



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Kirkwood HOA / nearby property development - PLEASE READ!**

1 message

**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Mon, Mar 9, 2020 at 8:55 AM

3-H-20-SU

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

From: **Caitlin Rogers** <caitlinrogers35@gmail.com>  
Date: Sun, Mar 8, 2020 at 2:50 PM  
Subject: Re: Kirkwood HOA / nearby property development - PLEASE READ!  
To: [Mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org) <[Mike.reynolds@knoxplanning.org](mailto:Mike.reynolds@knoxplanning.org)>

Hi Mike,

I currently live in one of the homes on Ellisville Lane that would back up to this new development and have a lot of concerns about privacy and decreases in property value. I will be unable to attend this week's meeting as I have to work but will you be sending out a status update to residents afterward?

Thanks,  
Caitlin Rogers

On Fri, Mar 6, 2020 at 11:56 AM Michael Gentry <[Michael.Gentry@associa.us](mailto:Michael.Gentry@associa.us)> wrote:

Kirkwood HOA owners,

The Kirkwood HOA Board wants all homeowners to be advised of the following development impractcing the entire Kirkwood neighborhood. Currently there is a motion in front of the MPC to develop the property on Middlebrook Pike between Kirkwood and Millington Pike communities.

Homeowners should have received a mailed notice of the MCP's scheduled meeting for Thursday, March 12, 2020.

The HOA board is concerned about the following issues involving this potential project including, but not limited to, property valuations decreasing, increased traffic flow, drainage and water flow issues ie: mud flow from clearing of land, backflow issues from proposed homes flowing into Ellisville Ln properties that back up to the proposed project site, lights peering into current Kirkwood owners homes and years of construction noise imposed on Kirkwood and Millington Park communities.

The board respectfully asks that you reach out to Mike Reynolds to voice your concerns against this project. He may be reached via phone or email as follows: 865-215-3827 and/or [Mike.reynolds@knoxplanning.org](mailto:Mike.reynolds@knoxplanning.org) (*you may simply click "reply" to send an email to him.*)

For more information on the project please visit <https://knoxmpc.org/cases/3-H-20-SU>

Thank you,

*Your Kirkwood HOA board of directors*

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Sent from my iPhone

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Fwd: File Number 3-H-20-SU

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>

Mon, Mar 9, 2020 at 8:47 AM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

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

From: **Betty Parham** <bparham11@bellsouth.net>

Date: Mon, Mar 9, 2020 at 8:43 AM

Subject: File Number 3-H-20-SU

To: <mike.reynolds@knoxplanning.org>

Mr. Reynolds,

My name is Betty Parham and I live at [1124 Webster Groves Lane](#) in the Kirkwood Condominium Property. I am opposed to the Special Use application in File Number 3-U-20-SU.

This parcel of land is adjacent to the Kirkwood property where I live. My objections and concerns include:

1. Proper drainage on this property. The land is hilly and marshy. Because it is a little over 5 acres and would not provide drainage containment of its own, the property would drain downhill to the Kirkwood property. There were modifications made in 2018-2019 to the drainage system into our property by KUB. Their modifications should be reviewed in the planning of a new property which most likely will drain to the Kirkwood existing drainage plan, which is already at maximum capacity judging by recent rainfalls.

2. Traffic on Middlebrook Pike is increasing because of new properties currently being built. A large addition to the Fellowship Church and a new Shannondale property at the corner of Vanosdale and Middlebrook Pike will undoubtedly increase traffic between Vanosdale and Gallaher View. There are already 3 stoplights existing between these street intersections on Middlebrook. It is difficult and dangerous now to try to exit from Kirkwood onto Middlebrook. The rise in Middlebrook to the East of Kirkwood is a hazard because cars do not observe the 45 mph speed limit. Adding another street to enter to Kirkwood's East would only increase the hazard. At the least a traffic study should be conducted and additional enforcement measures taken to monitor the speed limit on Middlebrook.

3. In addition, there is value provided by the existing property to Kirkwood as is in terms of privacy to existing residences and a buffer for noise control from the traffic on Middlebrook which is a truck route from Interstate 640 to Interstate 40.

Please take these considerations as a request for a more thorough review of the 3-H-20-SU File Number Request.

Thank you for your help. I can be reached at 865-693-8084 if you have questions,

Betty Parham

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

# [Planning Commission Comment] Fwd: Case 3-H-20-SU - 100% Against

2 messages

**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Fri, Mar 6, 2020 at 6:56 PM

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

From: **Terry Gilhula** <terry.gilhula@knoxplanning.org>  
Date: Fri, Mar 6, 2020 at 12:23 PM  
Subject: Fwd: Case 3-H-20-SU - 100% Against  
To: Reynolds, Mike <mike.reynolds@knoxplanning.org>, Brooks, Amy <amy.brooks@knoxplanning.org>, Caron, Dori <dori.caron@knoxplanning.org>  
Cc: <des1123@aol.com>

Please see comments below.

TG

Terry Gilhula, PhD  
Information Services Manager  
865-215-3819



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: **Debra Smith** <des1123@aol.com>  
Date: Fri, Mar 6, 2020 at 12:12 PM

Subject: Case 3-H-20-SU - 100% Against

To: <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

Dear MPC Staff,

I am not asking, I am imploring you to reconsider this latest development at the end of Broome/Middlebrook to be reconsidered at the present. We all know about BROOME ROAD (because we have been/I have been talking about it for the 6-years and have personally asked/met with city/called city/met with engineers/staff etc), as have countless others to have some type of TRAFFIC CALMING measures taken, TO NO AVAIL). It extremely dangerous with hair pin curves and has become a most popular cut through for everyone and their brother. Last week our cat/neighbors cat was struck and killed with a speeding car (never stopped), this was the final straw for me. I could go on, but I will spare you the other countless reasons as they would fill this page.

The above will mostly be dismissed and not taken under consideration as for a "reason" to deny ones application, but when does doing "what is right and what is best" taken under advisement on our behalf? When does MPC start declining offers/plans from developers and allow neighborhoods and its residents to breath a sigh of relief that our voices were finally heard ? Let me also add while talking about developers, that another bought the Wanda Moody property directly on Broome Road with plans to build. So here we go again, more cars , more traffic, more accidents, more speeding, and we "just have to go with the flow" as its called progress in the city. Life as we know it in West Hills will be no more when the developers have their plans approved and ride off into the sunset.

Debra Smith  
538 Broome Road

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

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**Amy Brooks** <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>  
Reply-To: [amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)  
To: Commission <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>

Fri, Mar 6, 2020 at 7:01 PM



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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From: **Debra Smith** <[des1123@aol.com](mailto:des1123@aol.com)>  
Date: Fri, Mar 6, 2020 at 12:12 PM  
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To: <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

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Debra Smith  
538 Broome Road

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Sent from Gmail Mobile

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Fwd: Development of land

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>

Fri, Mar 6, 2020 at 6:55 PM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

3-H-20-SU

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

From: **Christy Whitt** <volchristy@yahoo.com>

Date: Fri, Mar 6, 2020 at 6:53 PM

Subject: Development of land

To: <Mike.reynolds@knoxplanning.org>

Hi, I live in Kirkwood and definitely have many concerns about this project. One main reason is the water issues that were mentioned. I just moved from a condo that had horrible drainage problems that caused mold and moisture to develop in the foundation and ruined an entire area of the basement. Needless to say it cost thousands of dollars to repair before it could be sold. Also, this is very concerning since I no longer have the income to pay costs required for water damage or any major repairs.

Thank you for your time and consideration.

Christy Whitt

Sent from my iPhone

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





Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Fwd: Possible new development

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>

Fri, Mar 6, 2020 at 6:51 PM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

3-H-20-SU

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

From: **Pamela Albrycht** <[palbrycht65@yahoo.com](mailto:palbrycht65@yahoo.com)>

Date: Fri, Mar 6, 2020 at 12:47 PM

Subject: Possible new development

To: [Mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org) <[Mike.reynolds@knoxplanning.org](mailto:Mike.reynolds@knoxplanning.org)>

I am against any new building that would affect Kirkwood. I am at [1249 Harbin Ridge Ln, Knoxville Tn 37909](#).

I am unable to attend meetings but would sign any paperwork against the new project.

Pam Albrycht

[Sent from Yahoo Mail on Android](#)

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



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: Case 3-H-20-SU - 100% Against**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Fri, Mar 6, 2020 at 12:23 PM

To: "Reynolds, Mike" &lt;mike.reynolds@knoxplanning.org&gt;, "Brooks, Amy" &lt;amy.brooks@knoxplanning.org&gt;, "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;

Cc: des1123@aol.com

Please see comments below.

TG

Terry Gilhula, PhD  
Information Services Manager  
865-215-3819**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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From: **Debra Smith** <des1123@aol.com>

Date: Fri, Mar 6, 2020 at 12:12 PM

Subject: Case 3-H-20-SU - 100% Against

To: &lt;contact@knoxplanning.org&gt;

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Debra Smith

3/6/2020

Knoxville - Knox County Planning Mail - Fwd: Case 3-H-20-SU - 100% Against

538 Broome Road



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Mike Reynolds: Re: Case 3-H-20-SU**

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Thu, Mar 5, 2020 at 6:55 AM

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

**From:** Tina Peroulas <[vperoulas@gmail.com](mailto:vperoulas@gmail.com)>  
**Date:** Wed, Mar 4, 2020 at 3:29 PM  
**Subject:** Mike Reynolds: Re: Case 3-H-20-SU  
**To:** <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>

Mr. Reynolds

I'm contacting you regarding the case number quoted above and to register my strongest objection to the proposal for the development in my neighborhood. The continued assault on the Broome Road area by developers and planning commission.

After having requested stop signs and speed humps to no avail, it's a stunning development as well as disappointing that our homes and their value are again being threatened. Forget the quality of life living in this part of West Hills when other areas of West Hills are getting sidewalks and even consideration of roundabouts. What's next? Adding yet another stoplight ...

Please register my extremely strong objections to this proposal. Thank you.

Tina Peroulas  
[643 Broome Rd NW, Knoxville, TN 37909](mailto:643.Broome.Rd.NW.Knoxville.TN.37909)

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: New Development Middlebrook Pike**

1 message

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Tue, Mar 3, 2020 at 10:33 PM

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

From: **JOSHUA FLETCHER** <virginia.fletcher@comcast.net>  
Date: Tue, Mar 3, 2020 at 8:13 PM  
Subject: New Development Middlebrook Pike  
To: <mike.reynolds@knoxplanning.org>

Mr. Reynolds,

I understand the city is considering putting a new development off Middlebrook Pike. I have concerns about the addition of some 40 or so homes going into the area. Not only does it impact traffic but schools as well. I am a teacher at Bearden Middle and our school is so overcrowded with close to 1,400 students. So much so we don't have enough restrooms or classrooms for students and teachers. Some classes are so overcrowded students have to sit in the floor. Portables have been added for a temporary fix. I urge you to talk to your school board members when considering such developments. There is also the new development at Pond Gap which students will be zoned for Bearden Middle. County Commission needs to look at the full picture of how these developments are impacting our community.

Regards,  
Virginia Fletcher

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