

AGENDA

December 11, 2014

1:30 P.M. ♦ Main Assembly Room ♦ City County Building

Agenda Item No.

MPC File No.

- 1. ROLL CALL, INVOCATION AND PLEDGE OF ALLEGIANCE**
- * 2. APPROVAL OF DECEMBER 11, 2014 AGENDA**
- * 3. APPROVAL OF NOVEMBER 13, 2014 MINUTES**
- 4. POSTPONEMENTS, WITHDRAWALS, TABLINGS AND CONSENT ITEMS READ AND VOTED ON**

Items to be *automatically* Postponed (Indicated with an underlined **P**)
 Items to be voted on to be Postponed (Indicated with a **P**)
 Items to be *automatically* Withdrawn (Indicated with an underlined **W**)
 Items to be voted on to be Withdrawn (Indicated with a **W**)
 Items to be voted on to be Tabled (Indicated with a **T**)
 Items to be voted on to be Untabled (Indicated with a **U**)
 Items to be heard on Consent requiring a vote (Indicated with *)
 A list of Tabled items may be seen at the end of this Agenda.

Items recommended for approval on consent are marked with (*) and will be considered under one motion to approve at the beginning of the meeting. If you would like to discuss an item marked with (*), approach the podium after the entire consent list is read and request that it be removed from the consent list.

For information regarding the status of any agenda item, please call 215-2500 and our receptionist will direct your call to the appropriate staff member.

Ordinance Amendments:

- 5. METROPOLITAN PLANNING COMMISSION **12-A-14-OA****
 Amendments to the City of Knoxville Zoning Ordinance, Article II and Article IV, Sections 2.2.7, 2.2.8, 2.2.9 and 2.5, related to Floor Area Ratio (FAR) and other area requirements for certain commercial zoning districts.

Alley or Street Closures:

Agenda Item No.

MPC File No.

- * **6. UNIVERSITY OF TENNESSEE** **12-A-14-AC**
Request closure of unnamed alley between Twentieth Street and Twenty Second Street, Council District 1.
- * **7. UNIVERSITY OF TENNESSEE** **12-B-14-AC**
Request closure of unnamed alley between Twentieth Street and eastern terminus, Council District 1.
- * **8. UNIVERSITY OF TENNESSEE** **12-C-14-AC**
Request closure of unnamed alley between Eleventh Street and Twelfth Street, Council District 1.
- * **9. UNIVERSITY OF TENNESSEE** **12-A-14-SC**
Request closure of Melrose Ave between Frances Street and Melrose Place, Council District 1.
- * **10. UNIVERSITY OF TENNESSEE** **12-B-14-SC**
Request closure of Twenty Second St between Andy Holt Avenue and northern terminus at UT N3 surface parking lot, Council District 1.

Street or Subdivision Name Changes:

- 11. SHERRI LEE** **12-A-14-SNC**
Change Leinard Lane to 'Joan Cronan Way' between Neyland Drive and Stephenson Drive, Council District 2.

Plans, Studies, Reports:

None

Concepts/Uses on Review:

- 12. THE COURTYARD AT TOOLES BEND - RACKLEY ENGINEERING**
 - a. Concept Subdivision Plan** **10-SA-14-C**
North side of Badgett Rd., east side of Tooles Bend Rd., Commission District 4.
 - b. USE ON REVIEW** **10-A-14-UR**
Proposed use: Detached dwellings in PR (Planned Residential) District.
- P 13. SHADY GLEN - ERIC MOSELEY**
 - a. Concept Subdivision Plan** **12-SA-14-C**
Southeast side of S. Northshore Dr., southwest side of Holder Ln., Commission District 5.
 - b. USE ON REVIEW** **12-D-14-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.

Final Subdivisions:

- P 14. WESTLAND GARDENS**
 South side of Westland Drive, west of Coile Lane, Commission District 5.

10-SJ-14-F
- P 15. THE GLEN AT HARDIN VALLEY, PHASE I**
 Northwest intersection of Hardin Valley Road & Brooke Willow Blvd., Commission District 6.

10-SK-14-F
- * 16. JAMES F BROWN ESTATE RESUBDIVISION**
 North side of W Emory Road, north of Oak Ridge Hwy., Commission District 6.

11-ST-14-F
- * 17. JUSTICE PROPERTY RESUB. OF LOTS 1R & 3R**
 Northeast side of Foust Hollow Rd, west of Maynardville Pike, Commission District 6.

12-SA-14-F
- * 18. NORRIS FREEWAY COMMERCIAL CENTER, RESUB. OF LOT 7**
 North side of Kinzel Way, east of Millertown Pike, Council District 4.

12-SB-14-F
- * 19. DEANE HILL VILLAGE**
 Southeast of Deane Hill Dr, east of Morrell Rd, Council District 2.

12-SC-14-F
- * 20. EMERALD RIDGE S/D UNIT 2**
 At the terminus of Emerald Ridge Lane, southeast of E Emory Rd, Commission District 7.

12-SD-14-F
- * 21. CASCADE VILLAS PHASE 3B**
 Northwest end of Gatekeeper Way, northwest of Beacon Light Way, Commission District 6.

12-SE-14-F
- * 22. LEGACY COVE AT ROCKY HILL**
 North of S. Northshore Dr, east of Rudder Lane, Council District 2.

12-SF-14-F

Rezoning and Plan Amendment/Rezoning:

- P 23. TANASI GIRL SCOUT COUNCIL, INC. (REVISED)**
 (2-12-15) Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).

4-J-14-RZ
- 24. ALEX LOZANO**
 Southeast end Hilton Rd., south of S. Middlebrook Pike, Council District 2. Rezoning from I-2 (Restricted Manufacturing and Warehousing) to I-3 (General Industrial).

11-E-14-RZ

<u>Agenda Item No.</u>	MPC File No.
<p>25. <u>JERRY GREEN</u> East side S. Northshore Dr., south of Kingston Pike, Council District 2. Rezoning from F-1 (Floodway) to C-4 (Highway and Arterial Commercial) / F-1 (Floodway).</p>	12-A-14-RZ
<p>* 26. <u>METROPOLITAN PLANNING COMMISSION</u> North side Kingston Pike, southwest side Metron Center Way, Council District 1. Rezoning from C-7 (Pedestrian Commercial) to C-6 (General Commercial Park) or O-2 (Civic and Institutional).</p>	12-B-14-RZ
<p>* 27. <u>NADEAN M. KERR</u> Northwest and southeast sides Murray Dr., northeast of Pleasant Ridge Rd., Council District 3 and Commission District 7. Rezoning from A-1 (General Agricultural) & A (Agricultural) to R-1 (Low Density Residential) & RA (Low Density Residential).</p>	12-C-14-RZ
<p>* 28. <u>HARB'S CARPET CENTER</u> East side N. Broadway, north side Emory Place., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business).</p>	12-D-14-RZ
<p>29. <u>RUFUS H. SMITH JR. & CO. INC.</u> Northeast side Fitzgerald Rd., northwest side Ball Rd., Commission District 6. Rezoning from A (Agricultural) & RA (Low Density Residential) to PR (Planned Residential).</p>	12-E-14-RZ
<p>* 30. <u>W. BOYD LONAS</u> Northwest side Black Rd., northeast of N. Campbell Station Rd., Commission District 6. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	12-F-14-RZ
<p>* 31. <u>KENN DAVIN</u> Northeast side S. Central St., southeast of Cumberland Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).</p>	12-G-14-RZ
<p>* 32. <u>STOVER'S LLC AND HOLSTON PROPERTIES LLC</u> North side Asheville Hwy., northeast side N. Burns Rd., Council District 6. Rezoning from C-3 (General Commercial) & SC-1 (Neighborhood Shopping Center) to C-4 (Highway and Arterial Commercial).</p>	12-H-14-RZ
<p>33. <u>ERIC MOSELEY</u> Northeast side Mourfield Rd., southeast of Westland Dr., Commission District 5. Rezoning from A (Agricultural) to PR (Planned Residential).</p>	12-I-14-RZ

Uses on Review

<u>Agenda Item No.</u>	<u>MPC File No.</u>
<p>* 34. <u>GARRON LAND SURVEYING</u> Northwest side of Gardner Ln., northeast of Heiskell Rd. Proposed use: Reduction of the peripheral boundary setback from 35' to 15' in PR (Planned Residential) & A (Agricultural) District. Commission District 7.</p>	11-C-14-UR
<p>P 35. <u>THE KROGER COMPANY</u> (2-12-15) Southeast side of E. Emory Rd., just west of the I-75 interchange. Proposed use: Kroger store and retail shops in PC-1 (Retail and Office Park) & F-1 (Floodway) District. Council District 5.</p>	11-E-14-UR
<p>W 36. <u>DIGI ACADEMY OF LEARNERS, LLC</u> South side of Mildred Dr., east of Woodhaven Dr. Proposed use: Child daycare facility in R-1 (Low Density Residential) District. Council District 4.</p>	11-G-14-UR
<p>P 37. <u>UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION</u> West side of Alcoa Hwy., north of Cherokee Trail. Proposed use: Proposed Cherokee Farm Innovation Campus Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.</p>	12-A-14-UR
<p>* 38. <u>PARTNER'S DEVELOPMENT ORLANDO DIAZ</u> Northeast side of Valley Vista Rd., northwest side of Carmichael Rd., southwest side of Pellissippi Parkway. Proposed use: Research & Development / Manufacturing Facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.</p>	12-B-14-UR
<p>39. <u>STERLING DEVELOPMENT</u> Southeast side of Gleason Dr., southwest side of Wellsley Park Rd. Proposed use: Apartments in RP-1 (Planned Residential) District. Council District 2.</p>	12-C-14-UR

Other Business:

<p>40. Consideration of Similar Use Determination for a private club in the I-3 (General Industrial) zone district.</p>	11-D-14-OB
<p>41. Consideration of Election of Officers for Calendar Year 2015.</p>	12-A-14-OB
<p>* 42. Consideration of amendment No. 4 to MPC's budget and work program for FY 2014-15.</p>	12-B-14-OB
<p>* 43. Consideration of amendments to MPC's fee schedule.</p>	12-C-14-OB

Agenda Item No.

MPC File No.

Adjournment

Tabled Items (Actions to untable items are heard under Agenda Item 4)

<p><u>KNOXVILLE CITY COUNCIL (REVISED)</u> Amendments to the City of Knoxville Zoning Ordinance regarding definitions, appropriate zone districts and development standards for various group living facilities.</p>	<p>12-B-13-OA</p>
<p><u>WILSON RITCHIE</u> Request closure of Lecil Rd between Asheville Highway and N. Ruggles Ferry Pike, Council District 4.</p>	<p>3-F-10-SC</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>6-A-10-SAP</p>
<p><u>METROPOLITAN PLANNING COMMISSION</u> Central City Sector Plan Amendment as recommended by the Ft. Sanders Neighborhood District Long Range Planning Implementation Strategy. Council District 1.</p>	<p>7-C-10-SP</p>
<p><u>WILLOW FORK - GRAHAM CORPORATION</u> a. Concept Subdivision Plan Southeast side of Maynardville Hwy., southwest side of Quarry Rd., Commission District 7. b. Use on Review Proposed use: Retail subdivision in PC (Planned Commercial) & F (Floodway) District.</p>	<p>11-SJ-08-C 11-H-08-UR</p>
<p><u>HARRISON SPRINGS - EAGLE BEND DEVELOPMENT</u> a. Concept Subdivision Plan Southeast side of Harrison Springs Ln., northeast of Schaeffer Rd., Commission District 6. b. Use On Review Proposed use: Detached dwellings in PR (Planned Residential) District.</p>	<p>4-SC-09-C 4-D-09-UR</p>
<p><u>LONGMIRE SUBDIVISION</u> West side of Tazewell Pk., north of E. Emory Rd., Commission District 8.</p>	<p>1-SA-11-C</p>
<p><u>BEN H. MCMAHAN FARM RESUBDIVISION OF PART OF TRACT 1</u> Intersection of I-40 and McMillan Rd., Commission District 8.</p>	<p>2-SO-09-F</p>
<p><u>HARDIGREE - HERRON ADDITION RESUBDIVISION OF LOT 9</u> North side of West Gallaher Ferry Dr, west of Hardin Valley Rd, Commission District 6.</p>	<p>12-SJ-13-F</p>
<p><u>RESUBDIVISION OF GEORGE HOSKINS PROPERTY</u></p>	<p>4-SE-14-F</p>

Agenda Item No.

MPC File No.

North side of N. Ruggles Ferry Pike, on a private right of way known as Rugby Lane, Commission District 8.

CITY OF KNOXVILLE

7-D-10-RZ

South side Joe Lewis Rd., east of Maryville Pike, Council District 1. Rezoning from I-3 (General Industrial) to R-1 (Low Density Residential).

908 DEVELOPMENT GROUP

Northwest side Dale Ave., southwest side N. Seventeenth St., southeast side I-40. Council District 6.

a. Central City Sector Plan Amendment

7-E-14-SP

From C (Commercial) to HDR (High Density Residential).

b. One Year Plan Amendment

7-D-14-PA

From GC (General Commercial) to HDR (High Density Residential).

c. Rezoning

7-F-14-RZ

From C-3 (General Commercial) and I-4 (Heavy Industrial) to RP-3 (Planned Residential).

BUFFAT MILL ESTATES - CLAYTON BANK & TRUST

4-B-10-UR

South side of Buffat Mill Rd., north side of McIntyre Rd., Council District 4. Proposed use: Detached dwellings in RP-1 (Planned Residential) District (part pending).

SOUTHLAND ENGINEERING

7-A-13-UR

South side of Deane Hill Dr., east side of Winchester Dr. Proposed use: Attached residential development in RP-1 (Planned Residential) District. Council District 2.

MR. PAUL MURPHY

7-E-14-UR

South side of Kingston Pike, east of Kingston Court. Proposed use: Apartments and Residential Condominiums in R-1 (Low Density Residential) District. Council District 2.

Legislative Action and Appeals Deadlines December 11, 2014 *MPC Meeting:*

MPC will vote on a number of items today. Those requiring further action* will be heard by these legislative bodies in the Main Assembly Room of the City County Building, 400 Main Street, Knoxville, TN:

City Council	7:00 p.m. January 6, 2015
County Commission (zonings)	5:00 p.m. January 26, 2015

* Typically, MPC recommendations requiring further action include rezonings, Zoning Ordinance amendments, street and alley closures in the city, and street name changes. MPC recommendations which are final decisions include uses-on-review, concept plans, and final plats—unless any of these are appealed.

Appeals

City Council

- | | |
|---|-------------------|
| • Appeals filed on or before: | December 16, 2014 |
| Will be heard by City Council: | January 6, 2015 |
| • Appeals filed on or before: (15 days) | December 29, 2014 |
| Will be heard by City Council: | January 20, 2015 |

County Commission

- | | |
|--|-------------------|
| • Appeals filed on or before: | December 16, 2014 |
| Will be heard by County Commission: | January 26, 2015 |
| • Appeals filed on or before (30 days) | January 12, 2015 |
| Will be heard by County Commission: | February 23, 2015 |

(Unless a 30-day advertisement period is required or a holiday is involved)

Anyone may appeal today's MPC decisions to the City Council or County Commission *except* for the cases listed below:

- *Appeals of use-on-review in the County are heard by the Knox County Board of Zoning Appeals. Any aggrieved party has 30 days from MPC action to file an appeal. Appeals should be filed with the Knox County Code Administration Department. Deadlines for scheduling such appeals will be established by that department.*
- *Appeals of concept plans or final plats in the City or County are filed with Chancery Court.*
- *Sector Plan amendments cannot be appealed.*

If you have a question about the appeals process, or if you wish to be notified about anyone filing an appeal on a particular item, see a staff member (seated at either end of the horseshoe-shaped table) or *call the MPC office (215-2500)* by the appeals deadline listed above.

**Note: City Council changed their meeting date.

**METROPOLITAN PLANNING COMMISSION
REQUESTS FOR POSTPONEMENTS, WITHDRAWALS AND TABLINGS
DECEMBER 11, 2014 MPC Meeting**

Automatic Postponements are provided for in Article XII, Section 1.B of MPC's Administrative Rules and Procedures, which allows for one automatic postponement when the request is received by 3:30 p.m. on the Monday prior to the Thursday MPC meeting.

AUTOMATIC POSTPONEMENTS until the January 8, 2015 MPC meeting (Indicated with **P**):

- P** 13. **SHADY GLEN - ERIC MOSELEY** **12-SA-14-C**
a. Concept Subdivision Plan
Southeast side of S. Northshore Dr., southwest side of Holder Ln., Commission District 5.
- P** **b. USE ON REVIEW** **12-D-14-UR**
Proposed use: Detached residential subdivision in PR (Planned Residential) pending District.
- P** 37. **UNIVERSITY OF TENNESSEE RESEARCH FOUNDATION** **12-A-14-UR**
West side of Alcoa Hwy., north of Cherokee Trail. Proposed use: Proposed Cherokee Farm Innovation Campus Master Plan and Development Guidelines in BP-1 (Business and Technology Park) District. Council District 1.

ITEMS TO BE VOTED ON to postpone 30 days until the January 8, 2015 MPC meeting:

- P** 14. **WESTLAND GARDENS** **10-SJ-14-F**
South side of Westland Drive, west of Coile Lane, Commission District 5.
- P** 15. **THE GLEN AT HARDIN VALLEY, PHASE I** **10-SK-14-F**
Northwest intersection of Hardin Valley Road & Brooke Willow Blvd., Commission District 6.

ITEMS TO BE VOTED ON to postpone 60 days until the February 12, 2015 MPC meeting:

- P** 23. **TANASI GIRL SCOUT COUNCIL, INC. (REVISED)** **4-J-14-RZ**
(2-12-15) Southeast side Merchant Dr., east of Wilkerson Rd., Council District 5. Rezoning from A-1 (General Agricultural) & C-1 (Neighborhood Commercial) to RP-1 (Planned Residential).
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AUTOMATIC WITHDRAWALS (Indicated with an underlined **W** with no vote required)

None

WITHDRAWALS –MPC ACTION REQUIRED (Indicated with **W**)

- W** 36. **DIGI ACADEMY OF LEARNERS, LLC** **11-G-14-UR**

South side of Mildred Dr., east of Woodhaven Dr. Proposed use: Child daycare facility in R-1 (Low Density Residential) District. Council District 4.

ITEMS TO BE REMOVED FROM TABLE – (Indicated with **U** & MPC action required)

None

TABLINGS – (Indicated with **T** & MPC action required)

None

**METROPOLITAN PLANNING COMMISSION
CONSENT APPROVAL LIST
December 11, 2014**

These items are recommended for approval on consent and are marked (*) on the Agenda. They will be considered under one motion to approve.

Please note that if you would like to discuss an item marked with (*) below, approach the podium after the entire consent list is read and request that it be removed from the consent list.

- * **2. APPROVAL OF December 11, 2014 AGENDA**
- * **3. APPROVAL OF November 13, 2014 MINUTES**

Alley or Street Closures:

- * **6. UNIVERSITY OF TENNESSEE 12-A-14-AC**
Request closure of unnamed alley between Twentieth Street and Twenty Second Street, Council District 1.
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Final Subdivisions:

- * **16. JAMES F BROWN ESTATE RESUBDIVISION 11-ST-14-F**
North side of W Emory Road, north of Oak Ridge Hwy., Commission District 6.
- * **17. JUSTICE PROPERTY RESUB. OF LOTS 1R & 3R 12-SA-14-F**
Northeast side of Foust Hollow Rd, west of Maynardville Pike, Commission District 6.
- * **18. NORRIS FREEWAY COMMERCIAL CENTER, RESUB. OF LOT 7 12-SB-14-F**
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- * **19. DEANE HILL VILLAGE** **12-SC-14-F**
Southeast of Deane Hill Dr, east of Morrell Rd, Council District 2.
- * **20. EMERALD RIDGE S/D UNIT 2** **12-SD-14-F**
At the terminus of Emerald Ridge Lane, southeast of E Emory Rd, Commission District 7.
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Northwest end of Gatekeeper Way, northwest of Beacon Light Way, Commission District 6.
- * **22. LEGACY COVE AT ROCKY HILL** **12-SF-14-F**
North of S. Northshore Dr, east of Rudder Lane, Council District 2.

Rezoning

- * **26. METROPOLITAN PLANNING COMMISSION** **12-B-14-RZ**
North side Kingston Pike, southwest side Metron Center Way, Council District 1. Rezoning from C-7 (Pedestrian Commercial) to C-6 (General Commercial Park) or O-2 (Civic and Institutional).
- * **27. NADEAN M. KERR** **12-C-14-RZ**
Northwest and southeast sides Murray Dr., northeast of Pleasant Ridge Rd., Council District 3 and Commission District 7. Rezoning from A-1 (General Agricultural) & A (Agricultural) to R-1 (Low Density Residential) & RA (Low Density Residential).
- * **28. HARB'S CARPET CENTER** **12-D-14-RZ**
East side N. Broadway, north side Emory Place., Council District 6. Rezoning from C-3 (General Commercial) to C-2 (Central Business).
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Northeast side S. Central St., southeast of Cumberland Ave., Council District 6. Rezoning from C-3 (General Commercial) / D-1 (Downtown Design Overlay) to C-2 (Central Business District) / D-1 (Downtown Design Overlay).
- * **32. STOVER'S LLC AND HOLSTON PROPERTIES LLC** **12-H-14-RZ**
North side Asheville Hwy., northeast side N. Burns Rd., Council District 6. Rezoning from C-3 (General Commercial) & SC-1

(Neighborhood Shopping Center) to C-4 (Highway and Arterial Commercial).

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Proposed use: Reduction of the peripheral boundary setback from 35' to 15' in PR (Planned Residential) & A (Agricultural) District. Commission District 7.

- * **38. PARTNER'S DEVELOPMENT ORLANDO DIAZ** **12-B-14-UR**
Northeast side of Valley Vista Rd., northwest side of Carmichael Rd., southwest side of Pellissippi Parkway.
Proposed use: Research & Development / Manufacturing Facility in BP (Business and Technology) / TO (Technology Overlay) District. Commission District 6.

Other Business:

- * **42. Consideration of amendment No. 4 to MPC's budget and work program for FY 2014-15.** **12-B-14-OB**

- * **43. Consideration of amendments to MPC's fee schedule.** **12-C-14-OB**

To: Knoxville/Knox County Metropolitan Planning Commission
From: David C. Beals, Trustee for the Donna Marie Beals Trust, the owner of
property located at 1130 Mourfield Rd.
12/10/14

Dear Sirs;

I am writing in support of the rezoning application from Agricultural to Planned Residential (file number 12-I-14-RZ) concerning the Donna Marie Beals Trust property located at 1130 Mourfield Rd, Knoxville Tn.

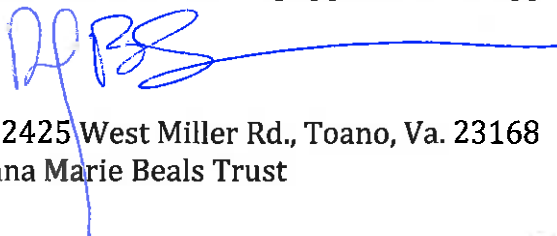
As the Trustee of this property, it is my duty to sell the property at the highest and best price in order to fulfill the terms of the Trust. I have had this property on the market for at least 4 years and have reached an agreement with Mr. Moseley for the sale of this property. If this rezoning application is denied it will cause considerable hardship in my ability to execute the terms of the Trust and the wishes of my parents, Dr. and Mrs. Daniel F. Beals.

My family and I moved to 1130 Mourfield around 1967. Back then the entire area was small farms. We had a Gentleman's Farm and kept a few horses for pleasure riding. Over the subsequent years I have personally witnessed the growth in the area, from farm to developments. I remember when the Getty Farm was one huge field. However, time has marched on; the Getty place was sold and developed, the other open tracts along Westland Drive have been developed, A.L. Lotts school was built, the Pellissippi Parkway was built.....we even have a Weigels around the corner now.

The plans for Planned Residential development has been part of the Knox County plans for sometime, my understanding is that these plans have been public for 9 years. Mr. Moesley's plans are a tasteful development with large lots, lots larger than other nearby developments, and fully complying with all of the criteria of the County's Sector Plan. It is also my understanding that the Metropolitan Planning Commission (MPC) is in support of Mr. Moseley's plans. I am in support of Mr. Moesley's plans as they appear to me to be respectful of the property and in keeping with the surrounding area.

I have had the property for sale for around 4 years and would have willingly sold the property to any individual willing to meet an acceptable price, but none came forward until now. The inability to rezone and sell the property the property would be a serious financial burden on the Trust and ultimately the remaining family. I need to sell the property in order to fulfill my parents wishes and the terms of the Trust. I request that this rezoning application be approved.

Sincerely,



David Beals, 2425 West Miller Rd., Toano, Va. 23168
Trustee, Donna Marie Beals Trust



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

[MPC Comment] File 12-1-14-RZ at 1130 Mourfield Road

1 message

Beauchene, Roy E <beauchen@utk.edu>

Wed, Dec 10, 2014 at 10:38 AM

Reply-To: beauchen@utk.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

This is not a good place to put a large development with the associated traffic. Please consider the hazards of trying to make a left turn from Mourfield onto Westland, especially at the beginning and end of the school day when traffic on Westland is almost continuous. The westbound traffic on Westland tends to pop over the hill and is almost on top of a vehicle turning left from Mourfield. Yes, there are other considerations but traffic one important one.

Alice Beauchene
9020 Bluegrass Road
Knoxville, TN 37922-5924
beauchen@utk.edu
865-693-4221

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Mourfield Road

1 message

Terrie Day <tday@fiserinc.com>

Tue, Dec 9, 2014 at 4:05 PM

Reply-To: tday@fiserinc.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

RE: File #12-I-14-RZ at Mourfield Road

I am a resident of Knox County living off of Mourfield Road. I am objecting to the proposed rezoning of property on Mourfield Road.

This road is very heavily traveled. It is used as a "cut thru" for many of the families going back and forth to the 3 schools in our area.

I do not see how this rezoning could be better for the community. This would only increase the back up during peak travel times and

also the risk of accidents. The road is also is very narrow, we have had several accidents.

Thank you for your time.

Terrie Day

Fiser, Inc.*132 Sherlake Lane**Knoxville, TN 37922**Telephone: 865-693-0711**Fax: 865-693-0991**Email: tday@fiserinc.com*

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This message was directed to commission@knoxmpc.org

December 10, 2014

Dear Knoxville-Knox County Metropolitan Planning Commission,

My name is Kelly Forrest, and I reside at 9201 Corsairs Drive in West Knoxville. I am writing regarding FILE#: 12-I-14-RZ at 1130 Mourfield Rd.

The developer is asking to rezone the land from Agriculture to Planned Residential. Mourfield Road is a connector road between Bluegrass Road and Westland Drive. I oppose this plan.

Mourfield Road is a dangerous, narrow, curvy road. There are many blind driveways, and there is not a shoulder on this road. There are **already 10 subdivisions on Blue Grass Road** in which residents use Mourfield to access Westland Drive. Westland Drive leads many of these residents to Pellissippi Parkway and A. L. Lotts Elementary School. Buses also travel on this road.

Currently, there is always a backlog of cars on Mourfield in the mornings, afternoons and evenings. City workers often work on this road, as well-often using only one lane for traffic. It is also very hazardous upon turning left onto Westland Drive from Mourfield Road. If a subdivision is added to Mourfield, it will only bring more traffic.

There is also the threat of overcrowding of our schools as we consider this development with the other proposed development along Westland and Emory Church Road. This overcrowding will lead to separating the students into portable classrooms at A. L. Lotts Elementary School, away from the safety that the main building provides.

I would also like to reference potential overcrowding at the Middle School level at West Valley Middle School. According to an article in Knoxville News Sentinel, West Valley is already overcrowded. The article states, "In the subject areas, West Valley also had the highest class sizes (in Knox County) in a number of subjects — seventh-grade math with 32.08 students, eighth-grade math with 31.83 students, seventh-grade science with 32.67 students, eighth-grade science with 29.85 students, seventh-grade social studies with 32.67 students and eighth-grade social studies with 32.33 students, according to the paper's analysis."

Please consider tabling this rezoning proposal until January 8th, so that a thorough traffic study can be completed and more notice can be given to residents in the area of the potential implications of such a project.

Thank you in advance for your consideration,

Kelly Forrest; 404-558-4660





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

[MPC Comment] FILE #: 12-I-14-RZ at 1130 Mourfield Rd.

1 message

Polly <polly@ims-inc.info>
Reply-To: polly@ims-inc.info
To: commission@knoxmpc.org

Wed, Dec 10, 2014 at 12:50 PM

To Whom it May Concern,

I would like to formally oppose the development on Mourfield Rd. **FILE #: 12-I-14-RZ at 1130 Mourfield Rd.**

Adding this development would adversely affect traffic on an already busy road and intersection. This road and Westland is backed up multiple times during heavy traffic times and adding an additional 678 trips a day would cause major congestion. Also, Mourfield Rd is a curvy and dangerous road, where multiple accidents have occurred. Adding more traffic would hinder safety on that road as well.

Thank you for your time and consideration of this letter.

Sincerely,

Kevin and Polly Matherly

1508 Randall Park Drive

Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org

December 9, 2014

To: Knoxville/ Knox County Metropolitan Planning Commissioners
Bart Carey, Elizabeth Eason, Conrad "Max" Goodwin, Michael Kane,
Rev. Charles F. Lomax Jr., Jack Sharp, Janice L. Tocher, Herb Anders,
Art Clancy III, Laura Cole, Len Johnson, Rebecca Longmire, Scott Smith,
Jeffrey W. Roth and Jim Wakefield

From: Patricia Mayhugh

Re MPC File: #12-1-14 RZ

Applicant: Eric Moseley

Location: 1130 Mourfield Road, Knoxville, TN

Northeast side Mourfield Road, southeast side of Westland Drive

Dear Commissioners:

We are in receipt of Knox County's written notice of a public hearing on 18.1 acres located at 1130 Mourfield Road, Knoxville. My husband and I have lived at 1112 Treymour Way since the initial construction of Treymour Village in December 1998. Our property is directly adjacent to the northwest side of Mourfield Road, approximately 200 feet from the southwest corner of the property under review.

I am writing to you to register opposition to the rezoning request of Eric Mosley and Scott Smith to develop the 18.1 acres at a density of 3.5 units/acre. This density is too great for this site without negatively impacting the environment, without destroying the scenic beauty along Mourfield Road, as well as creating increased risk of traffic hazards on Mourfield Road and at the 5 way intersection of Westland Drive, Emory Church Road, Treymour Way and Mourfield. I respectfully request the MPC to approve a density factor of **no greater than two (2) units/acre.**

Mourfield is the primary crossroad which residents of the developments along Bluegrass Road use to access Westland and the Pellissippi. Treymour Village has only 1 access, directly onto Westland Drive. During morning and evening rush hours, traffic on Westland makes it extremely hazardous to exit our development. In the mornings, Mourfield already backs up behind our backyard. From our kitchen & back porch windows we are able to see the faces of children on school buses and drivers of trucks and vans sitting on Mourfield waiting to turn onto Westland even with a 7 foot brick wall buffering us from the road. The elevation of Mourfield at this location is higher than the property level of Treymour.

Treymour experienced drainage issues during the development of Westland Crossing and the substation at the corner of Emory Church and Westland Drive. During that time Treymour Village's entire front boundary along Westland Drive and 250 ft along Mourfield as it intersects Westland, was affected by Knox County's

construction of a turn lane and drainage easement along Westland Drive. Given this history, one can only anticipate that any development along Mourfield will further impact the easement requirements at the approach of Mourfield and Westland.

The southeast boundary of Treymour is a creek that flows through the northwest edge of the referenced property, across Mourfield Road, along Treymour and property located on plot 37.02, continuing southeast along the property edges of plot 37.06 and 35.01 on the zoning map. At the proposed density of 3.5, the footprint of the development does not consider the drainage impact on surrounding properties.

Treymour was required to include 2 major water retention areas on its footprint to reduce drainage impact on the surrounding properties that are at a lower elevation. While the units of Treymour bordering the creek are 50 feet away, and at a higher grade, these units were built on fill dirt. I have concerns that changes to the natural drainage existing on the proposed development could undermine the base of my neighbors homes, and flood the neighboring properties. One only has to drive to Anchor Park in Turkey Creek after a rain storm to see the drainage impact of new development on surrounding properties.

Per page 33-2 of the MPC Rezoning Report, ***“the developer should make every attempt to preserve existing trees on the site and keep development off of the steepest slopes.”*** I understand Mr. Mosley and Mr. Smith are also the developers of 18 acres fronting Westland Drive between Gettysvue Way & Colie Lane. **This 18 acres which has been heavily wooded since our move to Knoxville in 1998, has recently been CLEAR CUT for the construction of 60+ homes.** Within close proximity there are also **5 wooded acres** fronting Ebenezer Road between Highbridge & Ryegate Drives now **being CLEARED** for construction of 30+homes. Given current industry practice and the proposed footprint, the development of 1130 Mourfield at 3.5/acre will not preserve the existing trees, nor keep development off the steepest slope.

The wooded areas surrounding Westland Drive are habitat for a variety of mammals, birds, amphibians, and native flora. Continued fragmentation and destruction of their habitat directly affects the web of life, and those sharing this land. **As stewards of the earth, we have a responsibility to stop enabling developers from converting Knoxville / Knox County into a concrete/asphalt jungle.**

I respectfully request the MPC to approve a density factor of no greater than two (2) units/acre on the property located at 1130 Mourfield Road, Knoxville.

Patricia Mayhugh



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

[MPC Comment] Mourfield Rd Residential development.

1 message

mcgeechuck via Commission <commission@knoxmpc.org>

Wed, Dec 10, 2014 at 1:46 PM

Reply-To: mcgeechuck@aol.com

To: commission@knoxmpc.org

Ladies & Gentlemen

I live in Roefield Subdivision off Westland Drive, and understand that developers are planning a large new residential development off Mourfield Rd.

Although I understand that business and commerce opportunities are in play here, I am opposed to the size of the development. The Church Rd/Mounfield Rd/Westland Drive intersection is hazardous to begin with, but this new building does not fit the landscape; nor is it smart or safe for traffic volume and flow.

We have already had new construction along Westland Drive which we contested. I am NOT asking that the MPC refuse the permit or zoning, but that you consider the size of the development and the hazards it presents.

Chuck McGee
Roefied Subdivision

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE # 12-I-14-RZ at 1130 Mourfield Road

1 message

dori naler <dnaler@comcast.net>

Wed, Dec 10, 2014 at 10:20 AM

Reply-To: dnaler@comcast.net

To: commission@knoxmpc.org

December 10, 2014

Re: FILE#12-I-14-RZ at 1130 Mourfield Road

Hello,

I am writing to ask for your support in OPPOSING the planned development on Mourfield Road.

My foremost concern is SAFETY on this highly traveled, curvy road. I saw a drawing of this proposed development which shows several driveways directly on Mourfield Road. I am aghast. There are so many accidents on Mourfield when it rains or snows, and even on days of perfect weather. Please, please go and drive the road for yourself in the rain. This road is a heavily traveled "cut-through" in the morning and afternoon rush hours. It would be ridiculously unwise to add several driveways on Mourfield Road.

Has the water/plumbing system been thoroughly checked? We live on Mourfield Road, and we lose water quite frequently. It seems that every month or two, a major pipe ruptures in the exact area of Mourfield where this proposed development is located. A utility crew is down there with at least one of the two lanes closed and they are digging up the road. Just yesterday we were without water for several hours and a crew was down there digging. Check the records with the utility company – this happens several times a year! It is crazy! Will this new neighborhood exacerbate this situation?

My other concern is the high density of this proposed neighborhood. Must we cram that many homes onto this beautiful piece of property? That portion of Mourfield feels like a country lane as you drive through it. Folks love driving on this peaceful road on their way home. We don't have many country lanes left in west Knoxville. Let's take steps to preserve this as much as we can.

Please require this developer to reconfigure his plan so there are no driveways on Mourfield Road. Also, let's work to maintain the beauty of this area. Please limit the number of units to a more reasonable number, such as 40, and require the planting of trees and shrubs along Mourfield Road.

Thank you for your consideration, and thank you for your service to our county.

Dori Naler

1409 Mourfield Road

Knoxville, TN 37922

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Dori Naler
dnaler@comcast.net
865-603-0624

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 12-I-14-RZ 1130 Mourfield Road

1 message

marie oneill <mhoneill18@att.net>

Tue, Dec 9, 2014 at 6:22 PM

Reply-To: mhoneill18@att.net

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

To the Knoxville-Knox County Metropolitan Planning Commission

I live at 1404 Mourfield Road. I am opposed to the development being proposed at 1130 Mourfield Road, File number 12-I-14-RZ. The number of homes in this proposal is excessive for this property. The large number of residents would considerably increase the amount of traffic on an already highly traveled and dangerous road. I have lived on Mourfield Road for 42 years. Mourfield Road is a small and winding road that connects Westland Drive and Bluegrass Road. There are several blind spots on this road. The road is narrow and has a small shoulder. Since the construction of the Pellissippi Parkway and A.L. Lotts Elementary I have seen traffic increase at a dangerous rate on this small country road. There are many times when I have almost been hit by cars speeding around the blind curving hill by my driveway. This proposed development would over-burden a road that is not designed for heavy traffic. Please consider these concerns when making your decision that effects the safety and well-being of the residents of Mourfield Road as well as Knox County.

Sincerely,

Marie O'Neill

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #: 12-I-14-RZ at 1130 Mourfield Rd.

1 message

Simmons, Stephanie Rowe <STEPHANIE.ROWE.SIMMONS@saic.com>

Wed, Dec 10, 2014 at
12:57 PM

Reply-To: stephanie.rowe.simmons@saic.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "Simmons, Stephanie Rowe" <STEPHANIE.ROWE.SIMMONS@saic.com>

Please do not approve the conversion of agricultural property to residential on Mourfield Rd. That road is not capable of handling the additional traffic, and my family and I would be sad to see the beauty of the area altered tremendously by condos or apartments, and would suffer the inconvenience of the excess traffic. I fear this would further burden A L Lotts elementary as well.

Thank you for your consideration.

Stephanie (Rowe) Simmons, PMP since 2005

Project Controller 5

865/255-8018

Rowes@saic.com | saic.com

Science Applications International Corporation

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #: 12-I-14-RZ at 1130 Mourfield Rd.

1 message

Stephanie Simmons <rowey0868@gmail.com>

Wed, Dec 10, 2014 at 1:05 PM

Reply-To: rowey0868@gmail.com

To: commission@knoxmpc.org

Please do not approve multi unit development on mourfield rd.
Thank you

Stephanie Rowe Simmons

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #: 12-I-14-RZ at 1130 Mourfield Rd.

1 message

'Susannah Sayre' via Commission <commission@knoxmpc.org>

Wed, Dec 10, 2014 at 6:52 AM

Reply-To: jetjettison@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Susannah Sayre <jetjettison@yahoo.com>

Dear Knoxville-Knox County Metropolitan Planning Commission,**My name is Susannah Sayre and I am a resident at 1422 Mourfield Road in West Knoxville. I am writing regarding FILE#: 12-I-14-RZ at 1130 Mourfield Rd.**

The developer is asking to rezone the land from Agriculture to Planned Residential. He has also submitted a plan to build 63 dwelling units which amounts to 3.5 units per acre. This development will add 678 average daily vehicle trips to Mourfield Road. Mourfield Road is a connector road between Bluegrass Road and Westland Drive. This is already a heavily traveled road since the residents of numerous neighborhoods off Bluegrass Road use Mourfield to access Westland Drive which leads to Pellissippi Parkway. Mourfield Road is a very narrow road with no shoulder and consists of many blind hills and curves. In fact, a school bus cannot pick up my elementary-school-aged children at my driveway due to the dangerous nature of the road.

Increasing vehicle trips on Mourfield Road will increase the perilousness of traveling on this road as well as cause a backlog of cars on Mourfield Road especially during morning and evening rush hour times. The increase in cars will likely back the traffic up past the proposed entrance to the proposed development. It will also increase the number of cars attempting to turn onto Westland Drive at an already crowded intersection with nearby Emory Church Road that sits diagonally across from Mourfield. I feel that a traffic study must be conducted at this intersection with Westland Drive and the impact of these additional cars will have on this intersection.

Additionally, this proposed development will take away the scenic beauty of Mourfield and rid of a large portion of wooded area along the road. Mourfield Road is one of the most beautiful roads in West Knoxville. Adding 63 units will greatly diminish its beauty. I've

attached an aerial photo of the site of the proposed development which indicates the area of trees that would be removed if this development were to be approved.

Thirdly, there is also the threat of overcrowding of our schools as we consider this development with other proposed developments along Westland and Emory Church Road. This overcrowding will lead to moving students into portable classrooms at A. L. Lotts Elementary School thus separating students from the main part of the building and the safety that building provides. I would also like to reference potential overcrowding at the Middle School level at West Valley Middle School. This is already evidenced when referring to the Knoxville News Sentinel link: [Middle school class size averages growing](#). This article states, "In the subject areas, West Valley also had the highest class sizes (in Knox County) in a number of subjects – seventh-grade math with 32.08 students, eighth-grade math with 31.83 students, seventh-grade science with 32.67 students, eighth-grade science with 29.85 students, seventh-grade social studies with 32.67 students and eighth-grade social studies with 32.33 students, according to the paper's analysis."

I hope you will consider tabling this rezoning proposal until January 8th so that a more thorough traffic study can be conducted and more notice can be given to residents in the area of the potential implications of such a project.

Yours Sincerely,

**Susannah Sayre
1422 Mourfield Road
Knoxville, TN 37922
Phone: 769-4814**



Middle school class size
averages growing



Knox County middle school class sizes are growing, with some classes having upwards of 30 students per class. We break down the numbers and talk to

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Preview by Yahoo

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This message was directed to commission@knoxmpc.org



mourfield.jpg
50K



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

[MPC Comment] Conversion of Ag Property on Mourfield Rd Knoxville

1 message

Scott Simmons <ssimmons@cfsi.com>

Wed, Dec 10, 2014 at 2:33 PM

Reply-To: ssimmons@cfsi.com

To: commission@knoxmpc.org

Sirs:

Please do not approve the conversion of agricultural property to residential on Mourfield Rd. We fear that the additional traffic and congestion on an already small and winding road could cause an undue danger and cost to the tax payers. Additionally, this area is already seeing additional residential building in the form of apartments and condominiums which will further burden the local elementary school.

Thank you for your consideration.

G. Scott Simmons

Vice President of Insurance and Safety

Colonial Freight Systems, Inc.

ssimmons@cfsi.com

(865) 218-4909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #12-I-14-RZ at 1130 Mourfield Rd

1 message

vswhite@comcast.net <vswhite@comcast.net>

Wed, Dec 10, 2014 at 6:12 PM

Reply-To: vswhite@comcast.net

To: commission@knoxmpc.org

I am writing to object to the planned rezoning change because Mourfield Road cannot handle the added traffic. It would be dangerous to add that many units to this very narrow country road.

Thank you.

Vickie and Cliff White
1104 Mourfield Road
Knoxville TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] REZONING ON MOURFIELD RD

1 message

Melissa Wilson <tweetyomma29@gmail.com>

Tue, Dec 9, 2014 at 10:40 PM

Reply-To: tweetyomma29@gmail.com

To: commission@knoxmpc.org

To Whom it May Concern:

I am writing to you due to a proposed rezoning and development located at the 18-acre site of 1130 Mourfield Road. The developer is asking to rezone the land from Agriculture to Planned Residential. He has also submitted a plan to build 63 dwelling units. This development will add 678 average daily vehicle trips to Mourfield Road. Increasing vehicle trips on Mourfield Road will cause a backlog of cars on Mourfield Road especially during morning and evening rush hour times.

Additionally, this proposed development will take away the scenic beauty of Mourfield and rid of a large portion of wooded area along the road. There is also the threat of overcrowding of our schools as we consider this development with other proposed developments along Westland and Emory Church Road.

Please do not allow this rezoning of Mourfield Road!

Thank You,

Melissa Wilson and family

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This message was directed to commission@knoxmpc.org