corporation is planning to build w/their new Weigels in my neighborhood. I oppose a new Weigels period, as I am very content with our current Weigels. But if one is being built, I am so strongly against those grotesque ugly signs. THIS IS OUR NEIGHBORHOOD: NOT KINGSTON PIKE. The signs in the new Choto Weigels are more acceptable. Sincerely, Andrea Murphy

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...

<http://thirdpartyoffers.juno.com/TGL3131/4ffb0b99e3488b9978a4st52vuc>



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

agenda 6-A-12-UR

1 message

Lesperance, Andrew (GE, Appl & Light) <Andrew.Lesperance@ge.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:55 AM

I am a resident of Laurens Glen subdivision and am urging you to **vote no on the agenda item 6-A-12-UR**.

I live at [1541 Laurens Glen Lane](#)

Three points:

1. We want to **keep our area residential** and neighborhood friendly – not commercial.
2. **Storm water runoff - Existing flooding** issues exist east of Ebenezer on Westland Drive
I would like to receive a copy of the stormwater study for this planned development.
3. **Traffic - frequent accidents** occur at both intersections where Westland Drive intersects Ebenezer (both traffic lights).

Please vote no and protect our residential neighborhood.

Sincerely,

Andrew W. Lesperance

Andy Lesperance

Area Sales Manager

Mobile [865-254-1801](tel:865-254-1801)

Fax [877-815-6231](tel:877-815-6231)

Email Andrew.Lesperance@ge.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

acontole@comcast.net <acontole@comcast.net>

Sun, Jul 8, 2012 at 4:25 PM

To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>

I live in the Benington subdivision (9024 Straw Flower Dr.) and I am respectfully asking that you Not approve a tall neon sign for the corner of Westland and Ebenezer.

Sincerely,
Ann Contole



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Ann O'Connor <dr.ann1991@gmail.com>

Sun, Jul 8, 2012 at 9:27 PM

To: bettyjo.mahan@knoxmpc.org

Ms Betty Jo Mahan,

I respectfully ask you to please vote no to agenda item 6-A-12-UR. I am a home owner in Benington subdivision, directly off Ebenezer Road. The sign would create visual clutter and would detract from the residential area.

Again, I respectfully request that you vote no on agenda item 6-A-12-UR.

Thank you,

P. Ann O'Connor - Slimp
9041 Straw Flower Dr.
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

2 messages

Bonnie Barclay <blbarclay@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 6:37 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay
Benington Subdivision
1225 Halifax Road
Knoxville, TN 37922
[865-919-2830](tel:865-919-2830)

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Mon, Jul 9, 2012 at 12:32 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay
Benington Subdivision
1225 Halifax Road
Knoxville, TN 37922
[865-919-2830](tel:865-919-2830)

Dear Ms. Mahan,

I am writing to you to strongly encourage you to help convince Weigel's that the "neighborhood style" of signage is most appropriate for the proposed site at Westland/Ebenezer.

As a frequent customer of Weigel's and a homeowner in the community, I feel that the neighborhood style signage is much more appropriate for this location (more like the Choto location and less like the Northshore/Ebenezer location).

Please consider this as one voice of the community that I believe represents the general attitude of all homeowners in the affected area.

Thank you sincerely for your consideration regarding this important matter.

Shawn R. Bailes
shawn_bailes@yahoo.com

Homeowner: Williford Neighborhood

--

Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission

[\(865\) 215-2506](tel:(865)215-2506)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Steven Beber <sbeber777@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 3:38 PM

34 foot pole no
monument sign sufficient

Steve Beber/Sandra Parker
9230 Scots Pine Lane
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Bill and Rachel Gardner <gardwr@gmail.com>

Sun, Jul 8, 2012 at 1:51 PM

To: bettyjo.mahan@knoxmpc.org

Please vote against the tall neon sign that Weigel's is planning to build.

Thanks,

Rachel Gardner

1116 Farrington Dr. 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Bonnie Barclay <blbarclay@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 6:37 PM

I am writing to inform you that I oppose the neon sign planned for the new Weigels on the corner of Ebenezer and Westland. Please vote no to agenda item 6-A-12-UR. Please help maintain the beauty of this community.

Thank you!

Bonnie Barclay
Benington Subdivision
1225 Halifax Road
Knoxville, TN 37922
[865-919-2830](tel:865-919-2830)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Brent Alexander <thealexanders@comcast.net>

Sun, Jul 8, 2012 at 5:25 PM

To: bettyjo.mahan@knoxmpc.org, mark.donaldson@knoxmpc.org, county.mayor@knoxcounty.org, tnormanwhs@yahoo.com, mike.hammond@knoxcounty.org, ed.shouse@knoxcounty.org, richard.briggs@knoxcounty.org, tom.brechko@knoxmpc.org, dean.rice@knoxcounty.org

Having been a resident of the Blue Grass community since 1981, I have witnessed much change to the area over the years. As the changes occurred residents were always assured that the residential character of the area would be maintained. What I have witnessed is the slow creep of commercialization down South Peters and into the Ebenezer / Blue Grass area. The commercialization of Ebenezer seems to be taking place one small step at a time. This is not what the residents of this community were promised when Ebenezer was widened to four lanes.

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Thank you for your consideration,

***Brent Alexander
1201 Brantham Circle
Knoxville, TN 37923***

(Farrington Subdivision)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Oppose Weigels sign at Westland and Ebenezer

1 message

B or T B <btbeat@yahoo.com>

Mon, Jul 9, 2012 at 11:53 AM

Reply-To: B or T B <btbeat@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Good Morning,

We would like to formally document our oppositon to the sign which Weigels is requesting to place at the corner of Westland and Ebenezer.

Thank you,

Brian and Tracy Beaty
1616 Clear Brook Drive
Knoxville, TN 37922
[865-740-0871](tel:865-740-0871) (brian)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels sign/ Ebenezer Rd & Westland

1 message

Brian White <bwhite@atatech.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 9:20 AM

Ms. Mahan

Please count this email as another vote against the proposed new 34 ft. Weigel's sign at the corner of Ebenezer Rd and Westland.

Kind Regards,

Brian White
Brentmoor Subdivision



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Vote no to 6-a-12-ur

1 message

Bruce & Lisa Martin <lmartin977351@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 12:29 PM

> Dear Ms. Mahan,
>
> Please do not allow the new big neon sign that Weigel's is planning. I think it would be an eyesore.
>
> Thank you.
>
> Lisa Martin
> 1317 Wenlock RD Knoxville 37922
> [\(865\) 765-2128](tel:8657652128)
>



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Vote NO to agenda item 6-A-12-UR

1 message

B.T. Peake <peakeb@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 7:51 PM

Betty Jo,

Please forward this email to all of the MPC commissioners

I am a resident in the Farrington subdivision off of Ebenezer in the vicinity of the proposed new Weigel's store.

Please note that I oppose the new Weigel's store unless the following conditions are met:

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign per the attached Weigel's sign plan and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the attached Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the attached Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using the materials and according to the design specifications shown on the attached Weigel's architectural renderings, using "residential building materials" as stipulated for the Choto store, and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e. dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

Please enforce the requested conditions. They will not negatively impact Weigel's ability to successfully and profitably conduct business in our neighborhood, but will keep our neighborhood from becoming overly commercialized with highway type signs.

PLEASE, we need you to look out for our neighborhoods and our community.

Respectfully yours,

Burton T. Peake, III
8809 Cavendish Court (Farrington SD)
Knoxville, TN 37923

(C) [865.660.4141](tel:865.660.4141)

B.T. Peake

Microsoft Certified Technology Specialist
peakeb@gmail.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Jean Matthews <jean.matthews41@yahoo.com>

Mon, Jul 9, 2012 at 2:05 PM

Reply-To: Jean Matthews <jean.matthews41@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

My husband and I live in The Village at Roefield subdivision and we are both opposed to Weigles using 34 foot signs.

Clyde & Jean Matthews
1141 Willowood Rd



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Opposing Weigels high sign in Ebenezer

1 message

Spanish Ls <spanishls@yahoo.com>

Sun, Jul 8, 2012 at 9:23 AM

Reply-To: Spanish Ls <spanishls@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

This message is to express my complete opposition to approving a 30-foot sign at Ebenezer. When my husband and I bought a house in this area we were attracted by the greenery, the cows pastures and low traffic. Sure enough, about 6 months later the road widened, Pellissippi Hwy was extended and subdivisions sprouted. However, one could feel a distinct difference while turning off Kingston Pk. into Ebenezer... small houses, short signs.

We, the neighbors welcome the convenient stores (however why do we need another Weigels when we already have THREE!!!) but not the eyesore of an oversized sign that really serves no purpose. Ebenezer is NOT a highway. The sign should be proportionate to all others in our neighborhood. Tasteful and according to the historical nature of this location.

Sincerely

Dr. Coral Getino
9240 Countryway Dr.
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

1 message

Courtney Kifer <Courtney_Kifer@teamhealth.com> Mon, Jul 9, 2012 at 11:55 AM
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richard.briggs@knoxcounty.org" <richard.briggs@knoxcounty.org>, "ed.shouse@knoxcounty.org" <ed.shouse@knoxcounty.org>, "mike.hammond@knoxcounty.org" <mike.hammond@knoxcounty.org>, "dean.rice@knoxcounty.org" <dean.rice@knoxcounty.org>, "tnormanwhs@yahoo.com" <tnormanwhs@yahoo.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: Courtney Kifer <Courtney_Kifer@teamhealth.com>

Knoxville City Officials:

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail.
The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.

Thank you,

Courtney

Courtney Kifer

Manager, Residency Relations

TEAMHealth

1431 Centerpoint Blvd., Suite 100

Knoxville, TN 37932

T: [800.539.0173](tel:800.539.0173) ext. 7043

C: [606.922.3920](tel:606.922.3920)

F: [865.560.7317](tel:865.560.7317)

courtney_kifer@teamhealth.com

www.myemcareer.com

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

David Snider <sniderrd@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:26 PM

To the Knox County Planning Commission:

I am writing in reference to the proposal to locate a convenience store at the corner of Ebenezer and Westland Drive.

I am not opposed to commercial development as long as it does not negatively impact the value of area properties, including home values. However I believe the proposed design and signage of the Weigles Store will have a negative impact on the visual landscape of the neighborhood. I ask that the store owners and MPC consider a less invasive style of signage and lighting.

Property owners expect those in position of decision regarding zoning laws to make responsible decisions to protect property values. The County benefits from higher taxes when property values are protected. The MPC has the responsibility to set standards for future development that will protect the value of neighboring properties otherwise there is a risk this high traffic corridor will become a less desirable neighborhood which will lead to a decline in value over time.

I appreciate your vote to oppose the application as presented and encourage you to adopt a plan for commercial development of this corridor that will enhance the property values for future decades.

Thank you.

David and Susan Snider

1209 Farrington Drive

Knoxville, TN 37923

sniderrd@bellsouth.net

[865.385.8510](tel:865.385.8510)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

6-A-12-UR

1 message

Debbie Hall <dhall1200@gmail.com>

Sun, Jul 8, 2012 at 8:51 PM

To: bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,
Please vote no on to agenda item 6-A-12-UR.

Thank you.
Debbie Hall
1200 Westland Bay Drive
Knoxville, TN 37922

Retired Blue Grass Kindergarten Teacher who loves the Blue Grass neighborhood and would like it to remain as green and "neighborhoody" as possible.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Sign at Westland and Ebenezer

2 messages

Countiss, Deborah <dcountiss@wescodist.com>

Mon, Jul 9, 2012 at 9:33 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Good Morning Ms. Mahan,

Please count this email as another vote against the proposed new 34 ft. Weigel's sign at the corner of Ebenezer Rd and Westland.

Thank you

Deborah Countiss

Brentmoor Subdivision

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jul 9, 2012 at 10:52 AM

To: Tom Brechko <tom.brechko@knoxmpc.org>

[Quoted text hidden]

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Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Vote "NO" on 6-A-12-UR

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Fri, Jul 6, 2012 at 7:59 AM

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

From: <vanmetes@comcast.net>
Date: Thu, Jul 5, 2012 at 10:31 PM
Subject: Vote "NO" on 6-A-12-UR
To: contact@knoxmpc.org

Dear Commissioners,

Please require the Weigel's Cooperation to build a "neighborhood-friendly" design of convenience store and gas station at the corner of Ebenezer Road and Westland Drive. If they are unwilling to make these changes and to decrease their signage to a low monument sign, please DENY their request (6-A-12-UR).

Thank you for your hard work.

Sincerely,

Debra Van Meter

8700 Darien Ct.

Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

RE: Application for New Weigel's at Ebenezer and Northshore

2 messages

Dennis Overton <oci9724@aol.com>

Mon, Jul 9, 2012 at 12:01 PM

To: bettyjo.mahan@knoxmpc.org

To: MPC Commissioners

I am a home owner in Gettysvue Subdivision and I am also a Board Member on the Gettysvue Unit Owners Association.

I am very concerned about the proposed Weigel's to be built at the corner of Westland and Ebenezer in West Knoxville.

My most important concern is the traffic flow turning off of Ebenezer onto Westland and also the backup of traffic coming West on Westland and turning right on to Ebenezer. Currently the traffic at times backs up on Westland all the way back to the Reserves Apartment Complex. It is my understanding that Knox County has a plan to upgrade the road on Westland in order to relieve this back up of traffic but does not have the funds in the budget to do the work in the near future.

I would urge the MPC to vote no to agenda item 6-A-12-UR until the road at Westland and Ebenezer is upgraded to handle the current traffic flow going west on Westland.

Secondly, I am concerned with the height of the proposed signage with a height of 34 feet. As a homeowner I would respectfully request your consideration of a sign height on no more than 12 feet in order to keep the residential aesthetics more friendly to a beautiful residential communities surrounding the proposed new Weigel's.

Thank you for your time and consideration of this most important issue.

Sincerely,

Dennis C. Overton
950 Gettysvue Drive
Knoxville, TN 37922
[865-680-1040](tel:865-680-1040)

IRS Circular 230 Disclosure

New IRS rules restrict written federal tax advice from lawyers and accountants. We include the following statement in all outbound e-mails because even inadvertent violations may be penalized. To ensure compliance with these requirements, we inform you that any tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties that may be imposed on any taxpayer or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Dennis Overton <oci9724@aol.com>

Mon, Jul 9, 2012 at 12:01 PM

To: bettyjo.mahan@knoxmpc.org

[Quoted text hidden]



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Re: Proposed Weigel's at Westland and Ebenezer

1 message

Derek <derekulf@gmail.com>

Sun, Jul 8, 2012 at 10:24 AM

To: bettyjo.mahan@knoxmpc.org

Cc: Margot Kline <margotkline@gmail.com>

Hello,

I am a resident of the Bluegrass community (Bexhill) and I am writing to say that I am not opposed to the new store but I very strongly want to see signage smaller than the proposed 34 feet. We deserve a tasteful concept that blends into our community no less than the people who live around the Choto store. Please plan with this in mind.

Thanks for your consideration in this matter.

Regards,

Derek Morgan

[865-684-0213](tel:865-684-0213)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's

1 message

Don Kline Jr. <donklinejr@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:27 AM

Hello,

I am a resident of the Bluegrass community (Bexhill) and I am writing to say that I am not opposed to the new store but I very strongly want to see signage smaller than the proposed 34 feet. We deserve a tasteful concept that blends into our community no less than the people who live around the Choto store. Please plan with this in mind.

Thanks for your consideration in this matter.

Regards,

Don Kline Jr.

--

Don Kline Jr.
Field Service Technician
Beckman Coulter
[865-659-9584](tel:865-659-9584)

KnoxBeerSnobs.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

6-A-12-UR

1 message

Emily Bieger <ebieger@att.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:12 AM

My name is Emily Bieger and I live at 1006 Ashby Road in Farrington Subdivision just off of Ebenezer Road and a block from Westland Road. Thank you for your service to our communities and attention to this matter.

I am requesting that the MPC commissioners please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Emily Bieger

ebieger@att.net



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Eric Rebmann <erebmann@msn.com>

Sun, Jul 8, 2012 at 8:11 AM

To: bettyjo.mahan@knoxmpc.org

MPC Commissioners,

My name is Eric Rebmann. I am a 22 year resident of Bennington Subdivion. I live at 1237 Halifax Road.

I'm asking all commissioners to vote NO on agenda item 6-A-12-UR. There is absolutely no need, or purpose served, for Weigel's to erect the size/type of signage which they are requesting.

Obviously, this is NOT an Interstate/Highway Exit situation. **The visibilty of their signage will not be an issue in the financial success of this Weigel's location**, in my humble opinion. Please help our community in this matter. Signage like that used at the Weigel's Choto/Northshore location is all that's needed in this situation.

Thank you for your consideration on this extremely important issue for us.

Eric Rebmann
1237 Halifax Rd.
Bennington Subdivision



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Protests to New Weigle store at Ebenezer and Westland

2 messages

ecf8511@ <ecf8511@aol.com>

Mon, Jul 9, 2012 at 12:38 PM

To: bettyjo.mahan@knoxmpc.org

Bettyjo,

I have 19 names of people who have signed cards commenting on subject station. How should I send them to you? Names, addresses and comments? Please let me know.

Thanks Chuck Fleischer

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jul 9, 2012 at 2:09 PM

Draft To: "ecf8511@" <ecf8511@aol.com>

Mr. Fleischer

I believe with all the other comments and emails it would not be necessary to send them to us. This email will tell the Commissioners that 19 more people have commented on their desire to have the station fit the neighborhood. If you would like to list their names and send the list in one email that would be alright also.

Sincerely

Betty Jo Mahan

[Quoted text hidden]

--

Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

2 messages

Roger Giles <rwgiles@yahoo.com>

Sun, Jul 8, 2012 at 3:41 PM

Reply-To: Roger Giles <rwgiles@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

MPC,

Regarding the proposed new Weigel's at Estland and Ebenezer, I am opposed to the plan unless it has a monument sign and styling with less neon, like the new Weigel's at Northshore and Choto. I am opposed to the Weigel's highway store styling at this community location.

Roger Giles

8500 Savannah Ct.

(Charles Town Landing)

Knoxville, 37923

Barbara Milligan <barbara.milligan@yahoo.com>

Sun, Jul 8, 2012 at 7:28 PM

Reply-To: Barbara Milligan <barbara.milligan@yahoo.com>

To: "\"bettyjo.mahan@knoxmpc.org\"" <bettyjo.mahan@knoxmpc.org>

To the Members of the MPC,

In response to the proposed new Weigel's at Estland and Ebenezer, I am opposed to the plan unless it has a monument sign and styling with less neon, similar to the new Weigel's at Northshore and Choto. I am opposed to the Weigel's highway store styling as it does not conform to the architechual beauty of at this community.

Barbara Milligan

9119 Robinwood Lane

Knoxville TN 37922

Crestline Subdivision



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Greg & Tara Adkins <adkins0406@bellsouth.net>

Sun, Jul 8, 2012 at 8:55 PM

To: bettyjo.mahan@knoxmpc.org

Good evening,

I live in Bexhill neighborhood off of Ebenezer Road and I am strongly opposed to the tall, neon Weigel's sign that is planned for the corner of Ebenezer Rd. and Westland Dr. Please vote no to this agenda item. Thank you for your time.

Have a nice day,

Tara D. Adkins

Bexhill neighborhood resident

Jesus answered, "I am the way, the truth and the life. No one comes to the Father except through Me." John 14:6



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Vote NO on Agenda item 6-A-12-UR

1 message

irmetrics <irmetrics@aol.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 6:25 PM

Ms Mahan--Please include this note to urge commissioners to turn down this garish design. No matter how interesting and effective the architecture and landscaping is, the signage can ruin it. Other companies are beginning to recognize this even in the sign mess that exists in much of Knoxville's business areas. We can continue to look like a second-rate city, or through the effort of such civic leaders as Bill Weigel we can ameliorate the mess. Folks in the Ebenezer neighborhoods, who constitute the major part of traffic on Ebenezer and Westland, will be happy to do business with a vendor in a pleasing site but we believe they will hold it against those who flaunt neighborhood sensibilities.--Bill and Virginia Schall, 1613 Clemente Lane, Knoxville 37922 (phone 769-4138)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels

1 message

itatcross@knology.net <itatcross@knology.net>

Sat, Jul 7, 2012 at 11:35 PM

Reply-To: itatcross@knology.net

To: bettyjo.mahan@knoxmpc.org

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

- Install 6-foot monument sign and not request any variances that would permit larger signs

- Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.

- Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.

- The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals

- Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).

- Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

James Bond <james.a.bond@comcast.net>

Mon, Jul 9, 2012 at 8:12 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Good morning. Over the last several weeks my wife and I have been following, with interest, the debate over the new Weigel's proposed for Ebenezer and Westland. While we certainly have no opposition to Weigel's placing a store there, we do agree with all the area home owners associations - Weigel's should show sensitivity to this predominantly non-commercial area and go with a store design that is more in line with the character of the neighborhood (their "Choto" design).

If Weigel's is unwilling to be a good neighbor and revise their store plans, my wife and I respectfully request that you vote "No" on agenda item 6-A-12-UR.

Thank you,
James and Paula Bond
8820 Ebenezer Oaks Lane
Knoxville, TN.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

JAMES SERAFIN <serafin13@bellsouth.net>

Mon, Jul 9, 2012 at 9:25 AM

To: bettyjo.mahan@knoxmpc.org

Hello!

My name is Stacey Serafin and we live in Williford neighborhood off of Bluegrass Rd, 1/2 mile from Blue Grass Elementary. We wanted to write to say that we do OPPPOSE the 34 foot neon sign for the Weigels at the corner of Westland and Ebenezer. We hope that you consider this when voting.

Thank you for your time!

Stacey Serafin



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Jeff Gubitz <jgubitz@jewishknoxville.org>

Sun, Jul 8, 2012 at 5:14 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

MPS:

Please vote for a short monument style sign. There is no need for a monster sign at that corner.

A Weigel's store footprint is easily recognizable without a huge sign. This store should be a Choto type store. What was good for that area is certainly most desirable for this location.

I fear for my property values as more and more commercial activity intrudes on Ebenezer and the Blue Grass area. I live just below the store at Bluegrass and Ebenezer and often have to call the store and ask them to turn down their PA system and music.

I still firmly believe that the traffic improvements will only dump more traffic onto a poorly designed section of Westland drive east of the intersection.

Jeff Gubitz

1600 Coronada Lane

Knoxville, TN 37922

[865 690 6343](tel:8656906343)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please Vote NO to MPC Agenda Item 6-A-12-UR unless changes are made

1 message

Jeremy Miller <jeremy.drew.miller@gmail.com>

Mon, Jul 9, 2012 at 10:47 PM

To: bettyjo.mahan@knoxmpc.org, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

To All It Concerns,

My name is Jeremy Miller and I live in the Farrington subdivision near the proposed new Weigel's site. My neighbors and I have tried to persuade Weigel's to design a Weigel's store that blends in with the residential community it would surround, but our efforts have not been successful.

Therefore, I respectfully ask that the MPC please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

***Thank you,
Jeremy Miller***

--

Jeremy D. Miller
University of Tennessee
JD/MBA Class of 2015

jeremy.drew.miller@gmail.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels

1 message

John Baird <jwbaird8@yahoo.com>

Mon, Jul 9, 2012 at 11:11 AM

Reply-To: John Baird <jwbaird8@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I oppose the new Weigels that it being proposed at the corner of Ebenezer and Westland. There already are 3 of these stores within a radius of 2.5 miles. I don't think we need ANOTHER gas station not to mention ANOTHER Weigels.

John and Nancy Baird

[865-769-8629](tel:865-769-8629)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Ebenezer Westland Weigel's

1 message

The Halfords <halford-knox@earthlink.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:47 PM

Dear Ms. Mahan:

I am writing to express my concern over the planned 34 foot neon sign that is to be erected at the proposed Weigel's at Ebenezer and Westland. First, let me assure you that I am not opposed to their construction of a market but I am concerned about the aesthetics of the current plans. If Weigel's is granted permission to proceed with their planned signage that will set a precedence for any future commercial development that may occur along Ebenezer Road in the growing Blue Grass Community. It is my understanding that Weigel's argument is that customers will not be able to locate the market without the planned signage. I can assure you as a consumer, Weigel's will not have any problems attracting customers without a massive sign. Over the years Weigel's has become one of Knoxville's icons and it does not require a huge sign to attract customers. It is foreseeable that if this one sign is allowed to be displayed, that this area will wind up being a community of unsightly neon signs rather than the neat, attractive community that is characteristic of this area.

I would appreciate your consideration of the long-term effects this approval would have on our community.

Thank you!

Sylvia Halford



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR

1 message

Judy & Sam <waymanjl@att.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 4:16 PM

My name is Sam Robinson, I live at 8629 Dalemere Drive in Farrington Subdivision off of Ebenezer Road. My family has lived at this address for over 30 years; we have seen many changes to the area during that time. We realize that portions of Ebenezer Road will be commercialized, and actually welcome it, if commercialization will be done in a way to blend with the area's existing neighborhood environment. Mr. Weigel wants a tall, highway type sign at this proposed business at the corner of Westland and Ebenezer because that type of sign fits his typical design model. We are asking for a more progressive design approach such as low monument style signs, subdued colors and subdued lighting that considers the business surroundings. I request that the MPC insist the new Weigel's design on Ebenezer to be similar to the new Weigel's at Choto Road.

The design of Mr. Weigel's new business is critical to the area because it will be used as an example for future businesses. If he builds an attractive business that is compatible with the neighborhood instead of a highway design, others will be more likely to follow. This will help preserve the neighborhood atmosphere of our area.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Judy Gilbert <jbgilbert@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 10:56 PM

I oppose the tall neon sign Weigel's wants to place at their new store on Ebenezer at Westland.

Judy Gilbert
8744 Shoreham Boulevard
Knoxville, TN 37922
(Brentmoor Subdivision)

"IN GOD WE TRUST"



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

(no subject)

1 message

Julie Webb <juliedwebb26@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:42 AM

This is to urge Weigel's to go for the handsome signage and building design that it has a Choto. Wigel's will set a new standard for the entire area and an appreciative community will come shopping. Please do it!
Julie Webb



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Large Weigles sign

1 message

Devore, Kay <DevoreKF@roanestate.edu>

Mon, Jul 9, 2012 at 9:07 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

As a homeowner in Brentmoor Subdivision I am not in favor of putting a large sign at Westland and Ebenezer.

Kay Devore

This email is intended for the addressee and may contain privileged information. If you are not the addressee, you are not permitted to use or copy this email or its attachments nor may you disclose the same to any third party. If this has been sent to you in error, please delete the email and notify us by replying to this email immediately.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's sign

1 message

Keith Ely <imgr82da@hotmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 10:48 AM

When I first heard about a new Weigel's going in I was under the impression people were opposed to it. Now it seems the only problem is the height of a sign. If there are NO curent limitaions. then Weigel's can put up any size sign they want. I think they are being reasonable with what they have suggested but if asked nicely maybe the might reconsider and install a slightly shorter sign. Just ask nicely.

Keith Ely
imgr82da@hotmail.com
1205 E. Woodshire Dr.
Knoxville, TN 37922
[865-414-4594](tel:865-414-4594)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Ken Mann <kmann@edsouth.org>

Mon, Jul 9, 2012 at 10:17 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I am a resident of Farrington Subdivision and am urging you to **vote no on the agenda item 6-A-12-UR**.

I live at 1105 Farrington Dr. and have lived in the Ebenezer area for over 20 years.

Three points:

1. We want to **keep our area residential** and neighborhood friendly – not commercial.
2. **Storm water runoff - Existing flooding** issues exist east of Ebenezer on Westland Drive
I would like to receive a copy of the stormwater study for this planned development.
3. **Traffic - frequent accidents** occur at both intersections where Westland Drive intersects Ebenezer (both traffic lights).

Please vote no and protect our residential neighborhood.

Sincerely,

Ken Mann, CTP

Assistant Vice President

Educational Funding of the South, Inc

178 North Seven Oaks Dr

Knoxville, TN 37922

kmann@edsouth.org

(865)342-0676 (Voice)

(865)806-1378 (Cell)

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote NO to agenda item 6-A-12-UR

2 messages

Kristi Bailes <kristi_bailes@yahoo.com>

Sun, Jul 8, 2012 at 5:25 PM

Reply-To: Kristi Bailes <kristi_bailes@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Hello!

As a concerned citizen and part of the Blue Grass community, thank you for considering my opinion when voting to erect a neon "highway" style sign for a proposed Weigel's at the corner of Ebenezer Rd. and Westland Drive.

I am not against Weigel's or commercial development in my area, frequent area businesses, and work with local businesses on fundraising projects, as a parent and current staff member of Blue Grass Elementary School.

However; I would like to see the "village" or "neighborhood-friendly" path to development continue in our area, and I am opposed to "highway" style signs and lighting for our beautiful and historic community.

Thank you in advance for your time and attention to this matter.

Sincerely,
Kristi C. Bailes
9100 Sway Branch Lane
Knoxville, TN 37922
kristi_bailes@yahoo.com
865.789.9693

Kristi Bailes <kristi_bailes@yahoo.com>
Reply-To: Kristi Bailes <kristi_bailes@yahoo.com>
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Sun, Jul 8, 2012 at 5:25 PM

Hello!

As a concerned citizen and part of the Blue Grass community, thank you for considering my opinion when voting to erect a neon "highway" style sign for a proposed Weigel's at the corner of Ebenezer Rd. and Westland Drive.

I am not against Weigel's or commercial development in my area, frequent area businesses, and work with local businesses on fundraising projects, as a parent and current staff member of Blue Grass Elementary School.

However; I would like to see the "village" or "neighborhood-friendly" path to development continue in our area, and I am opposed to "highway" style signs and lighting for our beautiful and historic community.

Thank you in advance for your time and attention to this matter.

Sincerely,
Kristi C. Bailes
9100 Sway Branch Lane
Knoxville, TN 37922
kristi_bailes@yahoo.com
865.789.9693



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote "NO" to agenda item 6-A-12-UR

1 message

Lala Smith <lalamsmith@bellsouth.net>

Sun, Jul 8, 2012 at 1:09 PM

To: bettyjo.mahan@knoxmpc.org

Please vote "NO" on the above agenda item. This is OUR community and we do not want a 34-foot pole with neon lights. We do not want a 25-foot pole either!!!!!!!!!!!!!! Monument sign, please! Mr. Weigel needs to have some integrity and do the right thing.

Lala Smith
9216 Colchester Ridge Rd. (Benington)
Knoxville 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

MPC Agenda Item#25, 6-A-12-UR

1 message

LARRY LOWELL <llowell@flash.net>

Mon, Jul 9, 2012 at 3:48 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Dene French <denefrench@comcast.net>, "TootieM125@aol.com" <TootieM125@aol.com>

Hi Betty,

Please pass this e-mail along to the MPC Staff & Commissioners for the July 12 MPC meeting.

As contact person for the 7 Oaks East Sub-division I am asking the Commissioners to support the communities' request that the 34-ft (recommended 25-ft by MPC Staff) proposed signage for the new Weigel's store (LKM Properties) be replaced by Monument sign(s) only as was recently done for the Weigel's store in Farragut.

Thank You,

Larry Lowell, Chair of the Planning & Development Committee for the 5 Sub-divisions surrounding the Sherrill Hill 105 acre development.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

New Weigels at Ebenezer and Westland

1 message

Linda Jobe <lindarjobe@gmail.com>

Mon, Jul 9, 2012 at 11:08 AM

To: bettyjo.mahan@knoxmpc.org

To whom it may concern,

My name is Linda Jobe and I live at 1109 Albemarle Lane in the Farrington subdivision. Although I would much prefer the design of the Weigels at Choto, I must admit that any improvement to the property is better than how it looks now. I would hope that Mr Weigel would see the benefits to his business such a step of goodwill would cause. Instead of the majority of his potential future customers resenting his presence here, we could celebrate his far-sightednesses and magnanimity.

Linda Jobe



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

New Weigels

1 message

Linda Morgan <lmaglow@comcast.net>

Mon, Jul 9, 2012 at 9:01 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

We are also opposed to a distasteful sign and construction at this Weigels

Linda Morgan
Sent from my iPad



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda items 6-A-12-UR

1 message

Linda Parris <lindy8835@yahoo.com>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 2:45 PM

Dear County Commissioner's,

My name is Linda Parris. I live at 1217 Farrington Drive. Please vote no to agenda items **6-A-12-UR** in your upcoming meeting this week on a request by Weigel's not comply with homeowners requests in the area. Ebenezer families do not wish to have our street look like Kingston Hwy. Most places of business on Ebenezer have sought to respect our request for a neighborhood friendly look in designing their properties. Knoxville and Knox County seem to be headed in the right direction as far as future growth, according to the news. But where does the environment play into this picture? If people like Mr. Weigel who sits on the signage committee insists on not working with neighborhoods to achieve the most eye pleasing environments, how does this make Knoxville look progressive. As, commissioner's, this is your opportunity to show that you truly care about the future of our city and county.

Cordially yours,
Linda Parris



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

no neon sign please

1 message

Bruce & Lisa Martin <lmartin977351@comcast.net>

Sun, Jul 8, 2012 at 12:26 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Dear Ms. Mahan,

Please do not allow the new big neon sign that Weigel's is planning. I think it would be an eyesore.

Thank you.

Lisa Martin
1317 Wenlock RD Knoxville 37922
[\(865\) 765-2128](tel:(865)765-2128)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

No vote for agenda item 6-A-12-UR

1 message

TootieM125@aol.com <TootieM125@aol.com>

Mon, Jul 9, 2012 at 8:38 AM

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners:

As co-presidents of the Sevenoaks Subdivision, we are asking you to vote **no** to agenda item 6-A-12-UR. We are asking you to vote **no** because of our firsthand experience of what happens to a community once business becomes a "new" neighbor, who cares only about its financial investment and future. For years we had the serenity of the woods of the Sherrill Hill property. We now have the buildings, the lights, the traffic, the noise, new burglaries, and the constant reminders that progress can sometimes be brutal. Each time a new business announces it is coming to the Sherrill Hill development or the Landings at Cedar Bluff, we hold our breath and wait for the proposed sign announcement and wonder if we will have to fight another 50 foot sign.

This nightmare is about to begin for the many residents surrounding the proposed Weigel's at the corner of Ebenezer and Westland. Presently the signs from Kingston to this corner on Ebenezer are monument signs. Presently there are no invasive lights. Presently there are no 34 foot signs. But, as soon as you give permission for the proposed sign, the face of Ebenezer will change and the possibility of Ebenezer becoming another Broadway, or Clinton Highway, cluttered with so many signs that it is impossible to read any of the signs will become not only a possibility but a probability.

How sad that we now have neighborhoods having to battle developers just to maintain the beauty of the areas we have invested in. This should not be happening. We welcome new businesses. We know these businesses guarantee more jobs and hopefully keep our young people here. We are an educated population. We use the GPS in our cars, on our cell phones, and, yes, even our computers. We no longer enjoy looking at a clutter of signs to indicate where we are going. How do we educate realtors and developers about our no longer wanting to be a city of tall, ugly signs? Where is the pride of realtors and developers in Knoxville? Aldi's, Gordon Foods, and Chuy's worked with my community in using monument signs. Passing by these stores several times a day, I know they are busy.

We know you have to abide by the laws concerning signage for business, but we hope you will let Mr. Weigel know how displeased so many of us are to the point that we will not utilize his services.

Again, our final plea is asking you to vote **no** to agenda item 6-A-12-UR. Thank you for your time in reading this e-mail.

Sincerely,

John and Tootie McCook
125 Essex Drive, 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

please vote no to agenda item 6-A-12-UR

1 message

Mallory Lehn <thelehns@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 1:06 PM

Ms.Mahan,

It would be inappropriate to allow this giant neon sign. Ugly to our neighborhood and not even visible to highway drivers.

Mallory Lehn
9220 Mesa Verde Lane
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's as stipulated below

1 message

malloyrs@aol.com <malloyrs@aol.com>

Fri, Jul 6, 2012 at 2:42 PM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Thank You and Best Regards,
Randall S., Charlotte S., and Rachel M. Malloy,
Farrington Subdivision Homeowners @
1112 Farrington Drive,
Knoxville, TN 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote No to agenda item 6-A-12-UR

1 message

Mann <mannkl@live.com>

Mon, Jul 9, 2012 at 9:16 AM

To: bettyjo.mahan@knoxmpc.org

My name is Laura Mann. I live on Farrington Drive in Farrington Subdivision. I am not opposed to a Weigels going in at the corner of Westland and Ebenezer, but I am opposed to a commercial looking building. That is right at the entrance of my subdivision. I do not want lots of neon lighting. I do not want a tall, commercial looking sign. I hope that Mr. Weigel takes into consideration the residents of the many neighborhoods in this area. A nice, attractive, unassuming community-style building would be nice. I can drive less than 2 miles to Kingston Pike or Northshore Drive if I want to be in a commercial area. Please help keep our residential areas residential.

Thank you for listening.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Marcy Meldahl <marcytn@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 4:31 PM

I am a homeowner in Farrington subdivision, which is next to the proposed Weigel's development. I am not necessarily opposed to the Weigel's store, but I do want the signage to be on the ground, as it is in the Choto area.

My understanding is Mr. Weigel is "passionate" about what he does, and that's fine. But we also request Mr. Weigel (since apparently he is the sole decisionmaker) to consider that we are passionate about our homes (which are our most valuable asset) and in fact the entire Ebenezer Road area. I have lived here for almost 30 years and plan to remain. Mr. Weigel contends he must have a highway-sized sign in order for people to see his gas prices. This is ridiculous, inasmuch as the people who travel Ebenezer either live here or pass through on their way to work, at least two times a day. In any case, and they are most likely to be his customers and the extreme signage is not necessary to attract people already using the roads.

I would appreciate the MPC's consideration of our request.

Marcia Meldahl

1108 Farrington Drive

Knoxville TN 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

concerning 6-A-12-UR

1 message

Margie Pickens <gmpickens2@yahoo.com>

Sun, Jul 8, 2012 at 3:55 PM

Reply-To: Margie Pickens <gmpickens2@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

To the MPC:

I would like to urge you to take a hard look at this resolution. I have lived in the Farrington subdivision for a number of years. I am not anti-development or anti-Weigels. I, however, would like to see the height of the signage and the lighting issues to be addressed so that this business helps to retain the character of our neighborhood. I'm sure we all want to find a solution that is good for the neighborhood, the county and for Weigel's.

Thank you,
Margie Pickens



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Regarding Weigel's

1 message

Marie J. McGuigan <mjm246@bellsouth.net>
To: "McGuigan, Marie J" <mjm246@bellsouth.net>

Sat, Jul 7, 2012 at 9:28 PM

To our Knox County officials and Metropolitan Planning Commission members:

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

jmmcken <jmmcken@comcast.net>
To: bettyjo.mahan@knoxmpc.org


Sun, Jul 8, 2012 at 9:28 PM

Judy & Mike McKenzie

1147 Highgrove Garden Way

Knoxville Tn 37922

865-567-4533

 **7-5-2012 ebenezer road signs.pdf**
7534K



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please Vote NO to Agenda Item 6-A-12-UR

1 message

Melissa Fesler <melissa.fesler@gmail.com>

Tue, Jul 10, 2012 at 8:28 AM

To: bettyjo.mahan@knoxmpc.org

Dear Ms. Mahan,

My name is Melissa Fesler. My family and I live in the Farmington Subdivision on Wickersham Drive. Our children attend Blue Grass Elementary School where I am blessed to work in the cafeteria.

I recently learned about a new Weigel's being built on Ebenezer. I am a faithful Weigel's shopper and yet I am not excited about a 34 foot neon Weigel's sign.

Please vote NO to Agenda Item 6-A-12-UR. Please help keep our part of Knoxville green and family oriented!

Thank you,

Melissa Fesler
melissa.fesler@gmail.com



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FW: Please vote no on 6-A-12-UR

1 message

McKenzie, Mike M <Mike.Mckenzie@morganstanleysmithbarney.com>Mon, Jul 9, 2012 at
2:13 PM

To: "Undisclosed recipients:"@ms.com

Thanking you in advance for your consideration of the neighborhood wishes for the Weigel's signage at the corner of Westland and Ebenezer.

Mike McKenzie

1147 Highgrove Garden Way

37922

Mike McKenzie

Morgan Stanley Smith Barney

Senior Vice President

Financial Advisor

1111 Northshore Dr. N160

Knoxville, Tn. 37919

865-330-0726

866-755-9037 fax

800-448-0020

mike.mckenzie@mssb.com

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Gaylord, Nan M <ngaylord@utk.edu>

Sun, Jul 8, 2012 at 9:56 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Dear MPC,

I have been a resident of Farrington neighborhood for 26 years. I do not want a Weigel's at the corner of Westland and Ebenezer. However, if that is to happen the structure should contribute positively to the residential community. The sign should be a monument sign only (no tall lighted sign) with lights low, no neon. A nice example of the structure requested can be found on Northshore at Choto Road. The type of Weigel's structure proposed will detract from the neighborhood and change the gestalt of the area.

Additionally, the traffic at the intersection is backed up during rush hour and the Weigel's will add to the congestion. Road work, I have been told, is planned however completion of the road work prior to Weigel's building and business is required.

Thank you for voting no on the proposal as submitted. Resubmission of the proposal with changes as requested will be considered by me and other concerned homeowners.

Nan Gaylord



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

vote NO on 6-A-12-UR

1 message

ken.noggle@comcast.net <ken.noggle@comcast.net>

Fri, Jul 6, 2012 at 4:01 PM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

I am a long time resident of Farrington Subdivision in west Knox County.

I am upset with Weigel's attempt to ignore our community's input regarding their offensive design plan for a new store at the corner of Westland and Ebenezer.

Weigel's has previously used an improved design for their store at the corner of Choto and Northshore. I believe they could and should be encouraged to modify their current plans for the Westland/Ebenezer store to more closely follow the Choto/Northshore design, which is more community friendly. Residents in the subdivisions adjacent to the Westland/Ebenezer site feel that changes must be made to Weigel's original plan.

I oppose their current plan. Without the requested modifications listed below, I encourage you to VOTE NO on 6-A-12-UR.

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

Thank You,

***Kenneth Noggle
8804 Cavendish Ct.***

Farrington Subdivision



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

6-A-12-UR

1 message

Scott Garris <SGarris1437@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 11:29 PM

Hello,

I oppose the tall sign planned by Weigel's at the corner of Ebenezer and Westland. I would prefer a monument sign. I do not oppose the gas station/convenience store, just the unnecessarily large sign in a neighborhood setting.

Sincerely,

Patti Garris

1437 Buxton Dr

Knoxville Tn 37922

[\(865\) 230-8626](tel:(865)230-8626)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's proposed new site on east side of Ebenezer

1 message

Patty Fowler <pattyfowler@comcast.net>
To: bettyjo.mahan@knoxmpc.org
Cc: Patty Fowler <pattyfowler@comcast.net>

Sun, Jul 8, 2012 at 9:37 AM

To whom it may concern:

I am HOA President of Sevenoaks West, now in the heart of all new commercial development. I am writing to oppose the high sign slated for the new Weigel's development on the east side of Ebenezer and south of Westland. This area is becoming more and more congested each day due to developments around it.

I ask that the Weigel's development be downsized from a regular Watt Road "truck stop" to a more congenial neighborhood establishment. I also request the signage be lowered a great deal so as not to obstruct the natural beauty of the area and also the neighborhoods surrounding it.

Thank you!

Patty Fowler

"If you change the way you look at things,
the things you look at change."
Wayne Dyer, Author



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote NO to agenda item 6-A-12-UR

1 message

Paul Norder <pnorder@bellsouth.net>
Reply-To: pnorder@bellsouth.net
To: bettyjo.mahan@knoxmpc.org
Cc: Marie McGuigan <mjm246@bellsouth.net>

Mon, Jul 9, 2012 at 1:02 PM

Dear Ms. Mahan---

(Please forward to MPC members. Thanks!)

My name is Paul Norder, a resident of the Farrington community at 1313 Farrington Dr.

I am requesting that you vote NO re: the subject agenda item as it is now written. First of all, I fail to understand the need for a FOURTH Weigel's within a distance of about 1.5 miles! (There are three existing Weigel's on Ebenezer, at the intersections of Northshore, Bluegrass and Gleason roads!) But if you feel the need to approve the subject item I request that it only be approved with the following conditions:

1. The facade around the top of the building be an earth tone color rather than brighter white or cream color, like was done at Mr. Weigel's Northshore/Choto location.
2. Only a monument sign, no higher than 10 feet, be used. No form of pole signage should be acceptable. Again, the pro forma should be Mr. Weigel's Northshore/Choto location.
3. Existing set-back requirements are maintained; please do not grant any setback waiver.

What I am asking for is a gas station that is built in the style of the Weigel's station located on Northshore near the Choto Road intersection. So far, Mr. Weigel has insisted that a monument sign (like at the Choto location) would not be sufficiently high enough for the proposed station at Ebenezer and Westland. It might be interesting to ask Mr. Weigel if he has been able to quantify the loss of business he has experienced at the Choto location because he was restricted to a lower monument sign!

Respectfully, Paul Norder



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote NO to item 6-A-12-UR

1 message

Penny Nye <penny@pennylainepapers.com>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 9:20 PM

I am writing to urge you to vote NO to agenda item 6-A-12-UR.

I live in Gettysvue and am extremely concerned that the proposed plan will ruin the residential feel of the entrance to ours and numerous other neighborhoods in close proximity to the proposed site. If this Weigels does go forward there is absolutely no reason necessitating a tall or even moderately tall neon sign.

If this was your neighborhood, I am sure you would feel the same.

Thank you,
Penny Nye
9201 Putters Way
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR

3 messages

Margot Kline <margotkline@gmail.com>

Thu, Jul 5, 2012 at 3:14 PM

To: anders@holstongases.com, ubailey65@gmail.com, bartcarey@comcast.net, artclancy3@gmail.com, cole5137@bellsouth.net, gewart@georgeewart.com, s.johnson692@gmail.com, makane1@bellsouth.net, Nathan.J.Kelly@gmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com

Cc: bettyjo.mahan@knoxmpc.org, Richard Briggs <rmbiggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, cooten@weigels.com, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>

Dear MPC Commissioners,

I know you can't possibly go out and look at every location that is applying for rezoning or use on review, so I am attaching photos that show every sign on Ebenezer Rd. and the way the road looks today. I hope that seeing what this area currently looks like will help you consider the existing community character and determine that a tall lighted commercial sign would, as nearby neighbors claim, be out of character and would represent a bad precedent. The mean height of signs on Ebenezer is 7.6 feet tall. I didn't include the Weigel's sign on the corner of Ebenezer and Northshore because that store address is on Northshore and is located in commercial Northshore zoning. But even if that sign was included, the mean height of ALL signs on Ebenezer would be only 8.2 feet.

During the past two weeks, neighborhoods in Ebenezer have held two public meetings. Twenty-two different neighborhoods attended the meetings, and a total of more than 130 people came. Mr. Chris Ooten, representative for Weigel's, came to the last meeting on June 28.

I have personally met with Mr. Ooten twice and have spoken to him on the phone three or four times. Mr. Weigel called me as well, and we talked for more than 30 minutes. All of these communications have been very pleasant and respectful, but at this point it doesn't appear that Mr. Weigel is willing to make any changes to his plans for the corner of Westland and Ebenezer.


Please understand that the neighborhoods surrounding this location want the Weigel's store. We are simply asking for this store to have a low monument sign, like the majority of the other signs on Ebenezer. We are also asking for the appearance of the building to be similar to the Weigel's at Choto, and for similar reasons. This is a stable, densely populated residential area with many well-maintained homes. Many homeowners have been hit hard by the slump in the economy, and many of us have seen our houses go down in value. Please, please do not permit unprecedented highway-style commercial development (as opposed to neighborhood commercial) on Ebenezer, because it would damage our home values even more!!!

The corner of Ebenezer is a crossroads of more than 50 residential neighborhoods. Yes, there is a great deal of traffic here, because there are approximately 34 large subdivisions within a 1-mile radius! There are also 2 elementary schools and 1 middle school within about a mile of the proposed Weigel's store. The traffic that passes by the corner of Westland and Ebenezer is not highway traffic, it is neighborhood traffic. A Weigel's will do extremely well here simply because of the high volume of repeat traffic, and within 24 hours of opening, everyone who drives past the corner of Westland and Ebenezer is going to know the store is there. A large sign is simply not needed, and it is certainly not wanted by thousands of nearby homeowners and potential Weigel's customers. In particular, people who live close enough to see this store and sign from their homes want to have Weigel's use their "Choto Prototype" at this location. Many who own homes in Gettysvue will have a very clear view of the gas canopy and the sign from their decks and balconies. The thousands of people who use the Gettysvue Golf Course will have a view of the canopy and sign from several holes. Some homes in Benington share property lines with the proposed development.

Please take a look at the attached photos--they show a very pastoral, prosperous, thriving community. We welcome change and growth that would benefit the Ebenezer Community. Please vote no on 6-A-12-UR unless the applicant (Weigel's) changes the site plan's design to more closely resemble their Choto Prototype and reduces the height of the sign to no more than an 8-foot monument, which is consistent not only with the height and style of the majority of Ebenezer signs, but also consistent with the last three Knox County stores that Weigel's has built--at Choto, Hardin Valley, and Lovell Road.

Thank you,
Margot Kline

President, Woods at Bluegrass HOA
8845 Ebenezer Oaks Lane
Knoxville TN 37922

 **7-5-2012 ebenezer road signs.pdf**
7534K


Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Thu, Jul 5, 2012 at 3:41 PM

[Quoted text hidden]

--

Betty Jo Mahan
Administrative Assistant
Metropolitan Planning Commission
(865) 215-2506

 **7-5-2012 ebenezer road signs.pdf**
7534K

Stanley Persinger <stanleypersinger@yahoo.com>
Reply-To: Stanley Persinger <stanleypersinger@yahoo.com>

Thu, Jul 5, 2012 at 7:49 PM

To: Margot Kline <margotkline@gmail.com>, "anders@holstongases.com" <anders@holstongases.com>, "ubailey65@gmail.com" <ubailey65@gmail.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "s.johnson692@gmail.com" <s.johnson692@gmail.com>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>
Cc: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, Richard Briggs <rmbriggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, "cooten@weigels.com" <cooten@weigels.com>, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>

I have been to both of these meetings and live in Farrington subdivision which is directly adjacent to the nursery on whose property this Weigels is proposed. It was very apparent at the meeting which Mr Ooten attended that Mr Weigel did not like people telling him what to do and that he had already made up his mind about the sign style and height and was not going to change it regardless of the communities desires.

We do not want to tell him what to do but he should at least listen and do the right thing in this situation instead of doing only what the law requires. We only want to keep the character of the area substantially what it is today. The Weigels can fit in to this character if it wishes to do the right thing.

The remainder of the nursery which is selling to Weigels is zoned the same as the proposed Weigels and will probably be developed shortly after the Weigels is built. This development will be in the back yard of several Farrington houses and will directly effect the character of the neighborhood in a negative way. It is important that the first store on this nursery property set a good example for those that will surely come after the Weigels is built.

I believe this nursery property is in a designated flood zone. The area immediately adjacent to the nursery has had significant drainage problems recently and back as far as 1984. Construction of the Weigels will surely have a negative effect on the drainage as will the proposed changes to the Westland and Ebenezer roadways. Water direction flow will probably be effected by the proposed changes. Has a water drainage assesment been done for this property?

Please vote NO on 6-A-12-UR unless Mr. Weigel (applicant) changes his site plan application in the manner suggested by Mrs. Kline below.

Sincerely
Stanley N and Jimmie L Persinger
1120 Farrington Dr.
Knoxville, TN 37923
865-690-1669
Cell 865-603-3396



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels on Ebenezer Road . . .the 4th Weigels on that road! Vote no on 6-A-12-UR

1 message

Rebecca Prenshaw <bpreshaw@yahoo.com>

Mon, Jul 9, 2012 at 11:13 AM

Reply-To: Rebecca Prenshaw <bpreshaw@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richard.briggs@knoxcounty.org" <richard.briggs@knoxcounty.org>, "ed.shouse@knoxcounty.org" <ed.shouse@knoxcounty.org>, "mike.hammond@knoxcounty.org" <mike.hammond@knoxcounty.org>, "dean.rice@knoxcounty.org" <dean.rice@knoxcounty.org>, "tnormanwhs@yahoo.com" <tnormanwhs@yahoo.com>, "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and **not** request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

We as the residents of this area, have made reasonable attempts to persuade Weigel's to amend its plan to no avail. I appeal to the MPC to help protect the basic nature of our neighborhood while also allowing commerce to flourish. This is the fourth Weigel's to be put on Ebenezer Road. I have heard rumors of one closing, but if one does, what does that leave us? An empty Weigel's building which will be very unsightly! I am asking for your help in this matter.

Rebecca Prenshaw
1100 Albemarle Lane (Farrington Subdivision)
Knoxville, TN 37923
(at this address since March 1989)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Reynolds, Bobby (Controller/Midsouth) <ReynoldsB@vmcmail.com>

Mon, Jul 9, 2012 at 5:48 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Cc: "bobbycreyn@hotmail.com" <bobbycreyn@hotmail.com>

My wife and I reside at 1215 Gettysvue Way and were some of the first residents in Gettysvue, 17 years ago. We have seen lots and lots of change in that time period. Most of this change has been for the better. We would greatly appreciate you influencing the Weigel's people to make some "neighborhood friendly" changes to their proposed store on the corner of Ebenezer and Westland Drive in West Knoxville. A low profile sign is a must. Anything higher than the building is not in the best interest of our neighbor hood. Additionally low density lighting and extensive landscaping would be very much appreciated. It is our understanding these types of concessions have been made on their new store at Choto Road, so we do not feel our requests are unreasonable.

We very much enjoy doing business with Weigel's and will certainly continue in the future, if these concessions are made.

Bobby Reynolds

Midsouth Division

865-579-2901



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Rick Prenshaw <prenshaw@yahoo.com>

Mon, Jul 9, 2012 at 11:15 AM

Reply-To: Rick Prenshaw <prenshaw@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I am a resident of Farrington subdivision and live on 1100 Albemarle Lane. I have reviewed the MPC documents on the Weigel's proposal and attended the meeting with Mr. Ooten at Ebenezer UMC.

Weigel's apparently is not receptive to a proposal to place a smaller sign, like their sign on the new store on Chotto Road - that done only because it was required by zoning regulations. It seems that Mr. Weigel does not want anyone to tell him what kind of sign he can put up in Knox County neighborhoods, other than our governmental representatives.

I am strongly opposed to the proposal to allow Weigel's to place a "highway" style sign in our neighborhood and request that the MPC, therefore, vote NO on the proposal.

Thank you for your consideration.

Eric R. Prenshaw III
1100 Albemarle Lane
Knoxville, TN 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

"NO" to item 6-A-12-UR/Weigel's at Ebenezer and Westland

1 message

ROBERT ALBISTON <rkalbi@bellsouth.net>

Sun, Jul 8, 2012 at 8:21 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Lucinda Albiston <lucindaalbiston@yahoo.com>, Margot Kline <margotkline@gmail.com>

Dear Ms. Mahan;

I understand that you are registering citizen concerns regarding the impact of the proposed new Weigel's on Ebenezer Road and Westland Drive. I would like to enter the following:

- 1) The character of the neighborhood will be adversely impacted by the proposed construction of the Weigel's gas station from the perspective of esthetics, traffic congestion, air quality, and light pollution; therefore, I am opposed to the approval of this type of use.
- 2) The proposed "interstate" architectural style with it's 34-foot sign and lighting is unsightly and gaudy. I certainly oppose this construction style. In the worst case, should the site be approved for gas/convenience mart use, the type of construction done by Weigel in the Choto area with a hipped roof, more tasteful and dimmer lighting, and a lower pedestal sign is strongly requested.

The proposed use will certainly have a disturbing impact on the quality of life and character of our neighborhood and our homelife. Let's not have so much "progress" that we no longer have a place worth living in!

I vote "NO" to item 6-A-12-UR

Thank you for your time and consideration.

Robert Albiston
9218 Honors Way
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Rob Shomaker <rshomaker@gmail.com>

Mon, Jul 9, 2012 at 6:09 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Cc: Kristin Shomaker <kristin.shomaker@gmail.com>

Hello,

I am a resident of the Bexhill neighborhood and it has recently come to my attention that Weigel's would like to build at the corner of Ebenezer and Westland. While I am not opposed to this construction - although I find it odd given the close proximity to three other Weigel's stores - I am vehemently opposed to a 34 foot sign at this intersection. This would be nothing short of an eyesore to the landscape. The residents of this area deserve better. Please vote against allowing a sign of this height or any height taller than a typical tombstone style sign.

Thank you for your consideration in this matter.

Rob Shomaker

Sent from my iPad



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

roth103@comcast.net <roth103@comcast.net>

Tue, Jul 10, 2012 at 12:14 AM

To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>

We are opposed to the excessive and oversized signage and commercial style of the proposed plan.

L. Evans Roth
Nancy E. Roth
1031 Cragfont Way
Plantation Springs
Knoxville 37923



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels Sign

1 message

Andrew Scruggs <andrewscruggs@live.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 10, 2012 at 10:32 AM

To whom it may concern,

I am in favor of the lowest sign possible. I am not in favor of the project at all with there already having 3 weigel store within 2 miles of proposed site. If the project moves forward I'm for less neon and lower visibility. I don't want our neighborhoods to look like Kingston Pike. If a higher sign is allowed we will have set a precedence and who knows what Ebenezer will look like in a few years.

Andrew Scruggs

9201 Friars Way

Knoxville, Tn.

37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Sherry Crawford <shcrawford@knology.net>

Sun, Jul 8, 2012 at 7:26 PM

To: bettyjo.mahan@knoxmpc.org

I live in Benington at 9220 Colchester Ridge road and I am strongly opposed to the 34 foot commercial neon sign planned to be erected at the new Weigel's site. I purchased my home based on the nice residential area and the lack of commercial signs. If it is deemed that we need another Weigels, then the sign should be low and mimic the residential materials used in neighborhoods like Gettysview, Wesley Place, Farrington, and Bennington. Thank you for your consideration in this matter. Sherry Crawford



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

JUST SAY NO TO AGENDA 6-A-12-UR (Weigels Sign--Ebenezer Road)

1 message

bluzgal <bluzgal@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 8:58 PM

Please do not put this huge sign up at the new Weigels at Ebenezer and Westland. People can see the store and a small sign is all that would be necessary. Weigels are all over town and they all look the same--people know their stores. PLEASE DO NOT DO THIS.

Sherry Fritts
Brentmor Subdivision
1404 Clear Brook Drive (off Ebenezer--1 block away from the new Weigels to be)
PH: 693-7922

BLUZGAL

John 3:16
FOR GOD SO LOVED THE WORLD THAT HE GAVE HIS ONE
AND ONLY SON, THAT WHOEVER BELIEVES IN HIM
SHALL NOT PERISH BUT HAVE ETERNAL LIFE



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's Sign

1 message

Shirley Haney <shirley.haney1@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Mon, Jul 9, 2012 at 4:21 PM

I am respectfully requesting that Weigels sign proposed for the corner of Ebenezer and Westland be rejected. The size is much too large for the neighborhood. A much smaller one would work as well. It appears they are trying to attract interstate traffic to the store. I think the unsightly sign would devalue houses in the neighborhood. Thank you for your consideration.

Respectfully,
Shirley P. Haney
1624 Clear Brook Drive
Knoxville, TN 37922
Brentmoor Subdivision
[865-531-0549](tel:865-531-0549)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Weigels matter at Ebenezer Rd and Westland Drive

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Tue, Jul 10, 2012 at 8:18 AM

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

From: **Robin Hill** <robin.hill8@gmail.com>
Date: Tue, Jul 10, 2012 at 6:55 AM
Subject: Weigels matter at Ebenezer Rd and Westland Drive
To: dan.kelly@knoxmpc.org
Cc: Margot Kline <margotkline@gmail.com>, Axel C Ringe <onyxfarm@bellsouth.net>

To: Dan Kelly, MPC Staff
Members of the Knoxville Knox County Planning Commission

From : R. M. (Robin) Hill
Chairman
Sierra Club Harvey Broome Group
11504 Mountain View Road
Knoxville Tn 37934

I am writing you to identify three concerns that reside with this matter.

1. The sign has a planned height of 35 feet above grade. This height seems excessive and unnecessary since the proposed store will be located facing Ebenezer Road at the Westland Drive/ Ebenezer Traffic signal, The store can be easily seen by any driver passing the site . It will be a neighborhood store and will therefore be predominantly a place where the neighborhood and the users of Ebenezer and Westland trade. A ground ,mounted sign of the type used at Smith Road in Farragut and Campbell Station Road In Farragut is adequate for the Weigels logo, and gas prices. The ground mounted sign can have the traditional Weigels design and color and that is easily recognized as being a Weigels store. Substitution of a lower sign for the 35 foot high sign would provide adequate signage and will not encroach on the view shed for residents living nearby or on higher elevations some distance away.
2. The distinctive Weigels building, canopy and colors will be very visible night or day and immediately recognized as a Weigels store by any user driving by. It should not be illuminated by any strip lighting since there will be plenty of light in the evening hours just from the lighting under the canopy
3. An exterior brick similar to that planned fro the Choto Road Store or similar to that used in the office buildings north of the NS Crossing would be desirable for neighborhood compatibility would seem to fit the needs or architectural compatibility in the neighborhood.

The foregoing suggestions are not big issues and their adoption for this Weigels would be welcomed by the neighborhood.

It's not too late for Weigels and the neighborhood to come together with Mr. Weigel on some mutually satisfactory resolution of the problems discussed in items 1, 2, and 3.

Robin Hill

--
Dan Kelly
MPC, Development Services Manager

(865) 215-2500



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Simone Silvestri <sjsilvestri@gmail.com>

Mon, Jul 9, 2012 at 9:56 PM

To: bettyjo.mahan@knoxmpc.org

Good evening,

My name is Simone Metzger (1201 Wenlock Road, Knoxville, TN 37922) and I ask that you please vote no to agenda item 6-A-12-UR. I am a new homeowner in the Benington subdivision and do not want to see the street that I take my 18 month old son for wagon rides on become the next Cedar Bluff Road or Kingston Pike.

I do want to see growth in the area and am looking forward to having a place where I can buy a few goods within walking distance.

Regards,
Simone



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR

1 message

Steve Hardin <Steve.Hardin@american-national.com>
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Mon, Jul 9, 2012 at 4:52 PM

Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***

7/7/2012

I believe the signage similar to Chotto Rd would not only fit the neighborhood, but add style and class to

the store and will in no way affect the amount of customers entering the store.

Steve Hardin

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Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no to agenda item 6-A-12-UR

1 message

Tammy Blaine <tammyblaine@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Sun, Jul 8, 2012 at 8:32 PM

Ms. Mahan,

I oppose a tall neon Weigels sign at the corner of Westland and Ebenezer. This is a lovely residential area, and a large sign would be an eye sore. Please vote no and support this great community.

Tammy Blaine
9223 Colchester Ridge Road
Knoxville, Tn. 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Sign

1 message

TRACY MARSH <tracy.marsh@knoxschools.org>

Sun, Jul 8, 2012 at 12:09 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I am sending this in opposition to the huge Weigles sign proposed on Westland Drive and Eninezer would be a terrible eye sore in our community. We would much prefer a sign such as the one on Northshore near Choto.

Thanks for your time.

Tracy Marsh

Sent from my iPhone



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigels on Ebenezer

1 message

Hurst, Travers C. <hursttc@ornl.gov>

Mon, Jul 9, 2012 at 11:08 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Ms. Mahan, my wife and I (Monica Hurst) are opposed to the large sign and interstate style Weigels that is being proposed on Ebenezer. Please advise if there is anything we can do to further voice our displeasure.

Thank you ,

Travers Hurst
1106 Willowood Road
Knoxville, TN 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Sign at Westland

1 message

Susan Weber <skwsky@yahoo.com>

Sun, Jul 8, 2012 at 10:20 PM

Reply-To: Susan Weber <skwsky@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I would like to state, that as a homeowner in a subdivision off Westland, how important it is to oppose this. We DO NOT WANT TO LOOK like Cedar Bluff Rd. what an eye sore,
and that was all approved.

I oppose the large, monster sign that Weigels has proposed

Susan Weber
1204 Ashfield Circle
Knoxville, Tn. 37922



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Weigel's convenience store on Ebenezer Road

1 message

Saunya Wenger <saunyawenger@gmail.com>

Mon, Jul 9, 2012 at 8:24 AM

To: bettyjo.mahan@knoxmpc.org, county.mayor@knoxcounty.org, richard.briggs@knoxcounty.org, ed.shouse@knoxcounty.org, mike.hammond@knoxcounty.org, dean.rice@knoxcounty.org, tnormanwhs@yahoo.com, tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org

Dear Mayor and Commissioners,**Please vote according to the wishes of those whom you represent, not just the big business owners.****Please vote no on 6-A-12-UR unless the applicant (Weigel's) amends the site plan's design, lighting, and signage to insure that the store would not change the character of the community.**

Requested conditions for 6-A-12-UR:

1. Install 6-foot monument sign and not request any variances that would permit larger signs
2. Install all lighting as shown within the parameters identified on the Weigel's photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the store is closed.
3. Install landscaping as shown on the Weigel's landscape development plan within six months of the issuance of an occupancy permit for this project.
4. The store not opening for business until road improvements to Ebenezer Rd and Westland Dr. are completed. The improvements are to include provision of an eastbound right turn lane on Ebenezer and a second southbound left turn lane on Westland. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, to include marked crosswalks and walk/don't walk pedestrian crossing signals
5. Build the convenience store structure and fueling canopy using "residential building materials", and use roofing and canopy materials and lighting that are architecturally compatible with residential properties located in Gettysvue, Farrington, Wesley Place, Highgrove Garden, and Plantation Springs (i.e., dark colored dimensional shingle roofing or brown/bronze metal-sheath roofing, with no neon on the fueling canopy).
6. Submit a revised plan reflecting the conditions of approval to MPC staff prior to issuance of any building permits.

The residents of this area have made repeated attempts to persuade Weigel's to amend its plan to no avail. ***The residents of this community need the MPC to help protect the basic nature of our neighborhood while allowing commerce to flourish.***



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Please vote no on 6-A-12-UR

1 message

Tony <tdivalentin@comcast.net>

Mon, Jul 9, 2012 at 7:00 PM

To: bettyjo.mahan@knoxmpc.org, Richard Briggs <rmbriggs52@gmail.com>, Tony Norman <tony.norman@knoxcounty.org>, cooten@weigels.com, "Shouse, Ed" <Ed.Shouse@knoxcounty.org>, "Hammond, Mike" <Mike.Hammond@knoxcounty.org>
Cc: Margot Kline <margotkline@gmail.com>, "...Me" <tdivalentin@comcast.net>, ".Burchard" <burchardmary@bellsouth.net>, ">.ArleneLynsky" <lynskya@bellsouth.net>, Arline Bleier <bobarl63@aol.com>, PhilZ <pzaret@gmail.com>, Teresa Newby <tjnewbycpa@gmail.com>, Carroll <grandy9165@aol.com>, Jerry McClellan <jdm1945@bellsouth.net>, virginia <vconley9143@comcast.net>, Wade <jwhughes54@gmail.com>

I am the president of the Wesley Place Homeowners Association. We are 73 homes located about 300 meters south and across the street from the proposed Weigel's store at the southeast corner of Ebenezer and Westland. Being across the street and down the road, Wesley Place is the neighborhood that, from a line-of-sight perspective, will be most affected unless you vote "No" on 6-A-12-UR.

Light from the proposed elevated signage on Ebenezer Road as well as area lighting for the store will shine directly into the bedrooms, living room, dining room, kitchen or patio deck of a dozen or so Wesley Place homes. We know we are not the only neighborhood impacted by the proposed Weigel's store, but our line-of-sight proximity will affect Wesley Place more than any of the other numerous neighborhoods up and down Ebenezer Road.

On the whole, our homeowners are not opposed to the Weigel's, only the precedence it establishes and the loss of a sense of residential living. There are already at least two styles of Weigel's store; those with a the very commercial looking white and red frontage and large, tall signs guiding customers to the location, or those like the Choto store with subdued, more residential neighborhood-friendly stores with subdued lighting and monument signs that blend with the style and appearance of the store's environs.

Ebenezer is a highly traveled north-south corridor road. That said, it is not a Kingston Pike or I-40, I-75 or I-140 carrying interstate travelers and commercial conveyances, commuters and shoppers. It is the funnel used by thousands of people to get them from their homes to the interstate, Kingston Pike or the Pellissippi Parkway. Tall 30 and 50 foot-tall signs are needed along those highly travel, business-loaded arteries to locate and distinguish the next Weigel's store from the hodge-podge of stores, restaurants, gas stations, etc.

We know commercial development is inevitable along portions of Ebenezer Road. The majority of commercial entities in our area used existing renovated homes or erected buildings that are not obtrusive or incongruent with the surrounding neighborhoods. There are a number of commercial activities located on Ebenezer Road from North Shore northward to Kingston Pike. Except for the Weigel's stores on the corner of North Shore and Ebenezer, and next to Blue Grass Elementary School both of which have tall, lighted signage like that proposed for the new Ebenezer-Westland Drive store, all the other commercial enterprises have signs that average less than 10 feet in height. Once you drive past one of these commercial locations a few times, at the most, you know and will remember that there is a self-storage facility or veterinarian in the neighborhood. A lighted 20, 30 or 40 foot sign is not needed to remember where the vet is located, where one's holiday decorations are stored, or where to gas-up at the Weigel's store.

Please vote no on 6-A-12-UR now and until the proposed store is constructed like the Choto Weigel's with neighbor-friendly lighting and monument signage.

Thank you considering this request.

Respectfully,

Tony DiValentin

President, Wesley Place HoA



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

(no subject)

1 message

LDAPickle1612@aol.com <LDAPickle1612@aol.com>

Mon, Jul 9, 2012 at 5:03 PM

To: bettyjo.mahan@knoxmpc.org

I vote NO to the large sign for Weigel's at Ebenezer and Westland!!!

Linda Pickle
1612 Clear Brook Drive
Knoxville, TN 37922
(865) 249-7660