



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**MPC Agenda Item 6-A-12-UR**

1 message

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

Mon, Jun 11, 2012 at 12:17 PM

Ms. Mahan,

If at all possible I will attend this Thursday's session so that I can make my opinion known in person, but in the off chance I am unable to attend I am hoping you will pass along my opposition to agenda item 6-A-12-UR.

I live in Farrington subdivision which is located just blocks from the corner of Westland and Ebenezer where Weigel's has applied to build a new store. Firstly, I don't see the need for yet another Weigel's with one just a mile down the road at the corner of Ebenezer and Blue Grass and then again at the corner of Ebenezer and Northshore - and in the other direction there is Weigel's at Westland and Pellissippi. Between the Weigel's on Westland there is also a Shell station, so I do believe we've got the gas station/convenience store need covered.

However, I understand the land has been zoned commercial and Weigel's has the right to apply to build on this land. The county by contrast has the responsibility to do what is right by its communities - and bringing such high traffic to an intersection where children regularly cross the street during the summer from our neighborhood to reach the Bennington/Farrington pool is not a responsible action.

However, should the county approve this application, it would change the very nature of this residential community including the existing commercial operations along this corridor, and open the door to further highway-style commercial development on adjacent properties and further south along Ebenezer. If approved, please at least make them build a store that shows more sensitivity to the residential nature of the area similar to the store that was built at Northshore and Choto, something subdued such as the image below.



Weigel's Neighborhood  
MARKETS

# THE MARKET AT EBENEZER

Thank you so very much for your time!

**Emily Bieger**

(h) 865.851.7088

(c) 865.313.0683

ebieger@att.net



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Comments on Weigels application - 6-A-12-UR**

1 message

**Kevin P. Murphy** <murphysprings@gmail.com>

Mon, Jun 11, 2012 at 7:32 AM

To: Robert Anders <anders@holstongases.com>, Ursula Bailey <ubailey65@gmail.com>, Bart Carey <bartcarey@comcast.net>, Art Clancy <artclancy3@gmail.com>, Laura Cole <cole5137@bellsouth.net>, George Ewart <gewart@georgeewart.com>, Stan Johnson <s.johnson692@gmail.com>, Michael Kane <makane1@bellsouth.net>, Nate Kelly <Nathan.J.Kelly@gmail.com>, Rebecca Longmire <rebeccalongmire@hotmail.com>, Brian Pierce <brianpierce@mbiarch.com>, Jerry Roth <jwroth@qmwkx.com>, Wes Stowers <wstowers@stowerscat.com>

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

Dear Commissioners,

I would ask you to postpone item 6-A-12-UR until revised plans can be submitted for full consideration that address two of the staff recommendations:

1. Lowered sign height
2. Lighting plan in compliance with the town's lighting standards.

I believe the Planning Commission should have this information available before approving the Use on Review for this parcel.

Regarding the signage - I support the idea of this store looking more like the Choto location. I live across from a Weigels that is designed similarly to the one proposed for this location, and I can attest that the extreme amount of lighting and large signs detract from the rural and agricultural area of my neighborhood. They will also detract from the residential character of this proposed location.

I have been to a number of cities and towns that utilize monument ground signs instead of 35 foot high signs for service stations. The service stations in those towns are heavily visited and do not go out of business. They suffer no detriment by having a pleasant monument sign instead of a really tall ground sign. Reducing it to 25' is a start, but I really believe this should be a monument sign.

Weigels should also submit a lighting plan for review at this time. If they don't submit it, you should place specific conditions on this development to address the interior lighting of signage. The guidelines I located for the Farragut lighting standards address full cut-off lighting, but living next to a Weigels with signs by the Neon Service Co., I can attest that the interior lighting of the signage shines brightly across the property line. There should be conditions on the signage to mitigate the impacts of the sign lighting.

I also believe there should be additional landscaping required on the rear side of the property (behind the proposed building and parking lot) as well as between the detention pond and the parking lot area. It looks to be inadequate for neighboring businesses.

Thanks for your time and service,

--Kevin

Kevin P. Murphy  
4508 Murphy Rd  
Knoxville, TN 37918-9179

From: Margot Kline <margotkline@gmail.com>

Date: Mon, Jun 11, 2012 at 12:08 AM

Subject: Please voice your opinion, and come to the MPC meeting to oppose highway-commercial style development on Ebenezer

To: Margot Kline <margotkline@gmail.com>

Weigel's has applied to build a new store at the corner of Westland and Ebenezer. This is part of the land that Cedar Row Plant Nursery now occupies. It is directly across from Ebenezer United Methodist Church and a block away from Gettysvue, Wesley Place, Farrington, and Plantation Springs.

The Use on Review application is attached, including drawings showing the building and sign. I have also attached an exhibit that I sent to the MPC Commissioners showing how residential the area is, showing how businesses and offices nearby have in the recent past designed spaces to fit in with the community character, and requesting significant changes to the Weigel's design plan for this location. It is also at the bottom of this email and shows the location where the proposed Weigel's will be built.

This is the style of store that Weigel's has proposed for this corner of Westland and Ebenezer. It is typical of what you might see in highway commercial/general business zoning. The sign is 34 feet tall:





This is unacceptable at the corner of Westland and Ebenezer, because it would change the nature of the community and open the door to further highway-style commercial development on adjacent property and further south along Ebenezer.

We cannot keep Weigel's from going in here, because the land is already zoned Planned Commercial. We CAN ask them to build something that shows a little more sensitivity to the residential nature of the area and the historic properties nearby.

Weigel's did something like this at Choto because it is a high-end residential community. Ebenezer and Westland are also home to high-end residential, with a much larger number of homes within a one-mile radius and with MANY more voters contributing our property tax



dollars. If you do not want the typical highway-commercial Weigel's here, speak up. YOUR OPINION IS IMPORTANT. YOU ARE THE CUSTOMER THEY WANT TO REACH.

I am suggesting for Weigel's to do something like this on the corner of Westland and Ebenezer:



  
Weigel's Neighborhood  
**MARKETS**

THE MARKET AT EBENEZER

This is similar to what they just did at Choto, but with even more subdued colors and styling that blends with surrounding homes in Gettysvue, Wesley Place, and Plantation Springs and with styling similar to offices that have been built nearby on Ebenezer and South Peters.

I have already spoken to the Weigel's representative, Chris Ooten, and asked him to make this project a lynchpin for future high-quality development along Ebenezer rather than an eyesore. The tone of our conversation was very pleasant, although Mr. Ooten did not make any promises.

Please contact the members of the MPC staff and the MPC Commissioners and ask them to vote no to agenda item 6-A-12-UR unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhoods.

The easiest way to reach everyone is to email Betty Jo Mahan at [bettyjo.mahan@knoxmpc.org](mailto:bettyjo.mahan@knoxmpc.org) and ask her to forward your message to the MPC staff and commissioners.

If possible, also please come to the MPC meeting on Thursday, June 14, 1:30 pm in the main assembly room of the City-County Building.

Although corporations want to stick with a brand identity and don't want to have to redesign each and every store to fit specific locations, Weigel's has already shown their willingness to design for Neighborhood Commercial--they did it at Choto! Our Westland and Ebenezer location is just as obviously a neighborhood store. It is NOT going to pull people from either Kingston Pike or Northshore to buy gas or milk. The only people who will use this store already drive by it every day on the way to work or home or to take their kids to school.

Thank you,

Margot Kline  
President, Council of West Knox County Homeowners



Ebenezer Existing Office and Neighborhood Commercial

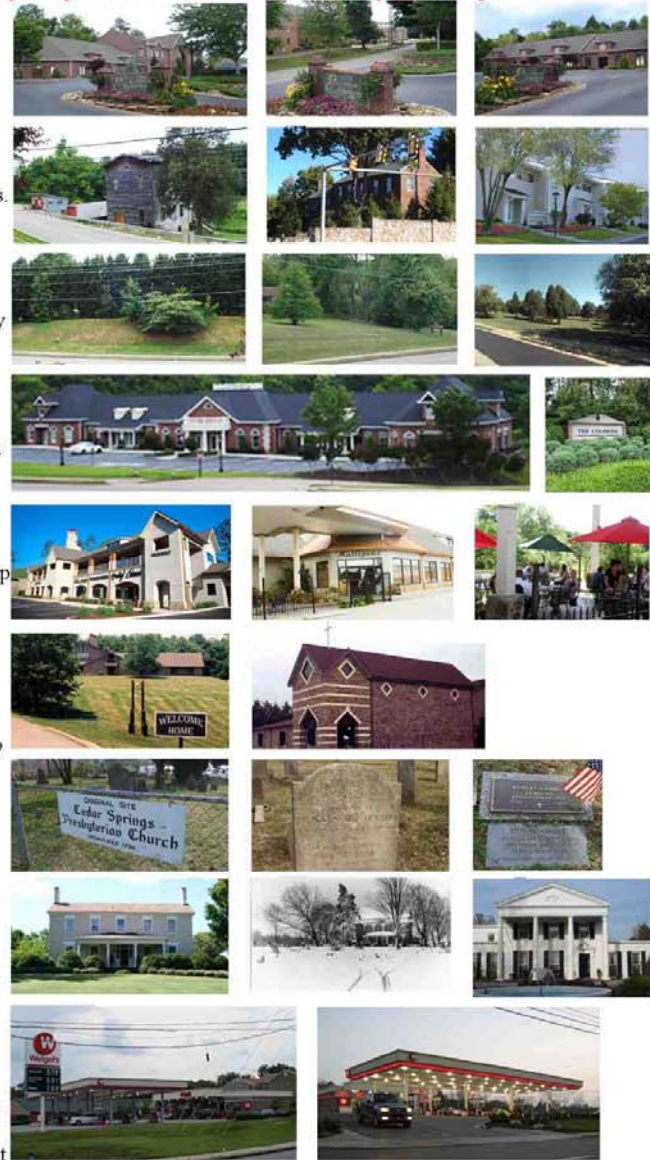


Minor changes to exterior, landscaping, and signage would make use acceptable and enhance rather than hurt community



*...a highway-style business is totally out of character*

- 1 Ebenezer Crossing & Offices (OA/CA)  
Chuck Pilgrim, architect
- 2 Ebenezer Mill (HZ) and Statesview (1827) on Historic Register; apts. across from Statesview
- 3 Photography Studio in Private Residence Zoned OA; Knox County Park across street
- 4 Ebenezer Station Offices (OA)  
Chuck Pilgrim, architect; Condos across street
- 5 Shops at Gettysvue (City: OS-1/SC-1, Open Spc Preserv'N'hood Shop Cenet); David Hutchins, architect; low signage
- 6 Ebenezer Methodist Church would have highway store and neon pole sign across street???
- 7 Cedar Springs Cemetery (1796); many headstones of Knox County earliest settlers
- 8 Maple Grove Inn zoned A; built around 1820; Plantation Springs manorhouse next door
- 9 Proposed Weigel's zoned PC; highway commercial design alters residential nature and establishes bad precedent





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Regarding agenda item 6-A-12-UR**

1 message

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**r\_piety** <r\_piety@bellsouth.net>

Mon, Jun 11, 2012 at 8:14 AM

To: bettyjo.mahan@knoxmpc.org

Dear MPC Commissioners,

I am president of the Farrington Homeowners Association. Our subdivision contains 195 homes in close proximity to agenda item 6-A-12-UR a Weigels Convenience store. Please vote no on agenda item 6-A-12-UR for unless the applicant makes significant design changes, including low monument signage and an exterior that is modified to fit in with the surrounding neighborhoods.

Weigels has shown a willingness to make this kind of accomadation in West Knox County before and should be considerate enough of their future customer base in this area to do this for us.

Regards,

Richard Piety  
693-5263





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

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**6-A-12-UR**

1 message

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**ROBERTA KENT** <cadescope1@bellsouth.net>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jun 11, 2012 at 4:07 PM

I live in Farrington subdivision. I do not have any problem with a new Weigels being built at the corner of Ebenezer and Westland as long as the site has a low height monument sign and brown trim instead of white trim. Generally try to blend in with the high-end residential/comercial structures in the area.

Thank you,  
Roberta E. Kent



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Wiegels at Ebenezer/Westland**

1 message

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**amurphyhowarth@juno.com** <amurphyhowarth@juno.com>  
To: bettyjo.mahan@knoxmpc.org

Mon, Jun 11, 2012 at 4:23 PM

Dear Ms. Mahan:

I am writing to you hoping you will forward this email to the MPC Staff/Commissioners regarding Agenda item 6-A-12-UR. My family lives in Farrington Subdivision and I would urge all to vote NO to this agenda item unless Wiegels is willing to make SIGNIFICANT design changes to include low monument signage and exterior modifications to fit our neighborhood. I do not want such a gruesome eye soar several hundred feet away in a neighborhood I love. Thank you . Sincerely, Andrea Murphy

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**53 Year Old Mom Looks 33**

The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried  
[consumerproducts.com](http://consumerproducts.com)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Design of the Proposed Weigel's at the corner of Westland and Ebenezer**

1 message

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**Philip E. Atchley** <philip.atchley@att.net>

Mon, Jun 11, 2012 at 8:18 PM

To: bettyjo.mahan@knoxmpc.org

Cc: jimmielpersinger@yahoo.com

To Members of the MPC staff and the MPC Commissioners,

Everyone I have talked with in the Farrington subdivision prefers the Choto design for the new center and if it is accepted would reciprocate with steady usage. I for one have steadily refused to use the original Phillips 66 station at the corner of South Peters and Kingston Pike. That setup so badly ruined the Bakers-Peters property.

Bypassing that station for years has cost them in gas, car washes, and light items sales. If they bum this up when they could have done much better people **will remember**. That would include Weigel's everywhere.

Philip E. Atchley





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Proposed Weigel's at Ebenezer and Westland**

1 message

**Patti Smith** <psmith@petsafe.net>

Tue, Jun 12, 2012 at 10:03 AM

To: "bettyjo.mahan@knoxmpc.org" &lt;bettyjo.mahan@knoxmpc.org&gt;

I would like to voice my opposition to the building and signage that Weigels is planning to construct at the northeast intersection of Ebenezer and Westland Drive. We do not need another convenience center in this area since locations already exist at Ebenezer@Northshore and Westland@Pellissippi.

However, if a new Weigels is to be built at this proposed location, a low profile building and signage is much more in keeping with the existing business and residential construction in this area. Homeowners have already lost property value in the last few years due to the economy. This would just lead to lowering the value of their property even more.

Please forward this on the Metro Planning Commission for consideration before the June 14 meeting.

Thank you very much.

Patricia Smith

8808 Cavendish Ct.

Knoxville, TN 37923