



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

[MPC Comment] Schaad Brown Real Estate-Dollar General Store

1 message

Dan Anderton <andertond@bellsouth.net>

Wed, Nov 12, 2014 at 8:05 PM

Reply-To: andertond@bellsouth.net

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

To Whom it may Concern;

I am writing to you as a concerned resident of Seven Springs subdivision in West Knoxville. Regarding the proposed Dollar General store to be built outside of our neighborhood, I would like to voice my extreme concern and displeasure. We are a neighborhood filled with many families with young children who often play outside. I feel the current roads and intersections are not wide enough to support the delivery trucks thereby creating major safety issues for residents and children.

Also, traffic often backs up at certain times of the day outside of our neighborhood due to the railroad crossings in front of the neighborhood. Adding customers from a store such as Dollar General would exacerbate an already dreadful traffic problem.

Lastly, I feel that the available utilities in the area to support such a store will obviously require overhead lines which can also create additional safety concerns.

Thank you for your time and consideration. I can only hope you will do everything possible to stop this store from being built outside of our beloved neighborhood.

Yours very truly,

Dan Anderton
2400 Maple Crest Lane
Knoxville, TN 37921-3770

Office Manager/Vice-President
O.P. Jenkins Furniture Company
209 West Summit Hill Drive
Knoxville, TN 37902-1014
[865-522-9632](tel:865-522-9632)
[865-522-9652](tel:865-522-9652) (fax)
[865-556-5739](tel:865-556-5739) (C)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] OPPOSITION to Dollar General at Seven Springs neighborhood

1 message

Dave Bozich <dbozich@knology.net>

Wed, Nov 12, 2014 at 4:53 PM

Reply-To: dbozich@knology.net

To: tom.brechko@knoxmpc.org, mark.donaldson@knoxmpc.org, commission@knoxmpc.org, dan.kelly@knoxmpc.org, michael.brusseau@knoxmpc.org, emily.dills@knoxmpc.org,

marc.payne@knoxmpc.org

Cc: dbozich@knology.net

Dear Mr. Brechko and other Commission Members,

I have been a home owner in the Seven Springs neighborhood now for nearly 12 years and I am greatly opposed to any type of retail going into either of the two lots at the intersections of Amherst and Piney Grove Church Rd. Especially a 9100sqft Dollar General.

The traffic situation alone would be a nightmare with a large retail store in this proposed location. The intersections of Amherst, Piney Grove Church and Helmbolt are already a mess and when a train is present it's even worse. Traffic backs up in all directions on these streets and drivers regularly drive in the other lane to navigate through train traffic to enter Seven Springs, Just Jeeps, Helmbolt or Old Amherst Rd. Adding retail traffic and heavy truck deliveries is only going to compound the already challenging traffic situation.

I will also add that the stop signs at Amherst & Piney Grove Church Rd. are frequently being ran through by drivers and the HOA has made previous complaints with the city police department regarding this. When bus drivers stop at this intersection to drop off children to our neighborhood they stop the bus in the middle of the intersection in an attempt to block all traffic and make the intersection safe from people running the stop signs.

We also have a huge investment in a neighborhood pool and playground at that entrance of Seven Springs that we want to remain a safe place for our families and children to use. We already have a problem with passersby assuming these facilities are open to the public and they try to use them. We are victims of vandalism and hooligans regularly. Hell we even had homeless person break into our pool house one winter to live in.

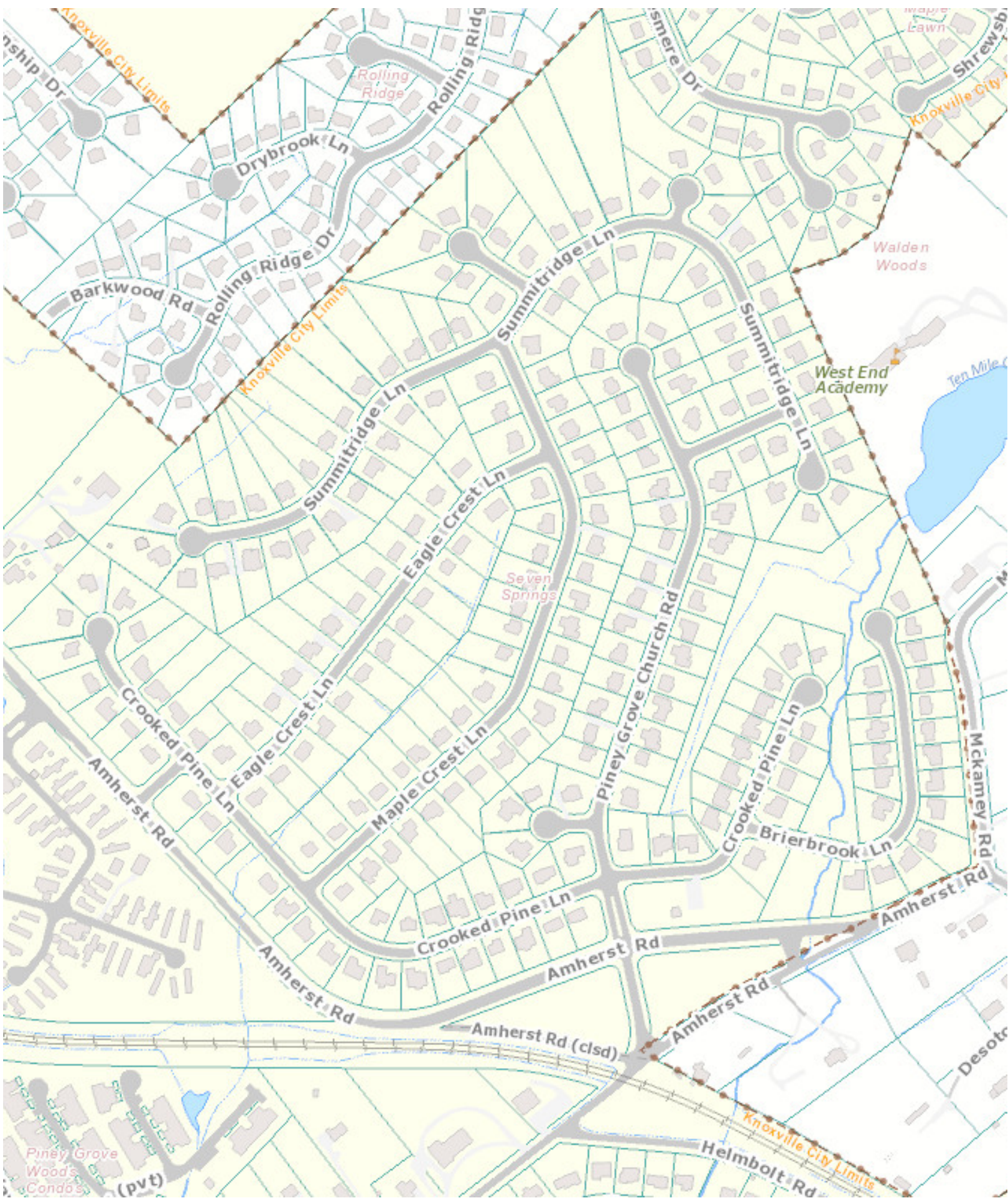
We take great pride in our neighborhood and opening a large retail seller across the street is only going to bring more trouble to our neighborhood with the extra retail traffic due to any retail establishment. We don't want the traffic, we don't need the hooligans. We want confidence in having a safe and secure neighborhood.

Please vote NO to Schaad Companies and Dollar General or any retail establishment for that matter in the location of Amherst and Piney Grove Church Rd.

Concerned Voter, Taxpayer, Homeowner and Parent,

Dave Bozich

[865-567-0207](tel:865-567-0207)





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

[MPC Comment] Dollar General Store - Schaad Brown Real Estate

1 message

Jeff Cody <jeff.c1@att.net>
Reply-To: jeff.c1@att.net
To: commission@knoxmpc.org

Wed, Nov 12, 2014 at 7:32 PM

I am writing this email to express my disappointment that a proposed construction of a Dollar General Store is back on the agenda of the MPC. Schaad Brown Real Estate is well aware of the over whelming disapproval

of this eye sore right at the entrance of our neighborhood.

One of the main goals of the MPC is KEEPING the integrity of the community and the beauty of the neighborhood.

Not only does this store compromise the beauty of our neighborhood, it has many other negative impacts on our community.

It is not just the Seven Springs home owners that are upset over this proposed construction. The surrounding neighborhoods are against this as well.

1. This commercial property right at the entrance of our neighborhood is going to drastically reduce our property values.
2. Discourage prospective home buyers from considering our neighborhood, and encourage many of us to consider moving.
3. The road system is not capable of handling the traffic this store will bring. It is not wide enough, and sits right next to an intersection that is already congested.
4. This store will bring in heavy truck delivery traffic which is a danger to our children and pedestrians alike.
5. The fact there is an intersection on one side and a busy railroad track on the other side is going to create extreme congestion.
6. The utility grid is not equipped to handle this proposed commercial property which will create additional installation of overhead power lines.

Please ask yourself these questions. Would I want this store built at the entrance of my neighborhood? Would a store like this have a positive impact on my community?

I will not shop at this store if it is built, and I am certain every person that lives in this community feels the same.

The beauty of our neighborhood and the safety of our children mean more to us than a cheap eye sore that will also bring heavy dangerous traffic to our area.

Thank you for your attention to this matter.

Jeff Cody
Seven Springs Home Owner

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] OPPOSED to Dollar General Store at Amherst/Piney Grove

1 message

'Jenny Huskey' via Commission <commission@knoxmpc.org>

Thu, Nov 13, 2014 at 9:45 AM

Reply-To: jenny_huskey@yahoo.com

To: "tom.brechko@knoxmpc.org" <tom.brechko@knoxmpc.org>, "commission@knoxmpc.org"

<commission@knoxmpc.org>, "jtocher.mpc@gmail.com" <jtocher.mpc@gmail.com>

Cc: Brian Huskey <huskey@gmail.com>

MPC Commissioners:

I am writing to express my concerns regarding proposed retail projects at the intersection of Piney Grove Church & Amherst Roads. The properties in question are directly across from the main entrance to the Seven Spring subdivision, of which I am a resident.

As a resident, homeowner & parent, I am strenuously opposed to the proposed 9100 square foot Dollar General store or any other high volume retail establishment in either of the two lots at the intersection of Amherst & Piney Grove Church Roads.

The road infrastructure is not set up to handle the increase in traffic & large supply trucks that would inevitably follow. The ingress to the area are all small, winding roads (Amherst, McKamey, Piney Grove, Helmbolt). The area is already subject to congestion due to the rail crossing & 4-way intersection directly in front of the proposed store site.

The neighborhood playground, pool, and bus stop are all located at the front of the subdivision, directly across from these proposed commercial sites. The increase in traffic that high volume retail would bring raises lots of concerns for me as a resident and parent. The school bus drivers already have trouble with traffic during pick up & drop off. They have to block the intersection to keep cars from pulling through while children are present. We have also had incidences of non-residents using the pool and playground and I fear this will only worsen with increased traffic.

This is largely a residential area (even rural - as there are often chickens in the road) and I would like to keep it that way. It is one of the primary reasons we selected this neighborhood when we purchased our home 9 years ago. There are two commercial corridors very nearby, Western Ave to the north & Middlebrook Pike to the south, which would be much better places for high volume retail locations like Dollar General.

Please help us keep our neighborhood a quiet, safe & peaceful place to live!

Thanks very much for your consideration!

Jenny Huskey
5654 Summitridge Ln

Knoxville, TN 37921
[865-414-8412](tel:865-414-8412)

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This message was directed to commission@knoxmpc.org