



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

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**[MPC Comment] Opposition to File # 1-D-15-UR; Agenda Item 30**

1 message

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**Blake Abercrombie** <Blake.Abercrombie@brunswickboatgroup.com>Mon, Jan 5, 2015 at  
10:23 AM

Reply-To: blake.abercrombie@brunswickboatgroup.com

To: commission@knoxmpc.org

Cc: blakeabercrombie@yahoo.com

Dear Planning Commission,

My name is Blake Abercrombie. I am a father, husband, IT Manager, Downtown commuter, and recent transplant to Knoxville. My family and I moved to the beautiful Lyon's Crossing subdivision one year ago and have fallen in love with the beauty and family oriented nature of the neighborhood and Knoxville.

I recently learned of the proposed zoning change from vacant land to 76 apartments at 1205 Wallace Rd (File # 1-D-15-UR; Agenda Item 30). I was surprised by the proposed change as it is inconsistent with the surrounding low density single-family housing throughout the area. I am strongly opposed to this change due to the following concerns:

**1) Traffic Congestion**

Wallace and Northshore are both heavily travelled and experience frequent congestion. Adding 746 average daily trips to this area will further complicate the movement of traffic for commuters and residents throughout the area extending all of the way down to our schools, Pellissippi, and downtown. All residents travelling Wallace and Northshore will be unduly impacted.

**2) Traffic Safety**

Adding 746 average daily trips will not only create more congestion, but will also create traffic safety concerns on Wallace and Northshore, as well as within Lyons Crossing. We have a large number of young children throughout the neighborhood and we take safety very seriously. We have signs and have added multiple speed humps. This development would thwart our efforts to keep our children safe by sending additional traffic through our neighborhood as a cut through during congestion.

**3) Noise Pollution**

From the project drawing, roads and dumpsters will be in extremely close proximity to the backyards and streets of our neighborhood, as well as two others. Roads and dumpsters plus a large apartment pool will significantly increase noise pollution throughout multiple tranquil neighborhoods.

**4) Impact to Schools**

The estimated student yield of 12 does not seem plausible given 76 apartments in one of the best and sought after school zones throughout Knoxville. This number will be significantly higher and will impact the surrounding school system.

These issues would be mitigated through the consistent development of single family homes in this area as opposed to higher density apartment zoning.

I appreciate your time and consideration on this very important matter.

I look forward to discussing in the next Commission meeting.

Take care,  
Blake

Blake Abercrombie  
1000 Paddington Rd  
Knoxville, TN 37922

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



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

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**[MPC Comment] January 8th MPC meeting Use on Review**

1 message

**G Consin** <geoscon@comcast.net>

Sun, Jan 4, 2015 at 9:37 PM

Reply-To: geoscon@comcast.net

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

I would like to voice my opposition to the approval of item #30 on Thursday's agenda, the development of 76 apartments by Paul Murphy on Wallace Rd. , 1-D-15-UR.

My concerns are many:

Has a traffic study been completed? Turning onto Northshore from Wallace Rd. at one end and onto Nubbins Ridge on the other is very difficult and dangerous as is without additional traffic. Wallace Rd. is a narrow country road that is already carrying heavy traffic and is used by many as a cut through from Northshore to Nubbins Ridge. School buses also use this route daily which backs up traffic even further.

Have both drainage and environmental impacts been considered to the neighboring homes in Richland Hills and Lyons Crossing ?

Is a buffer between the proposed development and existing homes been considered? Trees, fencing, open space etc...

I , along with my neighbors have concerns regarding noise from the development along with the potential for an increase in criminal activity.

How many stories are the apartment buildings? Tall structures are not aesthetically pleasing and would not be consistent with the already developed areas.

Where will the dumpsters be placed? Very unsightly.

I wish to voice my strong opposition to this development. There are too few open "green" spaces in this part of the county already.

Respectfully,  
George Consin  
[865-719-0817](tel:865-719-0817)  
Lyons Crossing resident.  
1207 Harrington Dr., 37922

Sent from my iPad

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



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

## [MPC Comment] Planned Development - Wallace/Northshore Apartments

1 message

**Harris, Matt** <mharris@utk.edu>

Sun, Jan 4, 2015 at 10:44 PM

Reply-To: mharris@utk.edu

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

Dear Committee Members,

My name is Matthew Harris. I am an Assistant Professor of Economics at the University of Tennessee and hold a dual appointment in the Center for Business and Economic Research. I research the impact of prospective policy decisions both for the State of Tennessee and for academic purposes.

I also live in Richmond Hills Subdivision, which is adjacent to the planned development. As a neighbor, a family man, and a professional economist, I think about this planned zoning change from a cost/benefit standpoint. From my perspective, the costs and benefits of this apartment development do not stack up favorably.

The social benefits from this development appear quite limited. There is already excess capacity in apartments in the Morrell/Westland/Deane Hill area. There are several apartment complexes that constantly advertise vacancies. An additional, massive complex is being completed this spring at the intersection of Morrell and Deane Hill. Additional complexes are being built on Northshore near Pellissippi. It is therefore unclear why an additional complex in a less than visible area would benefit anyone besides the developers.

We are also curious about how, exactly, they plan to attract prospective residents back there.

Regarding costs, I have several concerns about the planned development which I plan to address at the public hearing.

1.) Traffic considerations. The new development is projected to add over 700 car trips per day on Wallace drive. The road is inadequate for handling that increased load. Turning from Wallace onto Nubbin Ridge and Northshore is already a challenge, without the additional 100 vehicles operating with only one exit to a main thoroughfare.

Not only do the residents have these concerns, the DEVELOPERS have these concerns! The builders' decision to build just under the threshold that would mandate a traffic study sends a very clear signal that residents' concerns are well founded.

2.) Traffic Safety considerations. Our neighborhood, Richmond Hills, connects through to Northshore via Branton. When the Wallace/Northshore intersection is backed up, commuters use our neighborhood as a cut through to the Lyons Crossing entrance to Northshore. We are a neighborhood full of small, school age children. The prospect of increased activity as a bypass is unsettling -- especially when we have no sidewalks.

3.) Drainage. Our development, as well as Lyons Crossing, is directly down hill from the proposed development. Runoff from construction, automobiles, and other transformation will run directly into our back yards where children play. This development will run directly into over a dozen families' properties.

4.) Public Health Concerns. One feature of the planned development is a 'drainage pond.' This would be better phrased as "mosquito breeding ground."

5.) We are, of course, concerned about property values. Most owners of single family homes have zero desire to have their property back up to apartments. For those of us who purchased homes under the current zoning regulations, we will bear significant costs in the form of difficulty reselling homes and decreased sale prices.

Changing a zoning designation is only good policy if the benefits of that change outweigh the costs. While the developers may not be concerned with our property values and well being, as public policy makers, we urge you to consider the full and complete set of costs that this rezoning will impose on your constituents.

In short, my fellow homeowners and I are not opposed to development of that land, but feel strongly that the zoning designation should be restricted to single family homes. There is plenty of profit for developers to realize building single family homes, and this strategy will not place undue costs on those of us who have already invested in Knox county.

I look forward to meeting you all at the public meeting on Thursday.

Best regards,

Matthew C. Harris, Ph.D.  
Assistant Professor  
Department of Economics &  
Center for Business and Economic Research  
Haslam College of Business  
University of Tennessee  
722A Stokely Management Center  
Knoxville, TN 37996-0570  
[\(865\) 974-5591](tel:(865)974-5591)

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

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**[MPC Comment] Concern over MPC File 1-D-15-UR**

1 message

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**Larry Kessler** <lkess23@gmail.com>

Mon, Jan 5, 2015 at 9:19 AM

Reply-To: lkess23@gmail.com

To: commission@knoxmpc.org

Cc: tom.brechko@knoxmpc.org

Hello,

We are contacting you with regards to the planned residence application for rezoning 1205 and 1217 Wallace Road (MPC FILE #: 1-D-15-UR). We have a number of concerns regarding the development of a 76-unit apartment complex in this area and believe that this would not be a good usage of the land.

For one, we believe that adding a large residential complex with a high population density will lead to a big traffic issue in Rocky Hill. Nubbin Ridge, Wallace Road, and Northshore Drive are all narrow roads that are extremely hectic during peak hours. Being watchful of cars making dangerous left turns is a daily concern that residents who commute in the area already face. This apartment complex would magnify the issue enormously. More traffic could also become a safety concern for all of the children that play in the area. We understand that the MPC office has requested that the applicant conduct a traffic impact study. We believe that this study should take into consideration the fact that there are no sidewalks, no bus routes, and very few stores/attractions nearby. Therefore it is unlikely that residents will be walking anywhere and all errands will require a car, thereby increasing the traffic impact.

We also believe that the "estimated student yield" cited in the application is unrealistically low. Their estimate of 12 additional students assumes that some children will be home schooled or attend private school. However, it seems unlikely that families will choose to move into the Rocky Hill Elementary school zone and then send their children to a private school or home school them. Rather, it's more probable that families would be moving into this apartment complex so that they could send their children to Rocky Hill, thereby increasing the estimated student yield.

In addition, there are geological issues that should be considered. This area already has poor drainage issues, and adding a 76-unit apartment complex and all of the water usage that comes with such a complex would certainly lead to larger drainage problems. Simply by covering large amounts of the property with concrete will create a run-off issue for all of the established neighborhoods that currently exist downhill. Finally, we have heard (though cannot confirm) that there may be sinkhole activity on or near the property under review. If this is true, which again we are unsure of, then building a large apartment complex on the site could be a huge safety issue and could destabilize surrounding areas and residences.

While we fully support economic growth, we question whether there is a need for additional apartment housing in the area. Already, there are multiple complexes along Morrell Road and Northshore Drive that currently advertise vacancies.

Thank you for your consideration and your service to the community.

Kindest regards,

Larry and Virginia Kessler

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

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## [MPC Comment] Proposed Development by Paul Murphy on Wallace

1 message

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**James Sutton** <sutton3369@att.net>

Mon, Jan 5, 2015 at 11:23 PM

Reply-To: sutton3369@att.net

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

Dear Commission and Commissioner Ownby,

I am sending this e-mail to express my sincere concern of the rezoning being proposed by Paul Murphy on Wallace Road in Rocky Hill so he can build an apartment complex. I live on Tobias Lane off Wallace and Wallace Road is in no way able to meet the traffic demands of the planned development. This is already a heavy congested area. We can't even pull out on to Northshore in the mornings or afternoons without waiting five-ten minutes as it is. Now add another 250 cars traveling in and out of the apartment complex.

I know we in the community are getting ready to mount a well organized campaign against this development and use all of our political capital and resources to stop this development.

Bo Sutton  
8512 Tobias Lane  
Knoxville, Tennessee 37922

[865-748-5892](tel:865-748-5892)

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