



Fwd: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Wed, Feb 12, 2014 at 2:40 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>

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

From: **TERESA FAULKNER** <terryfaulk@bellsouth.net>
Date: Wed, Feb 12, 2014 at 2:36 PM
Subject: Bearden council position on Agenda Item 27, MPC meeting, Feb. 13
To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "easonmpc@gmail.com" <easonmpc@gmail.com>, "mgoodwin.mpc@gmail.com" <mgoodwin.mpc@gmail.com>, llcole712@gmail.com, "lenedna@bellsouth.net" <lenedna@bellsouth.net>, "mkane1@bellsouth.net" <mkane1@bellsouth.net>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "wesstowers@stowerscat.com" <wesstowers@stowerscat.com>, "jwrath@gmwky.com" <jwrath@gmwky.com>, jtoucher@gmail.com, "wesstowers@towerscat.com" <wesstowers@towerscat.com>, "cflomax@hotmail.com" <cflomax@hotmail.com>, "brianpierce@maiarch.com" <brianpierce@maiarch.com>
Cc: "mark.donaldson" <mark.donaldson@knoxmpc.org>

Dear MPC Commissioner,

Members of the Bearden Council, an umbrella organization for four neighborhoods in the Bearden Community including the Sequoyah Hills/Kingston Pike Association, **have voted unanimously to oppose the rezoning of the Christenberry property on Kingston Pike (Item 27 on the Agenda) from R1 to RP-1.** Our members feel that this would be a detrimental spot zoning in a stable R1 neighborhood and that significant hazards would be posed for vehicles accessing the site if developed because of the curve on Kingston Pike and defects in the design of the curve.

We urge you to oppose this rezoning and appreciate your consideration of this request.

Sincerely,
Terry Faulkner
President; Bearden Council

Fwd: Rezoning Request For 3222 Kingston Pike (File 1-F-14-RZ)

1 message

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

Wed, Feb 12, 2014 at 1:52 PM

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

From: **dho** <hilowlast@gmail.com>
Date: Wed, Feb 12, 2014 at 1:49 PM
Subject: Rezoning Request For 3222 Kingston Pike (File 1-F-14-RZ)
To: contact@knoxmpc.org

Greetings, Commissioner –

I am writing to you regarding the proposed rezoning of 3222 Kingston Pike to RP-1. (Full disclosure – I am a board member of Kingston Pike - Sequoyah Hills Association, Bearden Council, Sequoyah Hills Preservation Society and Mayor Rogero's Neighborhood Advisory Council). And a member of Knox Heritage. I have lived in Sequoyah Hills most of my 61 years, graduated from West High and UT, so West Knoxville has been a meaningful part of my life.

I have spoken to and worked with Kingston Pike/Sequoyah Hills residents for a number of years as a neighbor and in a number of volunteer organization positions, and there is one universally accepted reality that we all live with every day; getting from point A to point B can be challenging, to say the least. Kingston Pike between Neyland Drive and Noelton is an extremely dangerous stretch of highway. It is not an exaggeration when I tell you there's not a single resident who doesn't have a traffic-related horror story about driving or living on/near Kingston Pike. The curve at the site of the proposed development is arguably one of the most dangerous stretches of highway in Knox County. The frequency of accidents has resulted in carnage, property damage and indescribable stories of suffering and fear caused, in part, by an outdated engineering attempt to mitigate perilous banking on a blind curve with limited line-site visibility and substandard roadway width. It is simply not a safe place to be.

Some random comments from residents in just the last couple of days...

- "there is simply no room for error on Kingston Pike. We're one teenager texting their friends away from a disaster"
- "we wake up every morning wondering what our front yard is going to look like"
- "we have rebuilt the concrete pillars in front of The Nicholas Condominiums at least 20 times in the last 25 years due to accidents"
- "I have had cars plow through my front yard numerous times...luckily without my family in harm's way"
- "my family saw enough body bags, human suffering and injury, ambulances, first responders, twisted metal and broken glass in five years to last more than a lifetime when we lived on Kingston Pike"
- (And, apologies in advance for a comment that's a bit gruesome -- from a resident that lived near the curve about 20 years ago.) "There was a horrible accident near our home. A family of three traveling westbound on Kingston Pike was struck head-on by an impaired driver who failed to negotiate the curve. Both parents were killed – somehow the infant survived. We held that child until relatives could be contacted to come by to pick her up from the scene. It was the worst two hours of our lives".

My friend, Karen Kendrick, who lived on Kingston Pike near the curve for 25 years, told me about her and her friends' various strategies to avoid being rear-ended while attempting to turn left into their driveways. Rule One - use your turn signal way before you think it's necessary. Rule Two - slow down and check your rear-view mirror to see if the cars behind you do are doing the same. Three - if in doubt, drive to the synagogue, turn around in the parking lot and try, again – this time making a

right-hand turn into your driveway. Didn't always work -- Karen got hit, anyway.

Our volunteer organizations have a terrific relationship with KPD and City Traffic Engineering. Over the last several years some significant traffic calming measures have been implemented. Electronic "Smart Signs" were installed in 2011 to make drivers aware if they are exceeding the posted limits. In addition, Traffic Engineering decide to reduce the speed limit on this stretch of highway from 45 mph to 40 mph in 2012. We are always trying to work with experts to come up with ways to improve traffic safety in our neighborhood.

All of us would probably agree that an additional 200 - 300 cars (per MPC's Rezoning Report) on Kingston Pike is, for the most part, insignificant. But 200 - 300 entering and exiting this historically hazardous area would create additional safety risks and set our extensive (and expensive) traffic calming efforts back by years.

I respectfully ask that you take these comments and observations into consideration and hope that you will vote to deny the rezoning request.

Best,

Dennis Owen

1323 Beacon Hill Lane

Knoxville 37919

[865.522.3319](tel:865.522.3319)

Fwd: Kingston Pike Eastbound (Agenda Item 28)

3 messages

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

Thu, Feb 13, 2014 at 9:32 AM

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

From: **dho** <hilowlast@gmail.com>
Date: Wed, Feb 12, 2014 at 5:28 PM
Subject: Kingston Pike Eastbound (Agenda Item 28)
To: contact@knoxmpc.org

MPC Commissioners -

Attached is a (very amateur) video of Kingston Pike from/near Cherokee Blvd. driving toward Neyland Drive that Jim Bletner (Kingston Pike - Sequoyah Hills Association) and I shot Wednesday afternoon. The property associated with the rezoning request (the Christenberry home) will be visible on the right-hand side at the much-discussed curve.


You may find the inability or carelessness of drivers in the left lane – we were in the right lane driving the posted speed limit of 40 mph – to stay in only one lane as we rounded the curve interesting.

A brief westbound clip is also being sent to you in a separate email.

Please let us know if you have any questions. We sincerely appreciate your service to the community and respectfully hope that you will reject this rezoning proposal. We look forward to seeing you Thursday afternoon.

Best,

Dennis Owen
1323 Beacon Hill Lane
Knoxville, TN 37919
[865.522.3319](tel:865.522.3319)
[865.567.3584](tel:865.567.3584) cell

 **IMG_2521.MOV**
5154K

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org> Thu, Feb 13, 2014 at 9:49 AM
To: Art Clancy <artclancy3@gmail.com>, Bart Carey <bartcarey@comcast.net>, Brian Pierce <brianpierce@mbiarch.com>, "Charles F. Lomax Jr" <cflomax@hotmail.com>, Elizabeth Eason <eason.mpc@gmail.com>, Herb Anders <herb@claibornehauling.com>, Janice Tocher <jtocher.mpc@gmail.com>, Jeff Roth <jwroth@qmwkx.com>, Laura Cole <llcole712@gmail.com>, Len Johnson <lenedna@bellsouth.net>, Mac Goodwin <mgoodwin.mpc@gmail.com>, Michael Kane <makane1@bellsouth.net>, Rebecca Longmire <rebeccalongmire@hotmail.com>, Steve Wise <srwise@wiseandreeves.com>, Wes Stowers <wstowers@stowerscat.com>

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Fwd: 3222 Kingston Pike proposed rezoning // My opposition

1 message

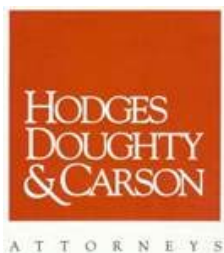
Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Feb 13, 2014 at 9:22 AM

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

From: **Edward G. White** <TWhite@hdclaw.com>
Date: Wed, Feb 12, 2014 at 4:02 PM
Subject: 3222 Kingston Pike proposed rezoning // My opposition
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

MPC Representatives: **Please share with your staff and the Commissioners this message of opposition to the proposal for rezoning of the referenced property** above. Kingston Pike through Sequoyah Hills (from Neyland Drive to Western Plaza) and Sequoyah Hills proper are still a historic and unique single-home residential neighborhood. **I reside at 539 Cherokee Blvd.** I do not want to see any more intrusion into and destruction of the character of our neighborhood by zoning like that proposed, that would permanently change the character of a wonderful residential area. While there have been some churches who have over the past decades acquired footholds on the Pike, the change of zoning for multi-family units is a totally different issue and one to which I have found uniform opposition among my neighbors over the last few days as this proposal came to light. I ask that the rezoning be rejected. I will be out of town when the hearing occurs (if held on Feb. 13); if weather delays the meeting, then I intend to attend any future MPC meeting on this issue. My contact information is below if anyone wishes to speak with me about the subject. Respectfully, -



Edward (Ted) G. White, II
617 Main Street
P.O. Box 869
Knoxville, TN 37901-0869
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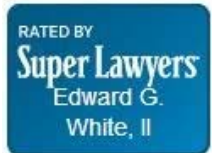


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Fwd: Please DENY Rezoning of 3222 Kingston Pike

1 message

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

Thu, Feb 13, 2014 at 10:20 AM

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

From: **joyce feld** <jlfeld@gmail.com>
Date: Thu, Feb 13, 2014 at 10:17 AM
Subject: Please DENY Rezoning of 3222 Kingston Pike
To: contact@knoxmpc.org, herb@claibornehauling.com, bartcarey@comcast.net, artclancy3@gmail.com, llcole712@gmail.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, lenedna@bellsouth.net, makane1@bellsouth.net, cflomax@hotmail.com, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com, jtocher.mpc@gmail.com

Dear Commissioners:

Please DENY the request to rezone 3222 Kingston Pike from Low Density Residential (R-1) to Planned Residential Development (RP-1).

This is primarily a historic neighborhood of single family residences and should be maintained as such. There are two very strong neighborhood associations that have existed for years and have worked hard to maintain the character and integrity of this neighborhood. Demolition of the existing historic structure would be a travesty.

Thank you.

Joyce Feld
Board of Directors
Sequoyah Hills Preservation Society

1540 Agawela Ave
Knoxville, TN 37919