



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

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**[MPC Comment] Rezoning of Bruhin Road-Thursday's meeting**

1 message

**Quint Bourgeois** <quintbour@gmail.com>

Tue, Jan 6, 2015 at 3:58 PM

Reply-To: quintbour@gmail.com

To: Art Clancy &lt;commission@knoxmpc.org&gt;, Bart Carey &lt;bartcarey@comcast.net&gt;, Elizabeth Eason &lt;eason.mpc@gmail.com&gt;, Herb Anders &lt;herb@claibornehauling.com&gt;, Janice Tocher &lt;jtocher.mpc@gmail.com&gt;, Mac Goodwin &lt;mgoodwin.mpc@gmail.com&gt;

Commissioners,

Please find attached a previous layout on a development for this property. We had state permits for this and were on the cusp of developing. As you can see I had already spent just over \$50,000 on this project. I will have handouts at Thursday's meeting, but I wanted you to have a copy beforehand as well.

Thank you for your time on this matter. I hope it can be mutually resolved. I will tell you my argument to rezone is based on the fact that I bought this property almost 12 years ago, based on the zoning at that time. My sole decision to buy at that time was based on the fact that the zoning at that time made it worth investing in. I never requested a different zoning, and had no idea that it was being rezoned without my knowledge. To be quite honest, I didn't even know that it was possible to be rezoned without my requesting it. Consequently it effects the value of the property (which penalizes me), but furthermore it changes the whole layout that I have done, and spent so much money on, right up to the point of being ready to develop. The difference between losing these things simply from knowing about and being at a meeting, where 100% of the people there were able to opt out if they so chose, hardly seems fair.

I will see you Thursday, and again I appreciate your time on this matter, and also the other time you spend serving our community.

Sincerely,

Quint Bourgeois

(865) 693-3232

(865) 691-3199

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 **BruhinZoningMeeting.pdf**  
1081K

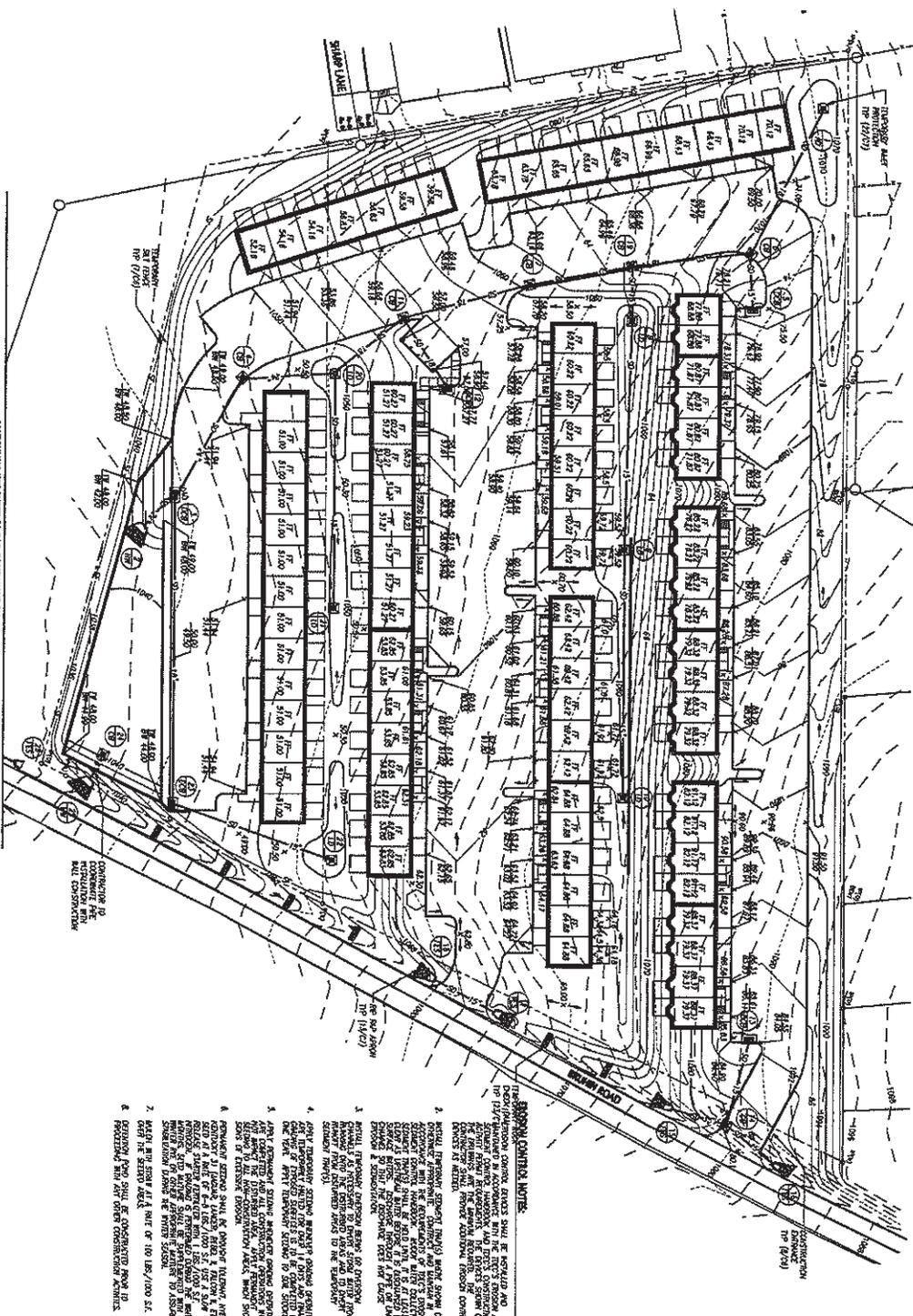
## Itemized Categories Report

1/1/00 Through 1/6/15

| Cat/Sub                        | Date     | Acct             | Num   | Description                   | Memo     | Clr | Amount            |
|--------------------------------|----------|------------------|-------|-------------------------------|----------|-----|-------------------|
| <b>EXPENSES</b>                |          |                  |       |                               |          |     |                   |
| <b>Bruhin</b>                  |          |                  |       |                               |          |     |                   |
|                                | 5/23/05  | Commercial-Q.... | 327   | Shane Wilcox                  | Planning | R   | -3,500.00         |
|                                | 6/15/05  | Commercial-Q.... | 388   | Fulghum MacIndoe & Associates | Planning | R   | -3,875.00         |
|                                | 7/27/05  | Commercial-Q.... | 463   | Fulghum MacIndoe & Associates | Planning | R   | -4,000.00         |
|                                | 7/27/05  | Commercial-Q.... | 464   | Fulghum MacIndoe & Associates | Planning | R   | -6,975.00         |
|                                | 8/2/05   | Commercial-Q.... | 484   | State Of Tennessee            | Planning | R   | -250.00           |
|                                | 9/19/05  | Commercial-Q.... | 591   | City Of Knoxville             | Planning | R   | -485.00           |
|                                | 9/22/05  | Commercial-Q.... | 597   | Shane Wilcox                  | Planning | R   | -4,000.00         |
|                                | 10/6/05  | Commercial-Q.... | Blank | KUB                           | Planning | R   | -100.00           |
|                                | 10/26/05 | Commercial-Q.... | 647   | Fulghum MacIndoe & Associates | Planning | R   | -3,126.22         |
|                                | 12/31/05 | Commercial-Q.... | 781   | Shan Wilcox                   | Planning | R   | -8,285.25         |
|                                | 12/31/05 | Commercial-Q.... | 783   | Fulghum MacIndoe & Associates | Planning | R   | -4,062.63         |
|                                | 10/18/06 | Commercial-Q.... | 1387  | Sequoyah Limited LLC          | Planning | R   | -8,291.45         |
|                                | 5/24/04  | Commercial-Su... | 1120  | Shan Wilcox                   | Planning |     | -2,000.00         |
|                                | 3/3/06   | HOME FEDER...    | 134   | Fulghum MacIndoe & Associates | Planning |     | -4,971.10         |
| <b>TOTAL Bruhin</b>            |          |                  |       |                               |          |     | <b>-53,921.65</b> |
| <b>TOTAL EXPENSES</b>          |          |                  |       |                               |          |     | <b>-53,921.65</b> |
| <b>TOTAL INCOME - EXPENSES</b> |          |                  |       |                               |          |     | <b>-53,921.65</b> |



**WATERING ONE SHEET FOR CONTINUATION**



- STANDARD NOTES:**
1. EXISTING STORM SEWER AND DRAINAGE TO BE MAINTAINED AND NOT TO BE REMOVED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  2. EXISTING STORM SEWER AND DRAINAGE TO BE MAINTAINED AND NOT TO BE REMOVED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  3. EXISTING STORM SEWER AND DRAINAGE TO BE MAINTAINED AND NOT TO BE REMOVED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  4. EXISTING STORM SEWER AND DRAINAGE TO BE MAINTAINED AND NOT TO BE REMOVED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  5. EXISTING STORM SEWER AND DRAINAGE TO BE MAINTAINED AND NOT TO BE REMOVED OR CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.

| DETERMINED POINT DATA TABLE |      |       |    |         |
|-----------------------------|------|-------|----|---------|
| STATION                     | AREA | DATE  | BY | REMARKS |
| 100                         | 1.27 | 07/11 | WJ |         |
| 101                         | 1.45 | 07/11 | WJ |         |
| 102                         | 5.19 | 07/11 | WJ |         |
| 103                         | 5.85 | 07/11 | WJ |         |
| 104                         | 6.11 | 07/11 | WJ |         |
| 105                         | 6.30 | 07/11 | WJ |         |

- GRADING AND DRAINAGE NOTES:**
1. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  2. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  3. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
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  5. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.

- DETERMINED POINT DATA TABLE:**
1. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  2. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
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  4. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.
  5. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.

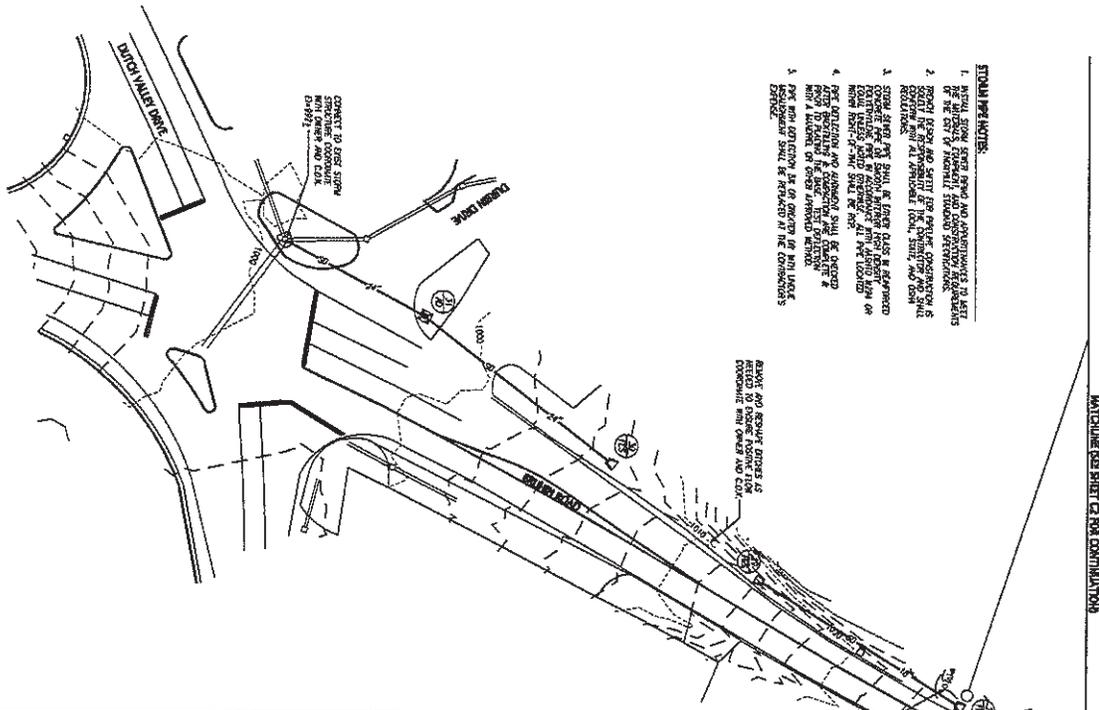
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  5. EXISTING GRADE TO BE MAINTAINED AND NOT TO BE CHANGED WITHOUT THE APPROVAL OF THE CITY OF KNOXVILLE.

**LEGEND:**

- 1000 PROPOSED DRIVE
- 1010 EXISTING DRIVE
- 1020 PROPOSED DRIVE
- 1030 EXISTING DRIVE
- 1040 PROPOSED DRIVE
- 1050 EXISTING DRIVE
- 1060 PROPOSED DRIVE
- 1070 EXISTING DRIVE
- 1080 PROPOSED DRIVE
- 1090 EXISTING DRIVE
- 1100 PROPOSED DRIVE
- 1110 EXISTING DRIVE
- 1120 PROPOSED DRIVE
- 1130 EXISTING DRIVE
- 1140 PROPOSED DRIVE
- 1150 EXISTING DRIVE
- 1160 PROPOSED DRIVE
- 1170 EXISTING DRIVE
- 1180 PROPOSED DRIVE
- 1190 EXISTING DRIVE
- 1200 PROPOSED DRIVE

|   |   |  |   |
|---|---|--|---|
| <p><b>QUINT BOURGEOIS</b><br/>                 6812 TEDDOR ROAD<br/>                 KNOXVILLE, TN 37922<br/>                 CONTACT: MR. QUENT BOURGEOIS<br/>                 TELEPHONE NO.: (615) 630-6230</p> | <p><b>BRUHN VILLAS APARTMENTS</b><br/>                 BRUHN ROAD<br/>                 KNOXVILLE, TENNESSEE 37912</p> |  | <p><b>EM</b><br/>                 MAGRUDER<br/>                 ENGINEERS<br/>                 ARCHITECTS<br/>                 PLANNERS</p> |
|   |   |  |   |

THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.



- STORM WATER NOTES:**
1. ALL STORM WATER SHALL BE COLLECTED AND CONVEYED TO THE STORM WATER POND AND SHALL BE STORED THERE UNTIL IT CAN BE RELEASED TO THE CITY OF MEMPHIS STORMWATER TREATMENT PLANT.
  2. THE STORM WATER POND SHALL BE MAINTAINED AT ALL TIMES AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS.
  3. THE STORM WATER POND SHALL BE SURVEYED AND REGRADED AS NECESSARY TO MAINTAIN THE DESIGN ELEVATION.
  4. THE STORM WATER POND SHALL BE SURVEYED AND REGRADED AS NECESSARY TO MAINTAIN THE DESIGN ELEVATION.
  5. THE STORM WATER POND SHALL BE SURVEYED AND REGRADED AS NECESSARY TO MAINTAIN THE DESIGN ELEVATION.

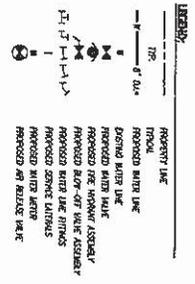
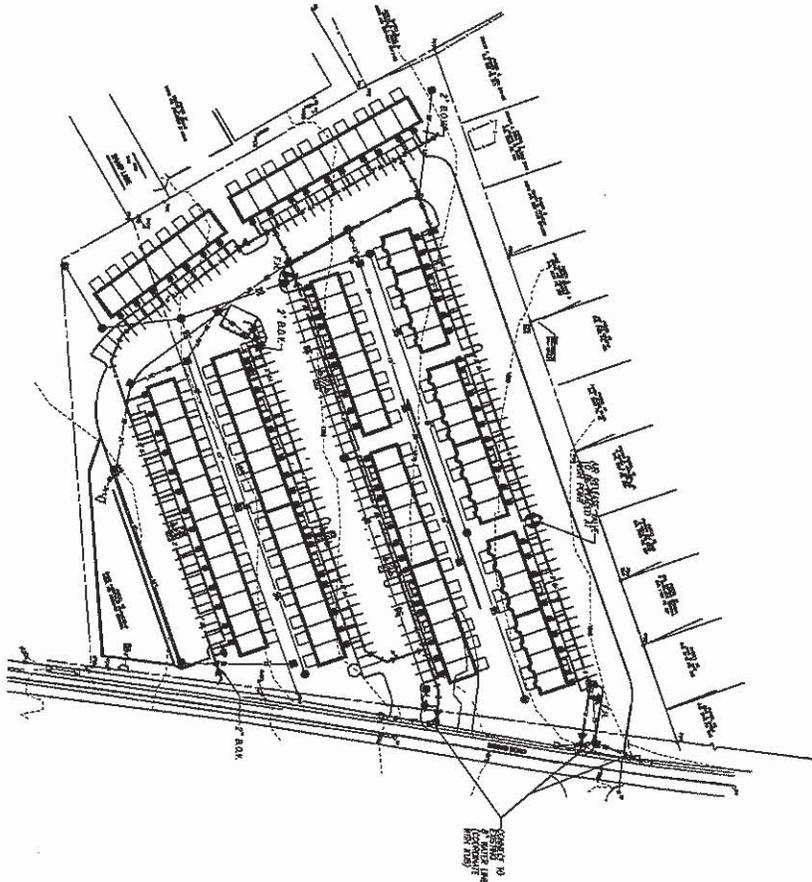
**STORM WATER TABLE**

| STATION | INVERT | PIPE DIA. | LENGTH | AREA  | PERCENTAGE | SCOUR |
|---------|--------|-----------|--------|-------|------------|-------|
| 1+00    | 10.00  | 18"       | 100'   | 1.00  | 1.00       | 1.00  |
| 1+10    | 10.10  | 18"       | 100'   | 1.10  | 1.10       | 1.10  |
| 1+20    | 10.20  | 18"       | 100'   | 1.20  | 1.20       | 1.20  |
| 1+30    | 10.30  | 18"       | 100'   | 1.30  | 1.30       | 1.30  |
| 1+40    | 10.40  | 18"       | 100'   | 1.40  | 1.40       | 1.40  |
| 1+50    | 10.50  | 18"       | 100'   | 1.50  | 1.50       | 1.50  |
| 1+60    | 10.60  | 18"       | 100'   | 1.60  | 1.60       | 1.60  |
| 1+70    | 10.70  | 18"       | 100'   | 1.70  | 1.70       | 1.70  |
| 1+80    | 10.80  | 18"       | 100'   | 1.80  | 1.80       | 1.80  |
| 1+90    | 10.90  | 18"       | 100'   | 1.90  | 1.90       | 1.90  |
| 2+00    | 11.00  | 18"       | 100'   | 2.00  | 2.00       | 2.00  |
| 2+10    | 11.10  | 18"       | 100'   | 2.10  | 2.10       | 2.10  |
| 2+20    | 11.20  | 18"       | 100'   | 2.20  | 2.20       | 2.20  |
| 2+30    | 11.30  | 18"       | 100'   | 2.30  | 2.30       | 2.30  |
| 2+40    | 11.40  | 18"       | 100'   | 2.40  | 2.40       | 2.40  |
| 2+50    | 11.50  | 18"       | 100'   | 2.50  | 2.50       | 2.50  |
| 2+60    | 11.60  | 18"       | 100'   | 2.60  | 2.60       | 2.60  |
| 2+70    | 11.70  | 18"       | 100'   | 2.70  | 2.70       | 2.70  |
| 2+80    | 11.80  | 18"       | 100'   | 2.80  | 2.80       | 2.80  |
| 2+90    | 11.90  | 18"       | 100'   | 2.90  | 2.90       | 2.90  |
| 3+00    | 12.00  | 18"       | 100'   | 3.00  | 3.00       | 3.00  |
| 3+10    | 12.10  | 18"       | 100'   | 3.10  | 3.10       | 3.10  |
| 3+20    | 12.20  | 18"       | 100'   | 3.20  | 3.20       | 3.20  |
| 3+30    | 12.30  | 18"       | 100'   | 3.30  | 3.30       | 3.30  |
| 3+40    | 12.40  | 18"       | 100'   | 3.40  | 3.40       | 3.40  |
| 3+50    | 12.50  | 18"       | 100'   | 3.50  | 3.50       | 3.50  |
| 3+60    | 12.60  | 18"       | 100'   | 3.60  | 3.60       | 3.60  |
| 3+70    | 12.70  | 18"       | 100'   | 3.70  | 3.70       | 3.70  |
| 3+80    | 12.80  | 18"       | 100'   | 3.80  | 3.80       | 3.80  |
| 3+90    | 12.90  | 18"       | 100'   | 3.90  | 3.90       | 3.90  |
| 4+00    | 13.00  | 18"       | 100'   | 4.00  | 4.00       | 4.00  |
| 4+10    | 13.10  | 18"       | 100'   | 4.10  | 4.10       | 4.10  |
| 4+20    | 13.20  | 18"       | 100'   | 4.20  | 4.20       | 4.20  |
| 4+30    | 13.30  | 18"       | 100'   | 4.30  | 4.30       | 4.30  |
| 4+40    | 13.40  | 18"       | 100'   | 4.40  | 4.40       | 4.40  |
| 4+50    | 13.50  | 18"       | 100'   | 4.50  | 4.50       | 4.50  |
| 4+60    | 13.60  | 18"       | 100'   | 4.60  | 4.60       | 4.60  |
| 4+70    | 13.70  | 18"       | 100'   | 4.70  | 4.70       | 4.70  |
| 4+80    | 13.80  | 18"       | 100'   | 4.80  | 4.80       | 4.80  |
| 4+90    | 13.90  | 18"       | 100'   | 4.90  | 4.90       | 4.90  |
| 5+00    | 14.00  | 18"       | 100'   | 5.00  | 5.00       | 5.00  |
| 5+10    | 14.10  | 18"       | 100'   | 5.10  | 5.10       | 5.10  |
| 5+20    | 14.20  | 18"       | 100'   | 5.20  | 5.20       | 5.20  |
| 5+30    | 14.30  | 18"       | 100'   | 5.30  | 5.30       | 5.30  |
| 5+40    | 14.40  | 18"       | 100'   | 5.40  | 5.40       | 5.40  |
| 5+50    | 14.50  | 18"       | 100'   | 5.50  | 5.50       | 5.50  |
| 5+60    | 14.60  | 18"       | 100'   | 5.60  | 5.60       | 5.60  |
| 5+70    | 14.70  | 18"       | 100'   | 5.70  | 5.70       | 5.70  |
| 5+80    | 14.80  | 18"       | 100'   | 5.80  | 5.80       | 5.80  |
| 5+90    | 14.90  | 18"       | 100'   | 5.90  | 5.90       | 5.90  |
| 6+00    | 15.00  | 18"       | 100'   | 6.00  | 6.00       | 6.00  |
| 6+10    | 15.10  | 18"       | 100'   | 6.10  | 6.10       | 6.10  |
| 6+20    | 15.20  | 18"       | 100'   | 6.20  | 6.20       | 6.20  |
| 6+30    | 15.30  | 18"       | 100'   | 6.30  | 6.30       | 6.30  |
| 6+40    | 15.40  | 18"       | 100'   | 6.40  | 6.40       | 6.40  |
| 6+50    | 15.50  | 18"       | 100'   | 6.50  | 6.50       | 6.50  |
| 6+60    | 15.60  | 18"       | 100'   | 6.60  | 6.60       | 6.60  |
| 6+70    | 15.70  | 18"       | 100'   | 6.70  | 6.70       | 6.70  |
| 6+80    | 15.80  | 18"       | 100'   | 6.80  | 6.80       | 6.80  |
| 6+90    | 15.90  | 18"       | 100'   | 6.90  | 6.90       | 6.90  |
| 7+00    | 16.00  | 18"       | 100'   | 7.00  | 7.00       | 7.00  |
| 7+10    | 16.10  | 18"       | 100'   | 7.10  | 7.10       | 7.10  |
| 7+20    | 16.20  | 18"       | 100'   | 7.20  | 7.20       | 7.20  |
| 7+30    | 16.30  | 18"       | 100'   | 7.30  | 7.30       | 7.30  |
| 7+40    | 16.40  | 18"       | 100'   | 7.40  | 7.40       | 7.40  |
| 7+50    | 16.50  | 18"       | 100'   | 7.50  | 7.50       | 7.50  |
| 7+60    | 16.60  | 18"       | 100'   | 7.60  | 7.60       | 7.60  |
| 7+70    | 16.70  | 18"       | 100'   | 7.70  | 7.70       | 7.70  |
| 7+80    | 16.80  | 18"       | 100'   | 7.80  | 7.80       | 7.80  |
| 7+90    | 16.90  | 18"       | 100'   | 7.90  | 7.90       | 7.90  |
| 8+00    | 17.00  | 18"       | 100'   | 8.00  | 8.00       | 8.00  |
| 8+10    | 17.10  | 18"       | 100'   | 8.10  | 8.10       | 8.10  |
| 8+20    | 17.20  | 18"       | 100'   | 8.20  | 8.20       | 8.20  |
| 8+30    | 17.30  | 18"       | 100'   | 8.30  | 8.30       | 8.30  |
| 8+40    | 17.40  | 18"       | 100'   | 8.40  | 8.40       | 8.40  |
| 8+50    | 17.50  | 18"       | 100'   | 8.50  | 8.50       | 8.50  |
| 8+60    | 17.60  | 18"       | 100'   | 8.60  | 8.60       | 8.60  |
| 8+70    | 17.70  | 18"       | 100'   | 8.70  | 8.70       | 8.70  |
| 8+80    | 17.80  | 18"       | 100'   | 8.80  | 8.80       | 8.80  |
| 8+90    | 17.90  | 18"       | 100'   | 8.90  | 8.90       | 8.90  |
| 9+00    | 18.00  | 18"       | 100'   | 9.00  | 9.00       | 9.00  |
| 9+10    | 18.10  | 18"       | 100'   | 9.10  | 9.10       | 9.10  |
| 9+20    | 18.20  | 18"       | 100'   | 9.20  | 9.20       | 9.20  |
| 9+30    | 18.30  | 18"       | 100'   | 9.30  | 9.30       | 9.30  |
| 9+40    | 18.40  | 18"       | 100'   | 9.40  | 9.40       | 9.40  |
| 9+50    | 18.50  | 18"       | 100'   | 9.50  | 9.50       | 9.50  |
| 9+60    | 18.60  | 18"       | 100'   | 9.60  | 9.60       | 9.60  |
| 9+70    | 18.70  | 18"       | 100'   | 9.70  | 9.70       | 9.70  |
| 9+80    | 18.80  | 18"       | 100'   | 9.80  | 9.80       | 9.80  |
| 9+90    | 18.90  | 18"       | 100'   | 9.90  | 9.90       | 9.90  |
| 10+00   | 19.00  | 18"       | 100'   | 10.00 | 10.00      | 10.00 |

**STORM DRAINAGE STRUCTURES TABLE**

| NO.  | DESCRIPTION | LOCATION    | TYPE OF STRUCTURE | INVERT ELEVATION (FOOT) | WIDTH (FOOT) | LENGTH (FOOT) | AREA (SQ. FT.) |
|------|-------------|-------------|-------------------|-------------------------|--------------|---------------|----------------|
| 1    | STORM DRAIN | N 101112419 | 100x100           | 10.00                   | 10           | 100           | 1000           |
| 2    | STORM DRAIN | N 101112419 | 100x100           | 10.10                   | 10           | 100           | 1000           |
| 3    | STORM DRAIN | N 101112419 | 100x100           | 10.20                   | 10           | 100           | 1000           |
| 4    | STORM DRAIN | N 101112419 | 100x100           | 10.30                   | 10           | 100           | 1000           |
| 5    | STORM DRAIN | N 101112419 | 100x100           | 10.40                   | 10           | 100           | 1000           |
| 6    | STORM DRAIN | N 101112419 | 100x100           | 10.50                   | 10           | 100           | 1000           |
| 7    | STORM DRAIN | N 101112419 | 100x100           | 10.60                   | 10           | 100           | 1000           |
| 8    | STORM DRAIN | N 101112419 | 100x100           | 10.70                   | 10           | 100           | 1000           |
| 9    | STORM DRAIN | N 101112419 | 100x100           | 10.80                   | 10           | 100           | 1000           |
| 10   | STORM DRAIN | N 101112419 | 100x100           | 10.90                   | 10           | 100           | 1000           |
| 11   | STORM DRAIN | N 101112419 | 100x100           | 11.00                   | 10           | 100           | 1000           |
| 12   | STORM DRAIN | N 101112419 | 100x100           | 11.10                   | 10           | 100           | 1000           |
| 13   | STORM DRAIN | N 101112419 | 100x100           | 11.20                   | 10           | 100           | 1000           |
| 14   | STORM DRAIN | N 101112419 | 100x100           | 11.30                   | 10           | 100           | 1000           |
| 15   | STORM DRAIN | N 101112419 | 100x100           | 11.40                   | 10           | 100           | 1000           |
| 16   | STORM DRAIN | N 101112419 | 100x100           | 11.50                   | 10           | 100           | 1000           |
| 17   | STORM DRAIN | N 101112419 | 100x100           | 11.60                   | 10           | 100           | 1000           |
| 18   | STORM DRAIN | N 101112419 | 100x100           | 11.70                   | 10           | 100           | 1000           |
| 19   | STORM DRAIN | N 101112419 | 100x100           | 11.80                   | 10           | 100           | 1000           |
| 20   | STORM DRAIN | N 101112419 | 100x100           | 11.90                   | 10           | 100           | 1000           |
| 21   | STORM DRAIN | N 101112419 | 100x100           | 12.00                   | 10           | 100           | 1000           |
| 22   | STORM DRAIN | N 101112419 | 100x100           | 12.10                   | 10           | 100           | 1000           |
| 23   | STORM DRAIN | N 101112419 | 100x100           | 12.20                   | 10           | 100           | 1000           |
| 24   | STORM DRAIN | N 101112419 | 100x100           | 12.30                   | 10           | 100           | 1000           |
| 25   | STORM DRAIN | N 101112419 | 100x100           | 12.40                   | 10           | 100           | 1000           |
| 26   | STORM DRAIN | N 101112419 | 100x100           | 12.50                   | 10           | 100           | 1000           |
| 27   | STORM DRAIN | N 101112419 | 100x100           | 12.60                   | 10           | 100           | 1000           |
| 28   | STORM DRAIN | N 101112419 | 100x100           | 12.70                   | 10           | 100           | 1000           |
| 29   | STORM DRAIN | N 101112419 | 100x100           | 12.80                   | 10           | 100           | 1000           |
| 30   | STORM DRAIN | N 101112419 | 100x100           | 12.90                   | 10           | 100           | 1000           |
| 31   | STORM DRAIN | N 101112419 | 100x100           | 13.00                   | 10           | 100           | 1000           |
| 32   | STORM DRAIN | N 101112419 | 100x100           | 13.10                   | 10           | 100           | 1000           |
| 33   | STORM DRAIN | N 101112419 | 100x100           | 13.20                   | 10           | 100           | 1000           |
| 34   | STORM DRAIN | N 101112419 | 100x100           | 13.30                   | 10           | 100           | 1000           |
| 35   | STORM DRAIN | N 101112419 | 100x100           | 13.40                   | 10           | 100           | 1000           |
| 36   | STORM DRAIN | N 101112419 | 100x100           | 13.50                   | 10           | 100           | 1000           |
| 37   | STORM DRAIN | N 101112419 | 100x100           | 13.60                   | 10           | 100           | 1000           |
| 38   | STORM DRAIN | N 101112419 | 100x100           | 13.70                   | 10           | 100           | 1000           |
| 39   | STORM DRAIN | N 101112419 | 100x100           | 13.80                   | 10           | 100           | 1000           |
| 40   | STORM DRAIN | N 101112419 | 100x100           | 13.90                   | 10           | 100           | 1000           |
| 41   | STORM DRAIN | N 101112419 | 100x100           | 14.00                   | 10           | 100           | 1000           |
| 42   | STORM DRAIN | N 101112419 | 100x100           | 14.10                   | 10           | 100           | 1000           |
| 43   | STORM DRAIN | N 101112419 | 100x100           | 14.20                   | 10           | 100           | 1000           |
| 44   | STORM DRAIN | N 101112419 | 100x100           | 14.30                   | 10           | 100           | 1000           |
| 45   | STORM DRAIN | N 101112419 | 100x100           | 14.40                   | 10           | 100           | 1000           |
| 46   | STORM DRAIN | N 101112419 | 100x100           | 14.50                   | 10           | 100           | 1000           |
| 47   | STORM DRAIN | N 101112419 | 100x100           | 14.60                   | 10           | 100           | 1000           |
| 48   | STORM DRAIN | N 101112419 | 100x100           | 14.70                   | 10           | 100           | 1000           |
| 49   | STORM DRAIN | N 101112419 | 100x100           | 14.80                   | 10           | 100           | 1000           |
| 50   | STORM DRAIN | N 101112419 | 100x100           | 14.90                   | 10           | 100           | 1000           |
| 51   | STORM DRAIN | N 101112419 | 100x100           | 15.00                   | 10           | 100           | 1000           |
| 52   | STORM DRAIN | N 101112419 | 100x100           | 15.10                   | 10           | 100           | 1000           |
| 53   | STORM DRAIN | N 101112419 | 100x100           | 15.20                   | 10           | 100           | 1000           |
| 54   | STORM DRAIN | N 101112419 | 100x100           | 15.30                   | 10           | 100           | 1000           |
| 55   | STORM DRAIN | N 101112419 | 100x100           | 15.40                   | 10           | 100           | 1000           |
| 56   | STORM DRAIN | N 101112419 | 100x100           | 15.50                   | 10           | 100           | 1000           |
| 57   | STORM DRAIN | N 101112419 | 100x100           | 15.60                   | 10           | 100           | 1000           |
| 58   | STORM DRAIN | N 101112419 | 100x100           | 15.70                   | 10           | 100           | 1000           |
| 59   | STORM DRAIN | N 101112419 | 100x100           | 15.80                   | 10           | 100           | 1000           |
| 60   | STORM DRAIN | N 101112419 | 100x100           | 15.90                   | 10           | 100           | 1000           |
| 61   | STORM DRAIN | N 101112419 | 100x100           | 16.00                   | 10           | 100           | 1000           |
| 62   | STORM DRAIN | N 101112419 | 100x100           | 16.10                   | 10           | 100           | 1000           |
| 63   | STORM DRAIN | N 101112419 | 100x100           | 16.20                   | 10           | 100           | 1000           |
| 64   | STORM DRAIN | N 101112419 | 100x100           | 16.30                   | 10           | 100           | 1000           |
| 65   | STORM DRAIN | N 101112419 | 100x100           | 16.40                   | 10           | 100           | 1000           |
| 66   | STORM DRAIN | N 101112419 | 100x100           | 16.50                   | 10           | 100           | 1000           |
| 67   | STORM DRAIN | N 101112419 | 100x100           | 16.60                   | 10           | 100           | 1000           |
| 68</ |             |             |                   |                         |              |               |                |

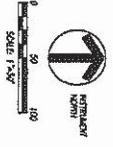
| NO. | DATE    | REVISION                   |
|-----|---------|----------------------------|
| 1   | 1-20-24 | ISSUED FOR APPROVAL        |
| 2   | 7-2-24  | REVISED FOR OWNER COMMENTS |



- UTILITY NOTES:**
1. THE UTILITY NOTES OF THE EXISTING UTILITY RECORD SHALL BE REVIEWED FOR ANY DISCREPANCIES OR OMISSIONS. THE UTILITY RECORD SHALL BE CORRECTED TO REFLECT THE ACTUAL FIELD CONDITIONS.
  2. PROPOSED ALL UTILITY RECORDS, INCLUDING ANY DISCREPANCIES OR OMISSIONS, SHALL BE REVIEWED AND APPROVED BY THE UTILITY RECORDS ENGINEER BEFORE CONSTRUCTION.
  3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY RECORDS WITH THE UTILITY RECORDS ENGINEER. ANY DISCREPANCIES OR OMISSIONS SHALL BE CORRECTED TO REFLECT THE ACTUAL FIELD CONDITIONS.
  4. LOCATIONS FOR ALL UTILITY RECORDS SHALL BE IDENTIFIED AND MARKED WITH REFLECTOR PEGS AT 1-800-551-1111.
  5. BEFORE ANY WORK IS COMMENCED, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITY RECORDS WITH THE UTILITY RECORDS ENGINEER. ANY DISCREPANCIES OR OMISSIONS SHALL BE CORRECTED TO REFLECT THE ACTUAL FIELD CONDITIONS.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
  7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
  8. ALL EXISTING UTILITY RECORDS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
  9. ALL EXISTING UTILITY RECORDS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
  10. ALL WATER LINES SHALL BE 8" P.C.

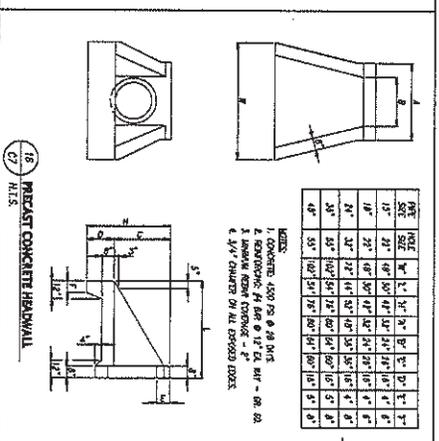
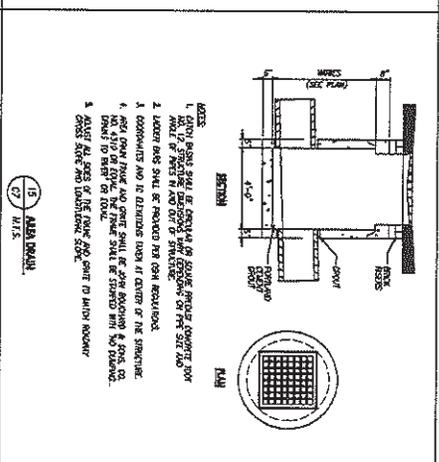
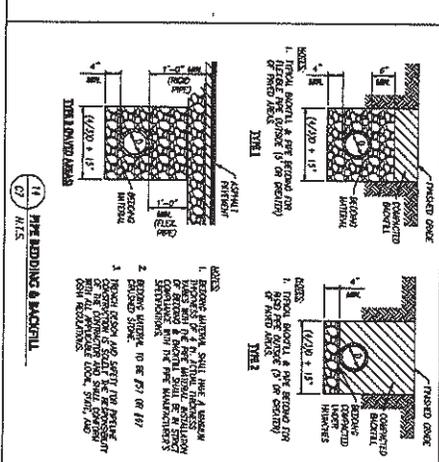
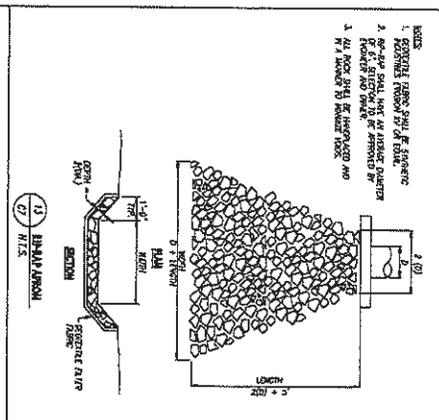
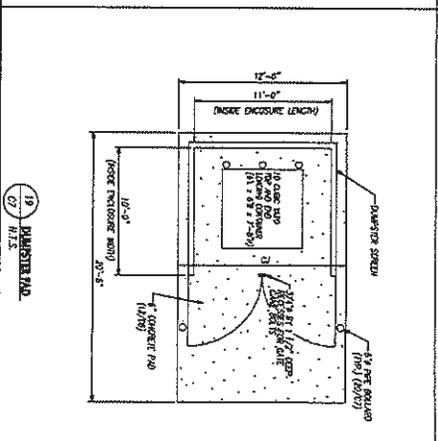
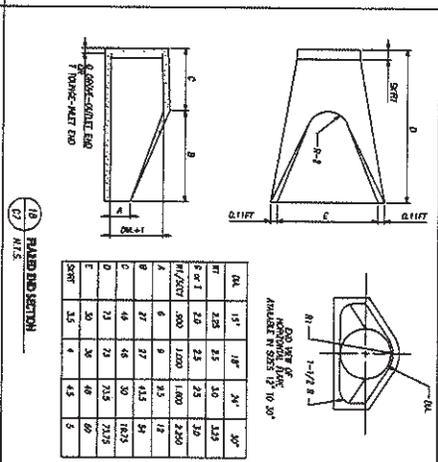
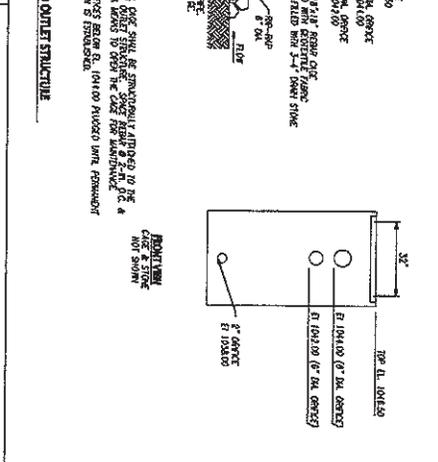
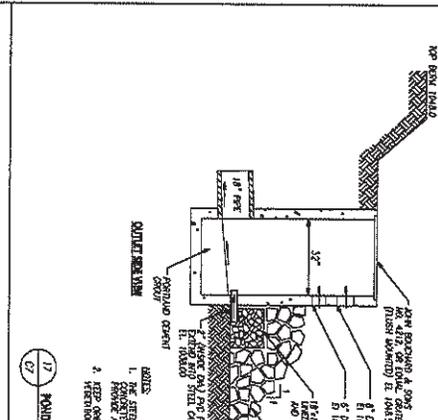
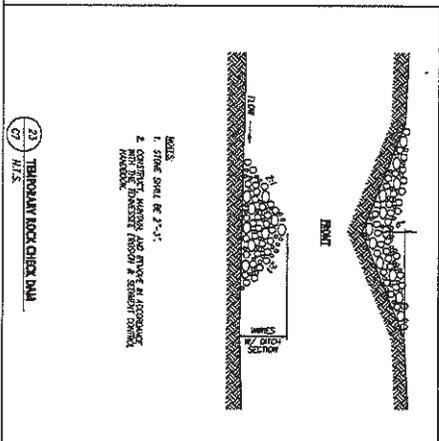
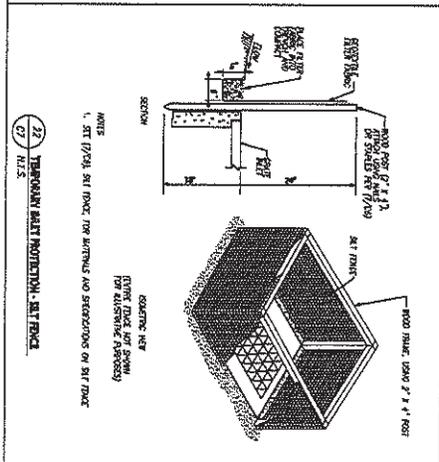
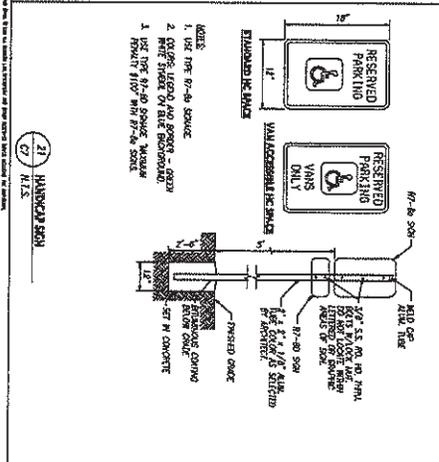
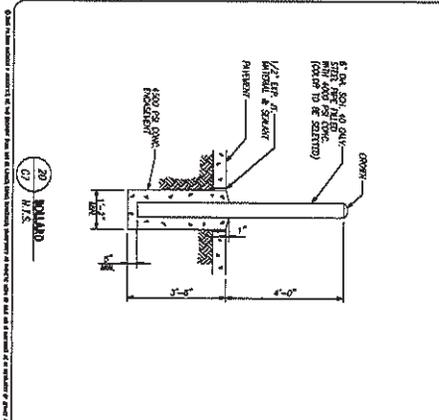
- UTILITY OWNERS:**
- UTILITY OWNERS:  
 PUBLIC UTILITY BOARD (PUB)  
 2017 HICKORY BLVD  
 KNOXVILLE, TN 37912  
 (615) 585-1111
- UTILITY OWNERS:  
 PUBLIC UTILITY BOARD (PUB)  
 2017 HICKORY BLVD  
 KNOXVILLE, TN 37912  
 (615) 585-1111

- CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE SPECIFICATIONS FOR WATER LINES AND SHALL BE REVIEWED AND APPROVED BY THE UTILITY RECORDS ENGINEER.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
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  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY RECORDS ENGINEER.









| NO. | REVISION/ISSUE               | DATE     |
|-----|------------------------------|----------|
| 1   | ISSUED FOR CONSTRUCTION      | 2/20/05  |
| 2   | REVISED PER CLK COMMENTS     | 11/2/05  |
| 3   | REVISED FOR ADDITIONAL UNITS | 01/20/06 |

**SITE DETAILS**

**QUINT BOURGEOIS**  
 8612 TROFORD ROAD  
 KNOXVILLE, TN 37922  
 CONTACT: MR. QUINT BOURGEOIS  
 TELEPHONE NO.: (615)690-6250

**BRUJIN VILLAS APARTMENTS**  
 BRUJIN ROAD  
 KNOXVILLE, TENNESSEE 37912

**PILOTUM WALL ROOF**

FOR INFORMATION ONLY  
 CONTACT: (615) 690-6250  
 WWW.PILOTUM.COM

**PILOTUM WALL ROOF**

FOR INFORMATION ONLY  
 CONTACT: (615) 690-6250  
 WWW.PILOTUM.COM

**QB INVESTMENTS**  
8812 TEDFORD  
KNOXVILLE, TN 37922

388

Date 6/15/05

87-298/642  
9

Pay to the Order of Fulghum MacInche & Associates \$ 3875.<sup>00</sup>  
Three thousand eight hundred seventy-five <sup>00</sup>/<sub>100</sub> Dollars  Security Features on envelope. Details on back.



Knoxville, Tennessee

For Bruhin

⑆064202983⑆1506 789 5⑈ 0388

QB INVESTMENTS  
8812 TEDFORD  
KNOXVILLE, TN 37922

Date 1/21/05

87-298/642  
9

463

Pay to the Fulghum MacIndoe \$ 4,000.00  
Order of Four thousand 00/100 Dollars



Knoxville, Tennessee

For Bruhn

⑆061202983⑆1506 789 5⑈ 0463

GUARD AGAINST SAFETY GREEN INK

QB INVESTMENTS  
8812 TEDFORD  
KNOXVILLE, TN 37922

Date 1/27/05

87-238/642  
9

464

Pay to the Order of Fulghum MacIndoe \$ 6975.00  
Five thousand nine hundred seventy-five and 00/100 Dollars



Knoxville, Tennessee

For

106420298311508 789 511 0464

*[Signature]*

Circle 4 on front

QUANTITY SAFETY GREEN WGN

QB INVESTMENTS  
8812 TEDFORD  
KNOXVILLE, TN 37922

647

Date 10/26/05

87-298/642  
9

Pay to the Order of Fulghum MoeIndoe & Assoc. \$ 3126.<sup>22</sup>

Three thousand one hundred twenty-six <sup>22</sup>/<sub>100</sub> Dollars



Knoxville, Tennessee

Bruhms Rd.

For Inv. # 3

⑆064202983⑆1506-288-508 0562

©Clarke American

GUARDIANO SAFETY GREEN WGN

288.00  
Inv. 3  
10.3.05

QB INVESTMENTS  
8812 TEDFORD  
KNOXVILLE, TN 37922

783

Date 12/31/05

87-258/642  
5

Pay to the Order of Fulgum, MacIntoe & Assoc. Inc — \$4062.<sup>63</sup>  
Four thousand sixty-two <sup>63</sup>/<sub>100</sub> Dollars



Knoxville, Tennessee

Bruhin Rd.

For Inv. #445 / Sunt  
Poufactors

⑆064202983⑆

83

© Clarke American

GUARDIAN® SAFETY GREEN WGN

288.001

Inv. 4

10.03.05

Inv. 5

1.04.06

QUINT BOURGEOIS  
8806 KELSEY LN.  
KNOXVILLE, TN 37922

0134

87-7139/2642

DATE 3/3/06

PAY  
TO THE  
ORDER OF

Fulghum MacIndoe & Associates, Inc.

\$ 4971.<sup>10</sup>

Four thousand nine hundred seventy-one <sup>10</sup>/<sub>100</sub>

DOLLARS



Concord Office  
**HOME FEDERAL BANK**  
Knoxville, Tennessee 37922

Home Equity Line Of Credit  
Not Valid For Less Than \$500.00

FOR INV #6

*S&S*

⑈00013⑈

00923⑈

34





# Shan Wilcox

## ARCHITECTURE & PLANNING

702 Forest Hills Boulevard, Knoxville, Tennessee 37919 865 584-4774  
shan-wilcox@comcast.net

December 27, 2005

Mr. Quint Bourgeoise  
8812 Tedford Road  
Knoxville, TN 37922

*pd 1/6  
ck#  
181*

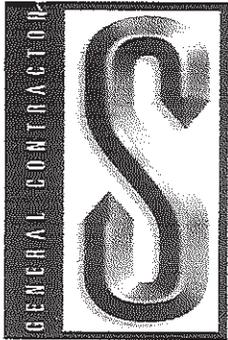
### STATEMENT FOR PROFESSIONAL SERVICES Bruhin Villas, Bruhin Road, Knoxville, TN

#### Architectural

|   |                    |
|---|--------------------|
| Completed & Sent to Sequoyah for pricing<br>Building B (14 units) and Building G (8 units)<br>20 units @ \$200 x 90% of fee = | \$3600.            |
| Partially Completed Units awaiting<br>Site Plan from Civil Engineer<br>47 units @ \$200 x 66% of fee =                        | 6204.              |
| Electrical Engineer (Harvey Hampton)  | 2875.              |
| Mechanical Engineer (Max Cook)  | 4375.              |
| Structural Engineer for retaining walls (Don Adsit)   | <u>731.25</u>      |
| <b>Total</b>  | <b>\$17,785.25</b> |
| Less Amounts Paid   | <u>9,500.00</u>    |
| <b>Amount Currently Due</b>   | <b>\$8,285.25</b>  |

Thank you,

*Shan Wilcox*  
Shan Wilcox, Architect



**SEQUOYAH**  
LIMITED LLC

215 CENTER PARK DRIVE

SUITE 280

KNOXVILLE, TN 37922

www.sequoyahltd.com

September 12, 2006

To: Mr. Quint Bourgeois  
Realty Executives  
8812 Tedford Road  
Knoxville, TN 37922

*PD. 10/18  
CK# 1387*

INVOICE

Description: 05-018 Bruin Apartments Pre-contract Costs-Billing #1

|                                   |           |
|-----------------------------------|-----------|
| 1. Miscellaneous Jobsite Overhead | \$ 960.21 |
| 2. Layout                         | 6,400.00  |
| 3. Architectural & Engineering    | 4,931.24  |

Total \$12,291.45

Subtotal: \$12,291.45

OH (0%): \$ 0.00

Subtotal \$12,291.45

Profit (0%): \$ 0.00

Total Invoice: \$12,291.45

*-4,000.00 already paid  
8291.45*

Please remit payment to Sequoyah Limited, LLC within 10 days from the date of invoice. We appreciate the opportunity to work with you.

865.966.3718 fax: 865.966.3728 email: info@sequoyahltd.com



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

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**[MPC Comment] Rezoning request for tomorrow**

1 message

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**ahlstedt@usit.net** <ahlstedt@usit.net>

Wed, Jan 7, 2015 at 9:53 AM

Reply-To: ahlstedt@usit.net

To: commission@knoxmpc.org

Hello, my name is Lisa Ahlstedt and I live on Sharp Lane, which dead-ends at the property on Bruhin Road that is going to be discussed for rezoning tomorrow. I understand that last year this property was rezoned to R-1A for lower density. The owner of the property, Quint Bourgeois, wants it rezoned to allow for him to build apartments on the land. We would like to voice our opposition to this proposed use of the property. There is already an apartment complex at the end of the street, and I can tell you that we are greatly inconvenienced by the traffic, noise and litter that surrounds those apartments, and indeed plagues the entire street. Most of our neighbors who own houses are retired or working couples with no children at home. We would like to keep this neighborhood as peaceful as possible. If the site at the end of the street were to be developed, I am sure that there would be a through street constructed which would connect Sharp Lane to Bruhin Road, and thereby increase traffic and litter even more.

There are already plenty of apartments in the area. We have the aforementioned apartments at the end of the street, as well as an apartment building diagonally across from my house on Coster Road.

Please keep the zoning at R-1A to keep our neighborhood from becoming more congested. We would welcome more single-family houses on the land, where the occupants would have some pride and responsibility in their properties.

Thank you!

Lisa Ahlstedt

400 Sharp Lane

[865-705-6409](tel:865-705-6409)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

1-A-15-RZ case (name)

Jan. 7, 2015

My name is Anita Case. I live at 1107 Henrietta Drive, Knoxville TN 37912, in the Inskip community. I am writing this letter in opposition to changing the zoning for a property on Bruhin Road in Knoxville located across the street from the Inskip Pool and Park. The file number for this property is 1-A-15-R2. It is my understanding that the property owner is requesting that the zoning for this property be changed from the current zoning of R1a back to the previous zoning of R2.

The Inskip Community is already too densely populated. Developing this property to allow the number of apartments that R2 zoning would allow would increase the traffic on Bruhin Road far too much. Children walking up this road from the North Ridge Crossing Community would be in even more danger from the increased traffic than they already are. There are no sidewalks and no shoulders on the sides of this road to walk on. The ideal development for this property would be single family homes. Thank you for allowing me to comment on this issue.

HA 15-UR-012 Schmid



**DAVID SCHMID**  
**6812 CRYSTAL VIEW WAY**  
**KNOXVILLE, TN 37919**

December 16, 2014

Knoxville Knox County  
Metropolitan Planning Commission  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902

Re: Joe and Alison Petre Request for Use on Review for new garage building  
6818 Crystal View Way, Knoxville, TN 37919

To Whom It May Concern:

As head of Architectural Review for Crystal Springs Subdivision (Beech Grove Springs) and as the Petre's next door neighbor and the neighbor most affected by any new construction, I have reviewed their plans for the new garage. Other neighbors have done similar projects, and the Petre's plans are in keeping with the architectural intent of the neighborhood. The 10/12 pitch is consistent with the Petre's current construction and that of the neighborhood. Because of a covered porch, the total size as calculated by the Building Code is still within the acceptable range of the Code with a Use on Review. I approve of their project with regard to the height and size of the new construction.

Sincerely,

David Schmid