



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

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**Fwd: FW: file #6-SA-20-C**

1 message

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

Wed, Jun 10, 2020 at 2:14 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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: **kaylabneely** <kaylabneely@gmail.com>

Date: Wed, Jun 10, 2020 at 2:06 PM

Subject: FW: file #6-SA-20-C

To: &lt;contact@knoxplanning.org&gt;, chrisneely10 &lt;chrisneely10@att.net&gt;

I sent this email on June 1st and it's not showing up in the public comments under this file number.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: kaylabneely &lt;kaylabneely@gmail.com&gt;

Date: 6/1/20 10:48 AM (GMT-05:00)

To: chrisneely10 &lt;chrisneely10@att.net&gt;

Subject:

Dear Mr. Commissioner,

I am writing you about file #6-SA-20-C. I am a concerned resident of Edwards Place subdivision in the Gibbs community. The apartments that are being proposed would have horrible effects on our community and subdivision. I think these apartments would be pushing our community to grow at too fast of a rate and will overwhelm our schools and roads. I also can't understand why they want to put the entrance through our subdivision. This is very scary! Our roads are full of cars parked on the streets and kids playing, the added traffic would be very dangerous! It is also unfair to the

6/10/2020

Knoxville - Knox County Planning Mail - Fwd: FW: file #6-SA-20-C

residents here because it will bring down our homes value and put us into a position where we feel like we have made a mistake moving here. Please take this into consideration for your decision.

Sent from my Verizon, Samsung Galaxy smartphone



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

**[Planning Commission Comment] 6-A-20-UR**

2 messages

**'Candace Gilbert' via Commission** <commission@knoxplanning.org>

Mon, May 18, 2020 at 3:43 PM

Reply-To: gilbech@icloud.com

To: commission@knoxplanning.org

Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely,  
Mrs. Gilbert

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Wed, Jun 10, 2020 at 1:49 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: **Candace Gilbert** <gilbech@icloud.com>

Date: Wed, Jun 10, 2020 at 1:48 PM

Subject: Fwd: 6-A-20-UR

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

Sent from my iPhone

Begin forwarded message:

**From:** Candace Gilbert <[gilbech@icloud.com](mailto:gilbech@icloud.com)>  
**Date:** May 18, 2020 at 3:43:01 PM EDT  
**To:** [commission@knoxplanning.org](mailto:commission@knoxplanning.org)  
**Cc:** [mayor@knoxvillekn.org](mailto:mayor@knoxvillekn.org), [richie.beeler@knoxcounty.org](mailto:richie.beeler@knoxcounty.org)  
**Subject:** 6-A-20-UR

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely,  
Mrs. Gilbert

Sent from my iPhone



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

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**[Planning Commission Comment] Planning Commissioners - Agenda Item: 6-A-20-UR**

1 message

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**Mike Ward** <mikewardtn@comcast.net>  
Reply-To: mikewardtn@comcast.net  
To: commission@knoxplanning.org

Wed, Jun 10, 2020 at 12:05 PM

Dear Planning Commissioners,

I would like to submit some comments regarding Agenda Item: 6-A-20-UR

As a quick background, I am a 62 year old, life-long resident of the Gibbs community, active past with school engagement thru PTA/PTO, serving as President at Holston and Gibbs, most recently reading for elementary/kindergarten kids in person/and via zoom... active in the community thru coaching in kids youth programs, and lastly active in local community church leadership as a teacher and deacon. All that to say that I'm heavily invested in and very proud of the Gibbs community.

Let me first say, I understand the need for, and support development, as the community certainly needs effective, planned growth. While it's hard to see the farm land that I worked for years as a youth and young adult be converted into housing development, it's harder to see the area and the people being taken advantage of due to lack of integrity and lack of accountability for the planned growth.

We have a process to design, present, and approve development plans, however, we seemingly have no way to insure accountability to the plans. The Gibbs community is suffering at this point, and needs to have more oversight to gain the integrity and accountability that we all want, before additional challenges are allowed to pile on to an already neglected area.

My simple request is for MPC planning, and the developers to be held accountable to the development plans and to bring integrity to the builders themselves. There are numerous instances where homeowners are dealing with poor quality construction in new homes, all as a result of developer/builder interest in saving money as opposed to establishing a quality development and home that the homeowner can be fully proud of.

Seemingly the people are the ones left with no recourse when accountability is not pursued.... and the quality level of development in our area has not been a priority. We also need more balance to the planned development to address market needs for more up-scale development. The market is saturated at the low, to low-mid range, and the community would benefit from more upper-mid to upper scale approved development.

The proposed apartment plan, and the targeted market is simply a continuance of the process where developers are striving to put quick profits ahead of an area investment in quality, planned, and then delivered development. I assume you are already aware of current quality issues being experienced, which means Knox County, the Gibbs community, and the people/homeowners are then having to pay the price for years afterward either with spending money to correct, or dealing with less than planned/approved infrastructure and homes.

The lack of accountability is forcing Knox County into taking on investments that were the primary responsibility of the original developers and development plans. With respect to this specific agenda item, there have already been multiple transitions of ownership, where opportunities for quality and accountability have simply slipped thru our fingers.

Please deny the apartments planned under agenda item 6-A-20-UR

Respectfully,

6/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Planning Commissioners - Agenda Item: 6-A-20-UR

Mike Ward

7626 Thompson School Road

Corryton, TN 37721

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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] MPC File Nos. 6-SA-20-C and 6-A-20-UR**

1 message

**Samantha Magee** <SMagee@lrwlaw.com>

Wed, Jun 10, 2020 at 10:36 AM

Reply-To: smagee@lrwlaw.com

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

Cc: Taylor Forrester &lt;TForrester@lrwlaw.com&gt;, "alittle@wodagroup.com" &lt;alittle@wodagroup.com&gt;, "mike.reynolds@knoxplanning.org" &lt;mike.reynolds@knoxplanning.org&gt;

All,

Please see the attached letter from Taylor D. Forrester.

Sincerely,

***Samantha Magee******Legal Assistant******Long, Ragsdale & Waters, P.C. | Attorneys at Law****1111 Northshore Drive, Suite S-700 | Knoxville, TN 37919  
865.584.4040 Main | 865.584.6084 Fax*[www.lrwlaw.com](http://www.lrwlaw.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Ltr to Knox Co. Planning Commission 6.10.20.pdf**  
34K

David Wilson Long  
Dennis B. Ragsdale  
John B. Waters III  
J. Michael Ivens  
J. Randolph Miller  
Garrett P. Swartwood  
Jennifer Milligan Swindle\*  
Lee A. Popkin  
W. Michael Baisley  
Kyle A. Baisley



Long, Ragsdale & Waters, P.C.  
ATTORNEYS AT LAW

Taylor D. Forrester  
Alexander O. Waters  
Oliver D. Adams  
William D. Edwards  
J. Scott Griswold  
Mycol E. Scott  
C. Paul Harrison†  
Christopher A. Hall†

John B. Waters, Jr. (1929-2018)  
R. Louis Crossley, Jr. (1953-2019)

June 10, 2020

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

*Via email only*  
*commission@knoxplanning.org*

**Re: MPC File Nos. 6-SA-20-C and 6-A-20-UR**

Dear Commissioners,

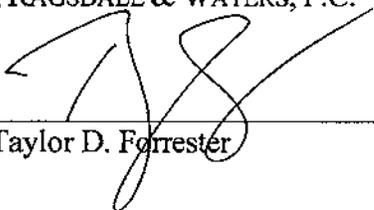
Please be advised that the undersigned represents the applicant, Woodbury Crossing ("Woodbury").

Woodbury is requesting a 60-day postponement from the Planning Commission meeting on Thursday, June 11, 2020 to investigate and explore some of the issues discussed at the Agenda Review Meeting on Tuesday, June 9, 2020.

Should you have any questions please do not hesitate to contact me.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By:   
Taylor D. Forrester

cc: Anne Little (alittle@wodagroup.com)  
Mike Reynolds (mike.reynolds@knoxplanning.org)



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

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**[Planning Commission Comment] Fwd: 6-A-20-UR**

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

Tue, Jun 9, 2020 at 11:50 PM

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

From: **Adam Gilreath** <[Adam@thegilreathfamily.com](mailto:Adam@thegilreathfamily.com)>  
Date: Tue, Jun 9, 2020 at 8:04 PM  
Subject: 6-A-20-UR  
To: <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>  
CC: Tina Gilreath <[Tina@thegilreathfamily.com](mailto:Tina@thegilreathfamily.com)>, Scout Gilreath <[scout@thegilreathfamily.com](mailto:scout@thegilreathfamily.com)>

Dear Mr. Reynolds and members of the Knox County Planning Commission,

I would like to address proposal 6-A-20-UR for an apartment complex that connects to the Edward's Place subdivision in Corryton. Let me begin by saying that my family and I appreciate the work you do and feel your service plays an overall positive role in the communities in Knox County. When we purchased a new home in Edward's Place over two years ago, my wife Tina and I could only dream of the investment we were making for ourselves and our, at the time, eight year old daughter, Scout. We could only dream of it because it was literally nothing but a red clay lot with no structure. We were living at the time in a small starter house in the Emory Chase subdivision just a few miles west off East Emory Rd. Our previous house was for sale and under contract as we tried to determine where we wanted to live. We had viewed several properties and determined that the "Kyle" model home in Edwards place was where we wanted to be. The potential, the layout, and the community were the things that drew us here. You see, we were in our "starter" house for over eleven years and didn't want to move only to move again some years down the road. This was to be our permanent home. I have often told people over the last couple of years that this isn't my home, it is my daughter Scout's home because she will inherit it some day(hopefully not too soon!). Now please don't misunderstand my concerns about the proposed apartments in our neighborhood as a reflection of the folks that would be staying there. My concerns solely revolve around the investment value for my daughter's future. I am sure that there exists available land that does not butt up against an established subdivision struggling to correct some of the issues that the builders left behind. We have already stressed about our home values in the wake of what DR Horton left behind without added stress of this proposal. We live on a road named Lawgiver Circle that doesn't even make a circle since the builder pulled out without finishing what they started. In a perfect world, a company that calls itself "America's Builder" would have to fix its own issues and complete its own promises without getting bailed out and having my tax dollars go to work with the only benefit being lower property values on a home I have worked hard to afford after twenty three years at my job. This isn't a perfect world and I do know that "fair" is a place you go to ride a Ferris wheel and buy cotton candy, not a situation anyone lives in. However, I do ask that you reconsider placing these apartments in my neighborhood. If not for me, consider it for Scout.

Thank you for your time.

Humbly,

Adam Gilreath  
[7131 Lawgiver Circle](mailto:7131LawgiverCircle)  
Corryton, TN 37721

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Mike Reynolds, AICP  
Senior Planner  
Knoxville-Knox County Planning  
(865) 215-3827  
[www.knoxplanning.org](http://www.knoxplanning.org)

Sent from my smartphone

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6/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 6-A-20-UR

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

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

From: Tina Gilreath <[tina@thegilreathfamily.com](mailto:tina@thegilreathfamily.com)>

To: [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Cc:

Bcc:

Date: Tue, 9 Jun 2020 20:49:27 -0400

Subject: 6-A-20-UR

Dear MPC Commissioners:

>

> I reside at 7121 Lawgiver Circle Corryton, TN in Edwards Place subdivision. I write to voice my opposition to the proposed apartment buildings that are to be connected to the backside of Edwards Place subdivision.

>

> The proposal to build these apartments presents the possibility of significant changes to a neighborhood that already has some on-going issues. My first concern is the amount of traffic that will be flowing through an already congested neighborhood. My next concern is the safety of our children. With the increased amount of traffic, we would no longer feel our children are safe to play on the streets. Lastly, my husband and I as well as the rest of our neighborhood is full of taxpaying homeowners who fell in love with this community and wanted to plant our roots here in our forever homes. We don't deserve to have our investments and peaceful neighborhood undermined by tacking an apartment complex onto our neighborhood.

>

> I urge you to vote to reject the proposal 6-A-20-UR not just for me and my family, but for all the residence of Edwards Place subdivision.

>

> Thank you for your time,

>

> Tina Gilreath



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Comments on Woodbury Crossing 6-SA-20-C / 6-A-20-UR**

1 message

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**Kevin Murphy** <murphysprings@gmail.com>  
Reply-To: murphysprings@gmail.com  
To: Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 3:33 PM

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

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 **2020-06-09 Input on Woodbury Crossing 6-SA-20-C.pdf**  
84K

2020 June 9

RE: Woodbury Crossing 6-SA-20-C / 6-A-20-UR

Dear Planning Commissioners,

I ask that you deny this concept plan application and require the applicant and the property owner to submit a complete development plan for the property that addresses access, prior promised community amenities, and completes the original development vision. Additionally, this Concept Plan does not implement or resolve un-met conditions from the 2007 Use on Review, which is still active. The Concept Plan is not compliant with the use on review.

Why is this appropriate? The submitted Concept Plan package is an incomplete plan for the entire development, and it does not contain milestones to implement the community amenities and infrastructure required in the 2007 and 2013 concept plans and 2007 Use on Review. It proposes a very different development future than the plan sold to homeowners, who chose to invest in properties in Edwards Place.

- The submitted concept plan is only for a small portion of the remaining property and does not allow planning commission, staff, and residents to understand how the remainder of the property will build out.
  - As we are discovering right now, a change to apartments in the back would have driven a different entrance and connectivity - perhaps a true 'boulevard' for Edwards Place Blvd - leading to the apartments
  - We do not know how the rest will build out, but all of this property is within the control of a single owner, who should be held responsible for supplying the entire vision
  - The current design is incomplete and unsightly- simply ending Lawgiver Circle with an empty cul-de-sac, as well as the cul-de-sac at the end of the apartment complex. It would be more complete to complete the internal street system as part of this concept plan application.
- Even though traffic studies say there should not be issues, we have existing, real-world conditions and testimony from residents about excessive street parking and inadequate streets.
- The new concept plan is for a different style of development than the vision sold to residents who bought homes in Edwards Place and the approved 2007 and 2013 Concept Plans. An incomplete concept plan provides room for additional deviation in a later proposal for the remaining land.
- The following infrastructure and amenities were required conditions for the original concept plans, but the current property owner is abdicating responsibility for finishing them, and the former developers did not. But the residents were promised these when they moved in:

- Work with Knox County Schools, and if the schools desire one, install a sidewalk to Gibbs schools
- sidewalks throughout the subdivision - only a portion of the sidewalks were built
- common area with active and passive recreational uses - there is no common area depicted on the new concept plan, and no HOA was established (or nobody has information about it)
- There is **STILL no implementation timeline showing when these will be required, thirteen (13) years after the initial concept plan** was approved
- The landscape screen between the apartments and houses is inadequate, and additional visualizations by planning staff and commissioners to assess what will be adequate.

Michael Rhodes applied for the original UoR/Concept Plan in 2007, and re-applied in 2013 after it expired. It depicted a subdivision of single family, detached homes. **Importantly, several of the original [Use on Review conditions](#) for this property have not yet been met, nor are they addressed with this Concept Plan application:**

2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses. [No common area appears on any plats, nor has anything been built]
3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek. [no greenway easements are on any final plats]
4. Extend the proposed sidewalk network to connect Twin Oaks Ln. [no sidewalk network was shown on the updated 2013 Concept Plan]
5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets [Status is unclear - it may have been established but then the developer never continued it. Regardless, nobody has come forward to affirmatively prove this was established]

Both the [2007](#) and [2013](#) Concept Plans included a condition to

- “Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.” [This condition has not been met either, and the schools have indicated they desire a connection.]

Planning commission should deny the concept plan until one is submitted by the property owner that shows the plan for the entire remainder of the property, not only the apartments. This allows staff and commissioners to:

- Ensure proper layout of roads, sidewalks, and easements for the remainder of the property and connections to the schools, and to adjacent development to the east (Twin Oaks Landing) and future development on the west.
  - Construction of sidewalks along road grades might ease some issues that are arising when a proposed sidewalk leaves the road and must comply with the 1:12 ADA grade requirement
- Require construction of the proposed sidewalks, instead of leaving the construction burden to Knox County, which does not have funds available
- Design of a second access - perhaps a new property to Thompson School Rd, or a vehicular connection to a future Twin Oaks Landing development, which would assist with traffic flow through the entire Gibbs area. Please note the inadequate road infrastructure of Karns Dr and Barker Rd, which would not support EMT or fire truck access if Thompson School Rd / Emory Rd were blocked.
- Construction of the common area, providing desperately needed recreational opportunities for residents that was promised to them when they bought their homes
- Require an implementation timeline for required improvements, which rights the wrong the residents have endured since 2007
- Address screening

Several neighborhood homeowners have expressed a desire to complete Lawgiver Circle to improve vehicle and pedestrian circulation, particularly if pedestrian and vehicle connections are designed to connect to the northeast (Twin Oaks Landing).

Another issue not adequately addressed - the installation of screening between the apartments and the houses. The houses will look down into the basin with the apartments. The apartment buildings appear to be at least 30-35' tall, and approximately 45' off the rear property line of houses in Edwards Place. The apartment building base appears to be anywhere from 10 to 20' below the level of the houses, so the top floor apartments will look into the back yards, and the apartment rooflines will dominate the view from the houses. The trees stop at the edges of the apartment buildings, leaving the buildings visible from some of the houses on the ends of Forest Willow Ln.

Planning staff and engineering staff remarked in our meeting that it would be helpful to have visualizations showing the appearance of the apartments from the neighboring houses, but no visualizations have been provided.

The proposed landscape screen is a mixture of clusters American Holly (evergreen) and tulip poplar (deciduous). The clusters of tulip poplars will not provide any screening between November and early April. Additionally, it will take 5-10 years for the trees to establish and develop into an effective screen, thus injuring the value of the adjacent houses.

I believe the apartment development should be required to put in privacy fencing on the property line, in addition to evergreen screens, and that this should be installed prior to issuance of building permits for the apartment buildings. I also believe that planning commission would

benefit from requiring visualizations that depict how the apartments will appear from several of the existing residences at various locations along the length of Forest Willow Ln and Lawgiver Circle.

Finally, it should be noted that this is the first known development where the apartments are placed in the REAR of the subdivision, not the front. If apartments were planned for the rear, then a wider entrance boulevard, perhaps with a divided median and landscaping, would have been required. Approval of this concept plan is a new precedent for development in Knox County, and the planning commission should carefully consider if it wants to permit housing developments where apartments are clustered in the rear instead of the front.

I strongly urge you to deny this and require a concept plan that shows full development of the property, or that places a deed restriction or conservation easement on the remainder of the property so that the final version of this development is set.

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Should you move to approve this concept plan, then you should strongly consider these changes or additional conditions and issues:

1. [Instead of current condition #6 regarding sidewalk easement] Providing a sidewalk easement from the Lawgiver Circle cul-de-sac to the proposed Beaver Creek greenway easement
2. Providing a street and sidewalk stub-out from the Lawgiver Circle cul-de-sac to the proposed Twin Oak Landing development on the northeast. [This would require an updated Twin Oak Landing Concept Plan to be submitted with a matching street and sidewalk connection. It would bring the Concept Plan into compliance with the KNOXVILLE - KNOX COUNTY Subdivision Regulations 3.04.C.2.b:

**Providing for future street connections to adjoining undivided property.**

The proposed street system of a subdivision may be required to include street stub-outs for the logical extension of the street system into the surrounding area. If required by the City of Knoxville Department of Engineering or the Knox County Department of Engineering and Public Works, a turnaround may be required for the street stub-out. The restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

3. Prior to final plat approval, submit to planning staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses, establishment of an HOA for Edwards Place and Woodbury Crossing. Prior to occupancy of the apartment complex, complete the implementation of the common area improvements.

4. Installation of trees along the length of Edwards Place Blvd, to provide a more complete boulevard feel and reduce speed of drivers [Trees along roadways often bring down speeds. [See this article](#)]
5. An improved condition for screening between the apartments and the residences on Forest Willow Ln and requiring implementation before building permits are issued.

Sincerely,

Kevin Murphy  
4508 Murphy Rd  
Knoxville, TN 37918

Below is a detailed chronology of the developments and conditions placed on approval. All of the below documents have been copied to this folder:

[https://drive.google.com/drive/folders/1U4Zq\\_UxtxZ74M9wDCaAxSqmcq6tFBORH](https://drive.google.com/drive/folders/1U4Zq_UxtxZ74M9wDCaAxSqmcq6tFBORH)

1. July 1993 - Harbison Plantation Rezoned to Planned Residential at 4 du/ac ([7-R-93-RZ](#))
2. Oct 1993 - Use on Review ([10-B-93-UR](#)) and Concept Plan ([10-SB-93-C](#)) for 115 dwelling units approved for Harbison Plantation
3. Jun 1997 - second concept plan for Harbison Plantation with 111 lots, down from original 114 ([6-SA-97-C](#))
4. Jan 2000 - Rezoned Wheatmeadows to Planned Residential @ 1-4 du/ac ([1-I-00-RZ](#))
5. Sep 2000 - Use on Review (9-G-00-UR) and Concept Plan (9-SA-00-C) approved for 114 dwellings. ([Case Summary](#), note other documents are not available prior to July 2005 on the KGIS or MPC websites)
6. Jan 2007 - 58.42 acres (Edwards Place + Woodbury Crossing) rezoning to Planned Residential at up to 4 du/ac ([Staff Report](#) and [Case Summary](#))
7. May 2007 - Initial Edwards Place Use on Review ([2-K-07-UC application](#)) and Concept Plan ([S-K-07-C Site Plan](#)) approved ([Use on Review Case Summary](#), [Concept Plan Case Summary](#), and [meeting minutes](#)).
  - a. Substantial public comments submitted for the meeting, emphasizing future schools in the area, sidewalk connectivity, safe neighborhood access, maintaining area natural beauty, as well as a petition signed by numerous residents. Comments available in the Application <https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf>
  - b. Use on review required the sidewalk network to be extended to connect to Twin Oaks Ln (condition #4), an HOA (condition #5), and detailed plan for the common area (condition #2).
  - c. The concept plan required a 70' wide stream buffer (condition #5), 4' sidewalks as shown on the drawing (condition #9), and a conversation with the school system about a sidewalk to Gibbs Elementary (condition #10).
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  - a. Included sidewalk connection to Edwards Place (Lawgiver Circle) and a greenway connection to Gibbs Elementary School driveway, and a greenway easement throughout the development
  - b. Traffic impact study required a left-turn lane from Tazewell Pike to Twin Oak Ln
  - c. Reconstruction of Twin Oak Ln to Knox County standards, and closing Twin Oak Ln just past current Ralph Ownby Way, which would preclude vehicular connections to Edwards Place
  - d. A final plat was never filed for this development, and the concept plan has expired.
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16. 2018 - Builder DR Horton identifies sewer issues that need to be fixed in Edwards Place, including adding underground pumping stations

17. Feb 2020 - Thompson Meadows Rezoning ([2-D-20-RZ Application](#), [Case Summary](#)) to Planned Residential at up to 4.25 du/ac. County Commissioners named proximity to the schools as a reason to have higher density.
18. May 2020 - Thompson Meadows Use on Review ([5-SA-20-UR](#)) and Concept Plan (5-SA-20-C [Site Plan 2020-06-02 Revision](#)) - Active ([Public Comments](#))
19. June 2020 - Woodbury Crossing Use on Review ([6-A-20-UR](#)) and Concept Plan (6-SA-20-C [Site Plan](#)) - Active ([Public Comments](#))



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

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**[Planning Commission Comment] 6-A-20-UR**

1 message

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**Heather Beverly** <heatherbeverly2010@gmail.com>

Tue, Jun 9, 2020 at 11:18 AM

Reply-To: heatherbeverly2010@gmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "county.mayor@knoxcounty.org" &lt;county.mayor@knoxcounty.org&gt;, "richie.beeler@knoxcounty.org" &lt;richie.beeler@knoxcounty.org&gt;

Hello!

My name is Heather Beverly and my family and I live on Lawgiver Circle. I have 3 young children with another due next month. We moved into this neighborhood almost 3 years ago with the promise and hopes of a developed single family dwelling neighborhood. While that didn't quite pan out, replacing that dream with apartments is the last option we would choose. Our roads are already narrow and busy, I cannot even begin to fathom adding another 80-160 plus vehicles daily. Our neighborhood is filled with young families and small children. I can only assume this will end badly for all involved.

On top on the horrendous neighborhood traffic issue, you have to consider the schools. Gibbs Elementary is already pretty close to full capacity. Adding a huge influx of children would overload the system and make educating the kids more difficult for teachers and cheating all students of a quality education. Not to mention the traffic during school. It is such a massive traffic jam trying to get through. It takes roughly 3 minutes to get to the school with no traffic, however in the mornings with work and school traffic added, it easily takes us 20-25 minutes, on a good day, to drop kids off and try to make it back home.

I know you have been flooded with emails and feedback about this possible new development. I'm going to add my voice to beg you to please reconsider the location that has been chosen for these apartments. Our daily lives would be turned upside down with the sheer volume of traffic we would inherit. Our twice daily walks would have to be stopped, the children who so adore playing with friends out front would have to be stopped. Our peaceful way of live would be put to a grinding halt.

If there is no stopping this development, if you're going to plow over all whose lives it will immediately affect without a second thought, despite the overwhelming negative feedback, then I beg you, in the very least, to make a completely different entrance and exit. Please do not connect these to our neighborhood. If you insist on bulldozing over the homeowners already here, at least give us the respect and courtesy of leaving our neighborhood alone.

Sincerely,

Heather Beverly  
7132 Lawgiver Circle

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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] 6-SA-20-C /6-A-20-UR**

1 message

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**Kim Frazier** <hvpa2018@gmail.com>

Tue, Jun 9, 2020 at 11:25 AM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: Kevin Murphy <murphysprings@gmail.com>, Lisa Starbuck <lisamstarbuck@gmail.com>

Dear Commissioners,

As a member of the organized community groups, Hardin Valley Planning Advocates & Knox County Planning Alliance, I would like to ask the Planning Commission to address the concept plan application referenced and require the applicant and the property owner to submit a complete development plan for the property.

It appears that the submitted Concept Plan package is an incomplete plan for the entire development, and it does not contain milestones to implement the community amenities and infrastructure required in the 2007 and 2013 concept plans and 2007 Use on Review.

Thank you for your consideration.

In Service,  
Kim Frazier

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



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] background report and meeting summary for Gibbs area meeting, Compass article - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR)**

**Kevin Murphy** <murphysprings@gmail.com>  
Reply-To: murphysprings@gmail.com  
To: Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 2:24 PM

Dear Commissioners,

County Commissioner Beeler, 8th District, coordinated a meeting (public noticed) with Engineering and Public Works staff, Planning Staff, and some of the residents of the Gibbs area regarding items 15 and 16 - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR). It was held on Thursday, June 4. I prepared a Background Report for the meeting, which I have updated with some summary notes, and have attached those to this email.

The Compass also published an article today covering the meeting, which is available here and also is attached: <https://compassknox.com/2020/06/08/at-a-crossroads/>

It was a good, collaborative meeting. We didn't resolve everything and still have some significant concerns about Woodbury Crossing which I will detail later, but everybody has a better understanding of the background, issues, and pros/cons of some approaches. I hope you will have the opportunity to review this material prior to the Agenda Review meeting and the Planning Commission meeting this week.

This covers two agenda items, but we think it is important to understand the cumulative impact of both of these applications.

--Kevin

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

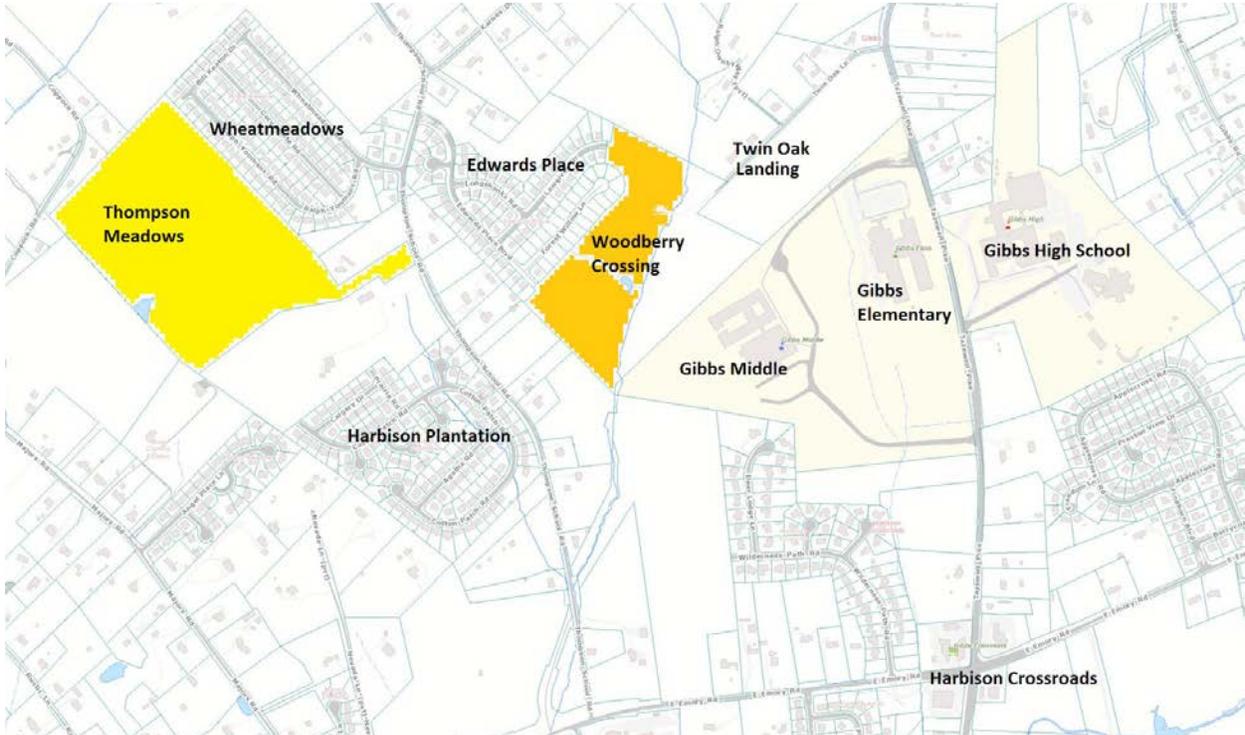
**2 attachments**

 **Gibbs Planning Meeting Summary and Background.pdf**  
2399K

 **2020-06-08 Compass - At a Crossroads - Gibbs Developments.pdf**  
419K

# Thompson School Rd / Gibbs Planning Meeting Summary and Background Report

June 8, 2020



## Objectives and Desired Outcomes

Two Concept Plans (Thompson Meadows and Woodberry Crossing) in the Gibbs area are on the Planning Commission agenda in June.

The community's goal is to look at the cumulative effects of the Woodberry Crossing and Thompson Meadows concept plans, and see if, for a small investment, we can add connectivity and make the density of dwelling units an asset to the community. These developments are adjacent to or very close to three (3) public schools and a public park. We would like to to:

- Analyze if a second entrance to the complex on Twin Oak Ln would be feasible and what cost estimate would be. This entrance would help alleviate traffic concerns of residents on Edwards Place Blvd (the current entrance for the apartment complex), where there is a lot of street parking which essentially makes it a one-lane road without sidewalks.

- Establish pedestrian connectivity between Thompson School Rd and the Gibbs Schools, most likely through the Edwards Place and Woodbury Crossing developments.
- Take a high-level look at the cost of adding sidewalks along Thompson School Rd from Edwards Place Blvd to Plantation Dr, which could connect several hundred dwelling units together and connect them to the schools
- Review the process for determining the Parental Responsibility Zone (PRZ) boundaries if new pedestrian connectivity is added to via the apartment complex, which could put Thompson Meadows into the PRZ
- Review concerns about stormwater runoff from proposed apartment complexes to Forest Willow Ln, where residents already report flooding in their yards from runoff
- Review concerns about streets and sidewalk conditions in Edwards Place, repair plans, and how to finish construction of missing sidewalks

In summary, we desire a thoughtful approach to creating a **connected** community adjacent to three public schools and near the Harbisson Crossroads mixed use area. A little planning now could make this possible with some small investments. If it isn't planned for now, then it will cost a lot more \$\$\$ later.

## Meeting Summary and Actions

- School connectivity. A direct connection between Edwards Place / Woodbury Crossing and the schools will be difficult due to the grade down to the stream and back up. ADA requirements (1:12 grade) would require switchbacks and a long sidewalk. Russ Oaks said the schools are amenable to connections. The proposed (now expired) concept plan for Twin Oaks Landing has proposed connections to Edwards Place and to the schools.
  - Action item: Concept plan for Woodbury Crossing incorporates at least a sidewalk easement to proposed Twin Oak Landings to enable school connectivity
- Second Entrance for Edwards Place / Woodberry Crossing and Connectivity to Twin Oak Ln: Ideally it would be from the new apartments to Thompson School Rd, but nobody's approached those property owners on Thompson School Rd. Twin Oak Ln was [partially closed in 2018](#), so a connection to Twin Oak Ln no longer makes sense, but a connection to the adjacent property would.
  - Action item: Idea taken that it would be nice to have vehicle access to the proposed Twin Oaks Landing
  - Unresolved: a 2nd entrance and vehicle connectivity
- Sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Dr: Roughly 2,000 feet of sidewalk required, back of napkin figures of \$75-80K. It's a good idea, but no money in EPW budget for these projects - already a large backlog
  - Action Item: to Commissioner Beeler - to put this on the project list for his district and advocate for it

- Thompson Meadows sidewalks - would be in the Parental Responsibility Zone once connectivity is established. The sidewalk ordinance doesn't require sidewalks on streets posted for 25mph or less, except if it has a average daily trip count of more than 1,000 vehicles AND meets other levels. Knox County Engineering and Public Works determined the entrance road into the subdivision, from Thompson School Rd, would likely be above 1,000 vehicles and would require sidewalks, but no other locations in the subdivision would.
  - Action Item: Add sidewalks on the connector rd as a condition of concept plan approval
- Revised Thompson Meadows plan includes a dedicated playground / park area, improved vehicular connectivity to adjacent undeveloped properties.
- Stormwater and erosion: EPW in semi-recent time cleared a clogged storm drain which seems to have alleviated the issue.
- Street parking in subdivisions: Jim referred to the street parking issue. 26 foot wide streets, but if you have two vehicles parked on it, then it's too narrow. County Parking ordinance [Sec 62-187\(b\)](#) provides some relief
  - Sec 62-187(b): No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than 18 feet of the width of the roadway for the free movement of vehicular traffic.
  - Action item: residents call sheriff's office if cars parked on both sides of the road
- Sidewalk and road conditions in Edwards Place: surrendered bond funds to be used to repair the streets, curbs, and existing sidewalks. The county will use remaining funds and additional money to finish the uncompleted sidewalk segments on Edwards Place Blvd and Lawgiver Circle

## Issues (original list)

- Edwards Place unfinished items from Concept Plan approvals:
  - Common Area of 1.63 acres not created
  - Supposedly a Home Owners Association was established but is a mess, split amongst the multiple developers. Some owners have never paid into it. Where is the money and how is it managed?
  - Sidewalks within subdivision along Edwards Place Blvd not installed
  - Sidewalk connectivity to Twin Oaks Lane not built
  - Pedestrian connection to schools not built, but the developer did have a conversation with the schools and they were amenable to it.
- Edwards Place - road and sidewalk conditions - Knox County Engineering to rebuild roads after bond surrendered



- Edwards Place Sewer System
  - Additional underground pumping stations required
  - Sewer overflows happening in residents' homes, compounded by construction debris in the pipe
  - Sewer gases leaking into rooms - issues with incorrect installation of sewer line under foundation

- Sidewalks and Parental Responsibility Zone
  - If pedestrian connectivity between Edwards Place / Woodbury Crossing and the Gibbs schools is established, what is the new Parental Responsibility Zone boundary?
  - Would Thompson Meadows be in the PRZ? Shouldn't Thompson Meadows be required to install interior sidewalks to accommodate likely pedestrian traffic to the schools?
  - No sidewalks on Thompson School Rd between subdivisions - several hundred dwelling units
- Street Parking
  - Increased housing density results in less off-street parking, and residents use on-street parking
  - Pedestrian safety issues created by lack of sidewalks, forcing bicyclists and pedestrians to occupy a narrow road with cars parked on both side



- Lack of places to recreate. Edwards Place common area not completed, and Thompson Meadows has little common space.
  - Results in kids, and adults, playing in the streets. Also note kids toys on public streets



○

- Runoff in Edwards Place subdivision and lack of sediment controls from grading



- Litter along roads

- About 1,000 feet of road, fills two bags each time it's picked up



- Traffic and Connectivity
  - Currently a lot of vehicular traffic to schools via Karns Rd due to route on Thompson School Rd (requires left turn on Emory Rd, then a left turn and stoplight at Tazewell Pike). Karns Dr is a 1.5 lane road, at best, with tight curves



- Barker Rd has lanes that are less than 8 feet wide
- There is no pedestrian connectivity between neighborhoods on Thompson School Rd
- In an area with limited connectivity today, subdivisions should be designed to increase connectivity for vehicles and pedestrians. Subdivisions should be connected to each other on the edges as well as along the external connecting roads
- Traffic calming measures are not in place on any of the local roads
- Recreation and Parks - Gibbs Ruritanian Park is the only community facility in the area which would logically be accessed via Karns Dr; there is a lack of community amenities in the area
- Contractor and Construction Quality - residents have had issues with build quality of their homes, as well as the infrastructure (sewer and roads)
- Edwards Place and Twin Oak Landing Concept Plans do not have vehicular or sidewalk connectivity. Twin Oak Landing proposes a sidewalk connection, but there is not a matching sidewalk in Edwards Place. Woodbury Crossing does not include any connections.

## Suggestions for Building a Great Gibbs Community

1. Plan and build sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Drive, connecting several hundred dwelling units. Estimated cost: \$75,000.
  - a. Rest of Thompson School Rd to Emory Rd: \$ \_\_\_\_\_
  - b. Emory Rd to Tazewell Pike: \$ \_\_\_\_\_
2. In conjunction with Knox County Schools, require the developer of Woodbury Crossing apartments to complete a pedestrian connection to Gibbs Middle School.
3. Require Woodbury Crossing to provision pedestrian and vehicular connectivity to proposed Twin Oak Landing subdivision (this would require a revised Concept Plan for Twin Oak Landing to modify lot 11 or 12 to be a street connection).

4. Under zoning Ordinance 54-81-A-4, EPW should require sidewalks in Thompson Meadows. As pedestrian connectivity is added to the schools and a sidewalk on Thompson School Rd, it is very likely that it will be in the Parental Responsibility Zone. Significant street parking creates unsafe conditions for pedestrians in the street, especially children walking or bicycling to school.
5. Woodbury Crossing concept plan: require future street connections from Edwards Place (Lawgiver Circle) and/or Woodbury Crossing to connect to the Twin Oak Ln ROW on the property edge in order to enable future vehicle and pedestrian connections to Tazewell Pike.
6. Woodbury Crossing Concept Plan: address stormwater runoff issues through \_\_\_\_\_
7. Traffic calming on Karns Dr and Barker Rd, and correct line-of-sight issues at Karnes/Barker
8. Edwards Place road issues - repair with bond money
9. Edwards Place sidewalk installation to ADA standards - complete with bond money
10. Edwards Place sewer improvements - Identify and repair \_\_\_\_\_
11. Future Twin Oaks Ln enlargement for pedestrian and vehicle use. Estimated cost: \$ \_\_\_\_\_
12. Adopt-A-Highway for litter control, with Wheatmeadow, Thompson Meadow, Edwards Place, and Harbison Plantation HOAs participating
13. Knoxville-Knox County Planning: Initiate Small Area Plan process as called for in Northeast Sector Plan NECO-01
14. Future pedestrian crossing on Tazewell Pike between Gibbs Elementary and Gibbs High School. Estimated cost: \$ \_\_\_\_\_
15. Future pedestrian crossings at Emory Rd / Tazewell Pike intersection. Estimated cost: \$ \_\_\_\_\_

## Open Questions

1. Poor quality of homes in Edwards Place and inspections not catching issues
2. Is sewer Capacity available for Woodbury Crossing apartments? (Hallsdale Powell is provider)
3. Did Hallsdale Powell accept all of the subdivision sewer infrastructure for Edwards Place?
4. HOAs - how is the requirement for the establishment of an HOA enforced?
5. How were final plats accepted for Edwards Place without the conditions being met?
6. Were bonds sufficient for all of the required Edwards Place conditions - common area plan, sidewalk connections, etc?
7. How were building permits and occupancy permits issued for Edwards Place without the subdivision conditions being met, e.g.. no sidewalks to Twin Oak Ln or the schools?
8. What is the cost of installing sidewalks per foot? Of maintaining per foot?

9. What are the street design standards for Knox County?
10. What is the process for the county accepting new streets and subdivision facilities - i.e. sidewalks?

## Background

All of the below documents have been copied to this folder:

[https://drive.google.com/drive/folders/1U4Zq\\_UxtxZ74M9wDCaAxSqmcq6tFBORH](https://drive.google.com/drive/folders/1U4Zq_UxtxZ74M9wDCaAxSqmcq6tFBORH)

1. July 1993 - Harbison Plantation Rezoned to Planned Residential at 4 du/ac ([7-R-93-RZ](#))
2. Oct 1993 - Use on Review ([10-B-93-UR](#)) and Concept Plan ([10-SB-93-C](#)) for 115 dwelling units approved for Harbison Plantation
3. Jun 1997 - second concept plan for Habrison Plantation with 111 lots, down from original 114 ([6-SA-97-C](#))
4. Jan 2000 - Rezoned Wheatmeadows to Planned Residential @ 1-4 du/ac ([1-I-00-RZ](#))
5. Sep 2000 - Use on Review (9-G-00-UR) and Concept Plan (9-SA-00-C) approved for 114 dwellings. ([Case Summary](#), note other documents are not available prior to July 2005 on the KGIS or MPC websites)
6. Jan 2007 - 58.42 acres (Edwards Place + Woodbury Crossing) rezoning to Planned Residential at up to 4 du/ac ([Staff Report](#) and [Case Summary](#))
7. May 2007 - Initial Edwards Place Use on Review ([2-K-07-UC application](#)) and Concept Plan ([S-K-07-C Site Plan](#)) approved ([Use on Review Case Summary](#), [Concept Plan Case Summary](#), and [meeting minutes](#)).
  - a. Substantial public comments submitted for the meeting, emphasizing future schools in the area, sidewalk connectivity, safe neighborhood access, maintaining area natural beauty, as well as a petition signed by numerous residents. Comments available in the Application <https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf>
  - b. Use on review required the sidewalk network to be extended to connect to Twin Oaks Ln (condition #4), an HOA (condition #5), and detailed plan for the common area (condition #2).
  - c. The concept plan required a 70' wide stream buffer (condition #5),, 4' sidewalks as shown on the drawing (condition #9), and a conversation with the school system about a sidewalk to Gibbs Elementary (condition #10).
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  12. 2017 - Tazewell Pk and Emory Rd stoplight and turning lane Improvements completed. No sidewalks, pedestrian crossings, or bicycle lanes were installed.
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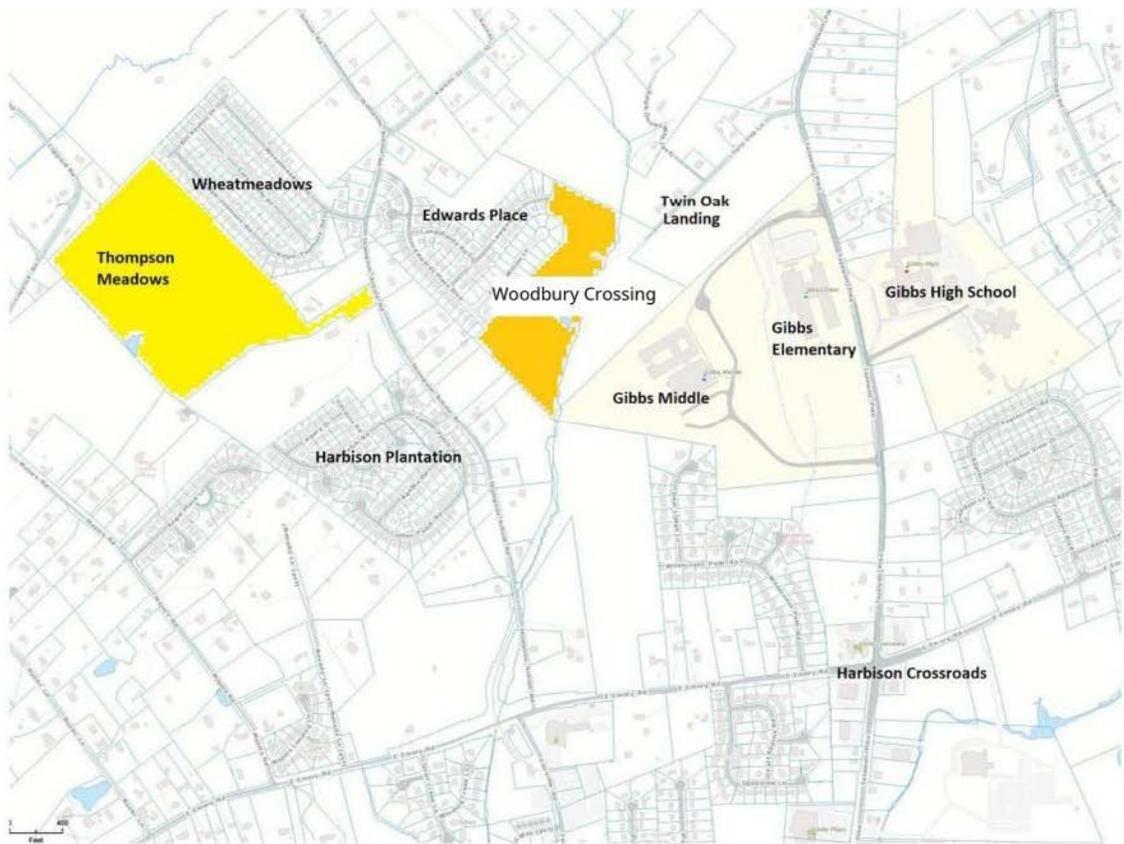
COMPASS



# At a Crossroads

*Knox County says it wants to do a better job of providing infrastructure for new development. Growth in the Gibbs community shows hard that is.*

BY JESSE FOX MAYSHARK • JUNE 8, 2020



NEW DEVELOPMENTS IN GIBBS ARE WITHIN WALKING DISTANCES OF SCHOOLS AND STORES,  
BUT THEY LACK CONNECTIONS.

Two proposed projects in a rapidly developing area of East Knox County are highlighting the challenges of providing infrastructure to support suburban growth.

The county lacks resources to build sidewalks and has limited what it requires of developers.

The developments, a subdivision and an apartment complex near Harbison Crossroads at the heart of the Gibbs community, are close to other subdivisions, to the commercial center at the intersection of Tazewell Pike and Emory Road, and to the Gibbs elementary, middle and high schools. Close, at least, on a map.

But at the moment, there are no good ways to travel between most of those locations except by car. That's something local residents would like to see addressed.

"This is an area that's in the planned growth area of the county," community advocate Kevin Murphy said last Thursday during a meeting that included Gibbs residents, three county commissioners and representatives of county government and Knoxville-Knox County Planning. "It's got three schools right there, it's got a park right there, it's got a built-up mixed-use area at Harbison Crossroads. There's a lot of opportunities for something really good here."

And yet, as the meeting Thursday at the county's Engineering and Public Works complex showed, there is no easy way to follow through on those opportunities. Developers in Gibbs have failed to deliver on promises to provide sidewalks and other public amenities for the area, and the county simply doesn't have the estimated \$75,000 or so it would take to build them itself in the foreseeable future.

“We’re in the month where we’re passing a budget that has less money for everything,” said Commissioner Larsen Jay, who attended the meeting along with his colleagues Richie Beeler — who represents the area — and Justin Biggs. “To me, there’s not a chance I see (of) Knox County investing in infrastructure and sidewalks in this area in the next decade.”

County Commission has spent a lot of time in the past year and a half talking about planning and infrastructure. At a retreat last summer, commissioners identified the need to better match infrastructure with new growth as one of their top priorities. But that talk so far hasn’t produced much in the way of action.

A promised comprehensive updating of the county’s General Plan — last revamped in 2003 — has yet to materialize, after an amendment to its Growth Policy Plan was derailed in January by the Farragut Board of Mayor and Aldermen. The county estimated last year that it will take 40 years to bring existing infrastructure, including

sidewalks, up to standards mandated by the Americans With Disabilities Act, never mind building new facilities.

Meanwhile, the county has been reluctant to require too much infrastructure investment by private developers who are building new subdivisions across the county. Despite lobbying from Bike Walk Knoxville and other pedestrian advocates earlier this year, Commission approved a new sidewalk ordinance that requires developers to build new sidewalks only in specific areas. And one of County Mayor Glenn Jacobs' first acts on taking office in 2018 was to cancel a planned countywide sidewalk master plan.



EDWARDS PLACE SUBDIVISION IN GIBBS.

That means that no matter how easy it may be to draw connecting lines on a map between developments and public amenities or commercial centers, the political will

and public resources to make them real have so far been hard to come by.

The Gibbs developments provide good examples. When Edwards Place subdivision on Thompson School Road was built in 2007, the developers were required by the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission) to build sidewalks and other public amenities. But residents at Thursday's meeting said that never happened and the original developer relinquished ownership before finishing the project. It is now on its third developer.

In the years since, the new Gibbs Middle School was built on property behind Gibbs High School on Tazewell Pike, which runs roughly parallel to Thompson School Road. The school complex sits tantalizingly close to the back end of Edwards Place, where a new 80-unit apartment development called Woodbury Place is under consideration this week by the Planning Commission.

Those new apartments, which have been recommended for approval by Planning staff, would be less than 1,000 feet

from the middle school — but at the moment the only path between them will be nearly two and a half miles of roadway.

Meanwhile, just across Thompson School Road, the proposed Thompson Meadows subdivision would put 189 new homes adjacent to the existing Wheatmeadows subdivision.

County and Planning officials at Thursday's meeting said some small pieces of infrastructure could be required of the developers: a dedicated right-of-way at the back of the apartment complex, which could eventually be built into a path or roadway leading to the schools, and a section of sidewalk leading from Thompson Meadows out to Thompson School Road.

Jim Snowden, the county's senior director of engineering and public works, said the county was also planning to build a section of sidewalk connecting Edwards Place to Thompson School, using forfeited bond money from the developer that failed to build it in the first place. But with no sidewalks on the road itself, neither that nor the

Thompson Meadows sidewalk would at the moment connect to anything.

Snowden also noted that connecting the subdivisions to the schools could create another issue: It would move them into the Parental Responsibility Zone, meaning there would be no bus service. That could be fine for the middle and elementary schools, but it would put high school students in the position of having to cross busy Tazewell Pike — which would probably mean needing to install a pedestrian crossing signal or a footbridge.

In other words, spending money on some infrastructure could require spending money on more infrastructure.

“I’m not trying to be Captain Doom and Gloom,” Jay told the community members at Thursday’s meeting. “It’s great (to have ideas), but there’s no commitment to invest in infrastructure on this scale, and there hasn’t been for some time.”

Murphy, an East Knox County resident who is a member of the Knox County Planning Alliance, which advocates for better planning and infrastructure investment, said in an interview after the meeting that he hopes county leaders will nevertheless see the opportunity to act now and get ahead of growth in the area.

“This is an area where cluster development and increased density make a lot of sense,” Murphy said. “But when you want more density, you require more infrastructure there to support that.”



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

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**[Planning Commission Comment] 6-A-20-UR**

1 message

**Lora Lane** <ldellane@bellsouth.net>

Mon, Jun 8, 2020 at 11:37 AM

Reply-To: ldellane@bellsouth.net

To: commission@knoxplanning.org

Cc: county.mayor@knoxcounty.org

Sent from my iPadDear county commissioners, I am writing to request that you deny the development of apartments in Edwards place subdivision, reference agenda # 6-A-20-UR.

I am sure by now you are familiar with the history of this subdivision. Let me start by saying when a family decides to buy a home that is one, if not the biggest, financial decision a family will make.

In later years it may become their only financial security. The home owners in Edwards Place were promised a lot of amenities that never materialized. Your predecessors, as our representatives on the board approved that development. You set the rules, but obviously can't control when developers fail to fulfill their obligations. This is very unfortunate for people anywhere in Knox County, as in Edwards Place, that buy into one plan and then get severely short changed. You as the planning commission have the authority to not make this situation worse.

To add insult to injury now they are going to, among other negatives, have to share one way in and one way out with an apartment complex. People much more informed than me have discussed with you all the choppiness of all the homes in that particular area. The development will only add to the choppiness and unfortunately drive down the property values in Edwards Place. People move into a single family dwelling subdivision for that very reason, that it is a single family dwelling subdivision.

I recently brought up the fact that our children walk in the streets when they get off the bus because of no sidewalks. Some of these subdivisions were built 5 or 10 years ago. These decisions by the county legislatures and the planning commission have and will have long term consequences. This is allowing profits to come before people, especially children, they need sidewalks.

I know because of covid-19 the county has had a huge revenue drop. I have heard that this would bring in much needed revenue for the county, please do not put this on the back of the citizens of Edwards Place or the Gibbs/Corryton community. Profits should not come before people. Our economy will return in due time and revenue will return. This development is strongly opposed in our community. Please respect that this is where we live. There are good alternatives that would enhance our community.

And again let me raise the problem that the northeast county sector does not have a representative on the planning commission, Evan though district 8 appears to be the largest land mass in Knox County. Respectfully Lora Lane

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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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**[Planning Commission Comment] 6-SA-20-C**

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**jn porter** <jnporterhouse@gmail.com>  
Reply-To: jnporterhouse@gmail.com  
To: commission@knoxplanning.org, mike.reynolds@knoxplanning.org

Thu, Jun 4, 2020 at 10:15 PM

Commissioners and staff,

Thank you for your service and for the difficult job that you have.

With that said, I would like to say that you have the AUTHORITY, DUTY, and RESPONSIBILITY to say "NO" when something is just not right.

THIS is one of those times.

The residents of Edwards Place do not deserve to have a multi-dwelling unit attached onto their subdivision. It is not fair or right to route all that new traffic directly through a single family housing neighborhood. Even without this new proposal, this neighborhood has enough unresolved problems of its own.

The developers were supposed to install interior sidewalks throughout, they did not. The roads are falling apart. Cars park along the street. Children play in the road. Sewage back up in people's' homes. And now, a new influx of vehicles are supposed to drive through as well. This is NOT right.

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

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

Not only is this not right, it just does not make logical sense. It is not safe.

This land would be better served to extend the current neighborhood. Multi-dwelling unit or apartments just DO NOT fit here.

Just the possibility that this could even be considered is already making Edwards Place residents list their homes for sale. It is already affecting the housing market there. It will only get worse.

After researching, I see that a traffic study has been done. That traffic study was to see how the new traffic would affect the entrance of the neighborhood. It was not done to study the affects of the interior of the subdivision. What was the point of that?

With the addition of a multi-dwelling unit, there should be connectivity to the schools, which there is not. This development does not fit into the plan or vision that the community has for this beautiful area we live in.

Job availability within a reasonable distance is not available to the residents this would bring.

Litter along this road is already out of control.

Please make the right decision and DO NOT allow this development to continue.

Thank you,

Nadine Porter

North East Knox Planning Advocates  
(865) 258-4031  
[Jnporterhouse@gmail.com](mailto:Jnporterhouse@gmail.com)

Sent from my iPhone

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

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**3 attachments**



**image0.jpeg**  
148K



**image1.jpeg**  
141K



**image0.jpeg**  
93K









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

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**[Planning Commission Comment] Woodbury Crossing - 6-SA-20-C and 6-A-20-UR**

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**Lisa Starbuck** <lisamstarbuck@gmail.com>  
Reply-To: lisamstarbuck@gmail.com  
To: MPC Commissioners <commission@knoxmpc.org>

Thu, Jun 4, 2020 at 4:30 PM

Dear Planning Commmissioners,

I hope you will carefully consider the problems with this development and require the developers to make some changes to their plan before approval.

Putting an apartment complex behind an existing subdivision with only one method of ingress/egress is a bad idea in an area where there is already too much traffic. I know you have seen the photos of cars parked on both sides of the road in Edwards Place, leaving only a narrow pathway in the middle. This could cause a problem for emergency vehicles as well as create a safety issue when children are playing in the roadway. Parking in the street is exacerbated by too short driveways, which is often caused by setback variances.

I know you have received a lot of community input on this development. Please consider the wishes of the community to minimize the negative effects of this development.

Thank you for your consideration,

Lisa Starbuck  
Knoxville, TN

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

Thursday, May 28, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Kim Earle-Jones

**E-mail**

yogoblue@aol.com

**Address**

6114 Ridgeview Road  
Knoxville , TN , 37918

**Phone Number**

(865) 689-5463

Thursday, May 28, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

**Name**

Alaina Carroll

**E-mail**

alainaharmon10@gmail.com

**Address**

7729 Longshanks Road  
Corryton, TN, 37721

**Phone Number**

(765) 490-4954

Tuesday, June 2, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Kevin Murphy

**E-mail**

murphysprings@gmail.com

**Address**

4508 Murphy Rd  
Knoxville, TN, 37918

**Phone Number**

(865) 687-8799



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

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**[Planning Commission Comment] 6-A-20-UR : Public Comment**

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**Misty Richards** <misty.m.richards@gmail.com>  
Reply-To: misty.m.richards@gmail.com  
To: commission@knoxplanning.org  
Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

Wed, Jun 3, 2020 at 11:30 AM

Dear Planning Commissioners:

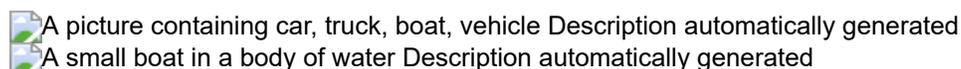
As an Edwards Place resident who will be directly impacted by the proposed 80 unit multi-dwelling development, I wanted to take this opportunity to state my utmost opposition to this development. I live on one of the tiny plots (0.18 acres) of Forest Willow Lane adjacent to the 30.74 acres for the proposed development. The back door of my home is about 50 feet from my back property line. The corner of the proposed building closest to us will be less than 73 feet from my immediate neighbor's backyard (the sidewalks to the building will be even closer to the backyards of those on Forest Willow). I circled my property in the image below I cropped from the conceptual plans. There is absolutely no barrier of any kind proposed on the plans to provide any kind of buffer between the apartment complex and our subdivision. This destroys the rural character that has always defined Corryton. Not to mention the potential of lowering current home values. D.R. Horton, our home builder, presented a "community map" for the two phases they completed in Edwards Place and for the remainder of the land that is now proposed for apartments. The possibility of apartments instead of more houses was not remotely on my radar, and if it had been, I would have purchased a home elsewhere.



The reasons I oppose this development include (but are not limited to the following): traffic/lack of infrastructure, current conditions of streets, inadequate sewer system, no public transportation, and bedroom community (lack of jobs within the community). I will address each of these concerns below.

The most obvious reason the proposed development should not be approved is traffic and lack of infrastructure within the area. It is already difficult to navigate through the Edwards Place neighborhood with the existing homes. There are always (yes, always!) numerous vehicles (sometimes even boats, campers, work equipment, etc.) parked on our small neighborhood streets. Much of the neighborhood does not have sidewalks which means families walk, jog, bike, and play directly in the streets. The street parkers cause major site distance concerns that already make Edwards Place roads a safety hazard. In addition, vehicles often have to take turns passing through due to the small width between vehicles, boats, etc. parked in the street. As the new development proposes one access point, which will be directly through our existing neighborhood, it would be grossly negligent to approve a development that would put an additional 150+ vehicles on our neighborhood roads. The increased traffic the proposed development would create would also cause safety concerns due to how close existing driveways are, which means many more conflict points. Pulling out of driveways with limited sight distance will be difficult.

The first photo below is Forest Willow Lane. The second photo is Edwards Place Blvd.

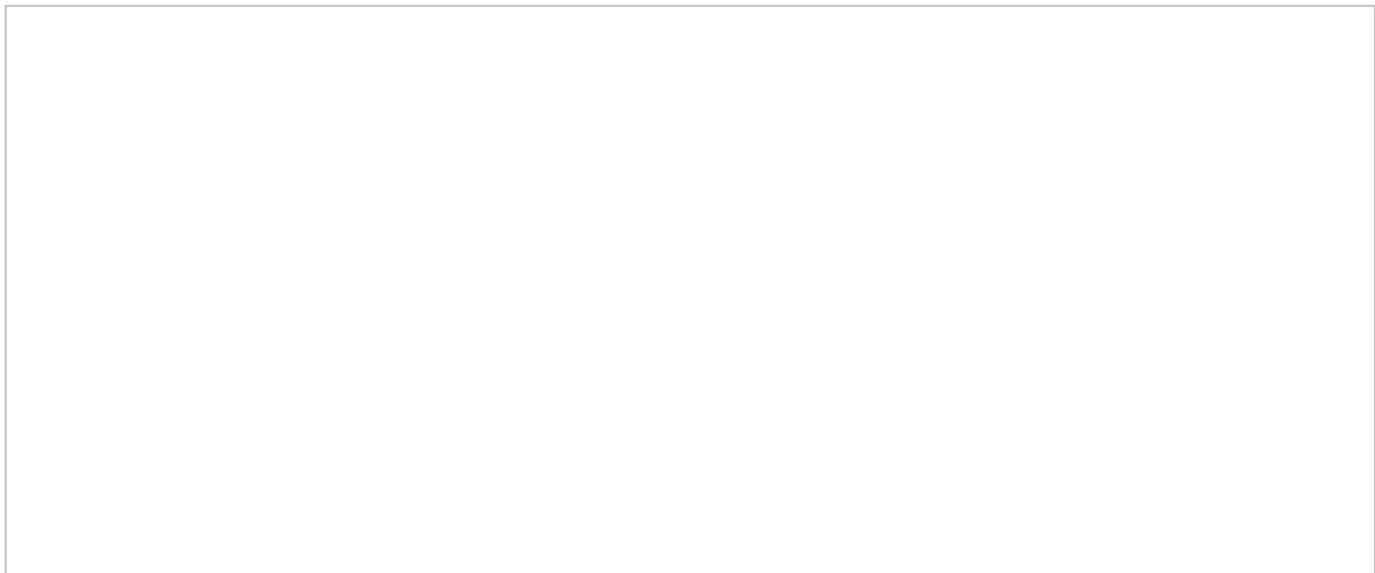


Please review crash data for the nearby state routes (Tazewell Pike – SR 131 and [Emory Road – SR 331](#)) before approving any additional large developments in Corryton. Both of these state routes are narrow with one lane each

direction, and wrecks often result in the roadway closing completely, which means traffic must detour onto narrow, curvy roads to find another path around the closure. Widening with additional lanes is more than a decade away for both Tazewell Pike and Emory Road. All of Corryton and beyond must use either of these state routes to commute to work, stores, and any other location outside of our community.

The additional traffic will also impact our already extremely congested school zones. Our neighborhood is located behind Gibbs Elementary and Middle School; however, it takes 15-20 minutes to drop my child off in the mornings while taking narrow back roads (Karnes Drive and Barker Road). It would take much longer if I drove via Thompson School Rd to Emory Rd to Tazewell Pike. I cannot imagine what the gridlock will be like once the large single-family development the MPC approved in May is complete and once the proposed apartment development is complete if approved. (Yes, the large development the MPC approved in May is across the street from this proposed development.) While I am on the subject of school traffic, the additional students from both of these developments will overflow our Gibbs schools that are already at capacity, particularly Gibbs Elementary.

Here is a street-view Google image of Karnes Drive, the road I (and many others off of Thompson School Rd) use to avoid the heavy congestion on Tazewell Pike to take our children to school. As you can see, it is very curvy and too narrow for any pavement markings.



Another reason I oppose the proposed development is that the streets in Edwards Place subdivision are already in deplorable conditions. We closed on our home at the end of December 2018. I have been exchanging e-mails with Knox County Engineering and Public Works since July 2019 in attempt to have our road (Forest Willow Lane) paved. There is also water run-off issues as well. I have included some examples of our road, curb, and sidewalk. In addition, I included a current photo of what it is like pulling out of Edwards Place subdivision. Sight distance is limited of vehicles coming from the right due to a curve in Thompson School Road just before our neighborhood entrance. The USPS driver for our neighborhood was recently rear-ended just outside of Edwards Place while trying to deliver mail. Turn lanes into/out of the neighborhood would be needed due to such a heavy increase in traffic in and out of the neighborhood.

-  A car parked on the side of a road Description automatically generated
-  A car parked on the side of a dirt road Description automatically generated
-  A picture containing grass, outdoor, sidewalk, road Description automatically generated
-  A sign on a sidewalk Description automatically generated

-  A close up of a tree Description automatically generated
-  A picture containing outdoor, snow, riding, bus Description automatically generated

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I noted above that the sewer system within Edwards Place is another reason to not approve this new development. In September 2018, I received a certified letter from DR Horton (see below) informing me that they discovered portions of the sewer system was inadequately installed by the developer. DR Horton found a "temporary work-around" to continue building our home and our neighbors' homes. This is the only official communication we received regarding the sewer system. The construction supervisor of our home never provided additional information except to say they were still working on figuring everything out. To my knowledge, a permanent fix was never completed. How long can a "temporary work-around" last? And what will happen when you tie-in three apartment buildings into this sewer system? Please ensure that the inadequate sewer system has been permanently repaired before consideration of this new development. Some quick Googling revealed that DR Horton is still in litigation with the Edwards Place developer in the Tennessee Eastern District Court. See case number 3:18-cv-00456 [D.R. Horton, Inc. v. Edwards Place Development, LLC et al (JRG2)]. I assume from this litigation that the inadequate sewer system has not been rectified.

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The lack of public transportation is another reason that this development should not be approved. For those potential renters who cannot provide their own transportation, they would not have access to public transportation in order to commute to jobs, stores, etc. Walking to nearby businesses at Harbison Crossroads would be dangerous and difficult without sidewalks to get there.

The final concern I wanted to address is that Corryton is a bedroom community with a lack of jobs within the community; therefore most residents commute to other locations within Knox County for employment. Lack of nearby employment opportunities puts additional traffic on our congested state routes as residents commute to other areas and makes it difficult for residents without reliable transportation to commute to jobs not within walking or biking distance.

Thank you for taking time to review my concerns. I would like to end by requesting for you to picture yourself, your family, and your children/grandchildren living in Edwards Place. Would you feel comfortable letting your children/grandchildren ride their bikes in Edwards Place? Would you feel that your teenager who is learning to drive could safely navigate through Edwards Place with a huge influx in traffic? Would you worry about how an inadequate sewer system would impact your home once 80 apartment units are added to the sewer system? I could continue, but I will stop and just ask that you please do not forget to greatly consider the impact this development would have on numerous Knox County residents and if it is in the best interest of northeast Knox County.

Sincerely,

Misty Richards

Edwards Place resident

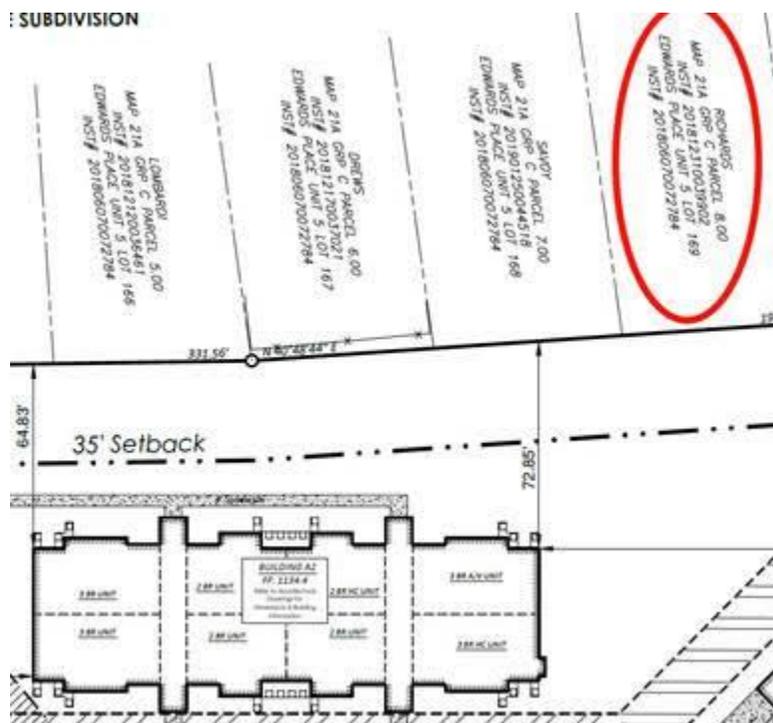
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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Dear Planning Commissioners:

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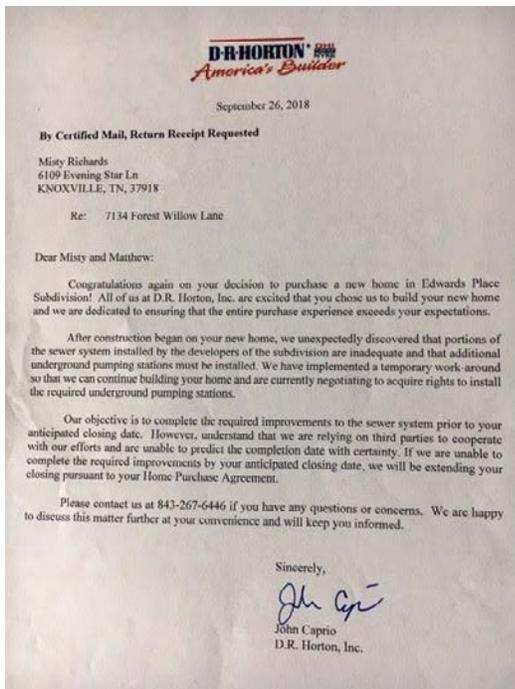
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Thank you for taking time to review my concerns. I would like to end by requesting for you to picture yourself, your family, and your children/grandchildren living in Edwards Place. Would you feel comfortable letting your children/grandchildren ride their bikes in Edwards Place? Would you feel that your teenager who is learning to drive could safely navigate through Edwards Place with a huge influx in traffic? Would you worry about how an inadequate sewer system would impact your home once 80 apartment units are added to the sewer system? I could continue, but I will stop and just ask that you please do not forget to greatly consider the impact this development would have on numerous Knox County residents and if it is in the best interest of northeast Knox County.

Sincerely,

Misty Richards

Edwards Place resident



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

**Fwd: FW: file #6-SA-20-C**

1 message

Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

Wed, Jun 10, 2020 at 2:14 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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: **kaylabneely** <[kaylabneely@gmail.com](mailto:kaylabneely@gmail.com)>

Date: Wed, Jun 10, 2020 at 2:06 PM

Subject: FW: file #6-SA-20-C

To: <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>, chrisneely10 <[chrisneely10@att.net](mailto:chrisneely10@att.net)>

I sent this email on June 1st and it's not showing up in the public comments under this file number.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: kaylabneely <[kaylabneely@gmail.com](mailto:kaylabneely@gmail.com)>

Date: 6/1/20 10:48 AM (GMT-05:00)

To: chrisneely10 <[chrisneely10@att.net](mailto:chrisneely10@att.net)>

Subject:

Dear Mr. Commissioner,

I am writing you about file #6-SA-20-C. I am a concerned resident of Edwards Place subdivision in the Gibbs community. The apartments that are being proposed would have horrible effects on our community and subdivision. I think these apartments would be pushing our community to grow at too fast of a rate and will overwhelm our schools and roads. I also can't understand why they want to put the entrance through our subdivision. This is very scary! Our roads are full of cars parked on the streets and kids playing, the added traffic would be very dangerous! It is also unfair to the

6/10/2020

Knoxville - Knox County Planning Mail - Fwd: FW: file #6-SA-20-C

residents here because it will bring down our homes value and put us into a position where we feel like we have made a mistake moving here. Please take this into consideration for your decision.

Sent from my Verizon, Samsung Galaxy smartphone



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

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**[Planning Commission Comment] 6-A-20-UR**

1 message

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**Holly Bumgardner** <hbumgardner@bushbros.com>

Fri, May 29, 2020 at 2:44 PM

Reply-To: hbumgardner@bushbros.com

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

Cc: "mayor@knoxvilletn.org" &lt;mayor@knoxvilletn.org&gt;, "richie.beeler@knoxcounty.org" &lt;richie.beeler@knoxcounty.org&gt;

MPC,

Good Afternoon, I am writing on my concerns for the plans of apartments to be developed in my subdivision, Edwards Place (located on Thompson School Road) Corryton, TN. First off I would like to ask the question....WHO thought it would be a great idea to put an apartment complex in the back of a residential subdivision??? This idea does NOT make any sense?!?!? I have never seen or heard of anything like this before. The plans should be to develop the land to extend the subdivision and maybe with the current world situations, these investors have ran out of money and maybe they need quick cash to sell the land and put in apartments?!?! This is CRAZY!!

One: Road congestion at it's finest on the SAME road these will be built. This road is already cluttered with parked cars from the homes. Kids walk, run, and ride bikes on these road and these apartments will just add more busyness to a road that already has enough clutter that they have to work around. There is already bad pavement areas in the subdivision that has not been fixed, this is on the new part of the subdivision close to the building site of these apartments. Those roads are terrible and nothing has been done to fix them!!

Two: TRAFFIC...is already terrible!! The roads cannot handle more traffic, even though we have a red light at the end of Thompson School Road at Emory Road. We do not need more cars traveling on this road.

Three: School, our schools are already overcrowded...with these apartments the schools will become more crowded and we just got a brand new middle school and is already at capacity.

Four: Lack of jobs within 30 mins of building site. If these residents do not have transportation, how will they get to work, grocery store, doctors, schools, etc.

Five: Parking lot for the apartment complex. This will become a hangout for trouble to start. Noise will be a BIG problem!!

I could go on with many more reasons that this is not a good idea but I think you have a feeling that I am totally against this proposal.

On the same road, (Thompson School Road) there is another proposal to develop a subdivision for 325 houses ? This road cannot handle all this traffic!!

Please consider not to approve this proposal for these apartments to be built in the back of a subdivision. It would be in the best interest that these apartments are built elsewhere and not in a residential subdivision where it would make more sense.

Thank you for your time,

Holly Bumgardner

A concerned resident in Edwards Place subdivision

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This message contains privileged and or confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. Although Bush Brothers & Company has taken reasonable precautions to ensure no viruses are present in this email, the company cannot accept responsibility for any loss or damage arising from the use of this email or attachments.  
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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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

**[Planning Commission Comment] Fw: 6-A-20-UR Edwards Place Subdivision**

pbchoclovr@earthlink.net &lt;pbchoclovr@earthlink.net&gt;

Wed, May 27, 2020 at 5:49 PM

Reply-To: pbchoclovr@earthlink.net

To: Commission@knoxplanning.org

-----Forwarded Message-----

From: [pbchoclovr@earthlink.net](mailto:pbchoclovr@earthlink.net)

Sent: May 27, 2020 4:27 PM

Subject: Fw: 6-A-20-UR Edwards Place Subdivision

-----Forwarded Message-----

From: [pbchoclovr@earthlink.net](mailto:pbchoclovr@earthlink.net)

Sent: May 16, 2020 2:53 PM

To: [Commission@knoxcounty.org](mailto:Commission@knoxcounty.org)

Subject: 6-A-20-UR Edwards Place Subdivision

To Whom It May Concern:

I am writing in regards to the potential development of Edwards Place subdivision by the WC Woodbury Crossing Limited Partnership, and their plan to build three apartment buildings consisting of 80 units. I am opposed to this plan.

Building apartments in a subdivision does not make sense. It does not fit with the design aesthetic of our mostly rural community. The owners of this community bought with the understanding that our neighbors would be living in single family homes. The most recent builder, DR Horton, was to have built 200+ homes but did not fulfill that commitment to the community. We are not opposed to building on the undeveloped land, but it must be homes of a similar type and style to those already in the community. Apartments will be an eyesore in this mostly rural community. Additionally, apartment buildings in a subdivision will negatively effect the property values of every home in Edwards Place. Our homes are a major financial investment. None of us want to see that investment lost or reduced through development in our community.

Apartments will also add to the already congested roads in the neighborhood and the community. Your commission is pending approval the development of a community on Thompson School Road of almost 200 homes. This alone is going to place a burden on the two lane Thompson School Road. Edwards Place Subdivision only has one entrance. Adding apartments will only increase the traffic congestion on the road, not just in our community. There is no public transportation in this part of Knoxville, so every household must own at least one car. Most own one per working adult. Add in work vehicles, which are often parked on the narrow streets of the community, you feel as if you are threading a needle as you maneuver throughout Edwards Place. Adding apartments will only increase the congestion of our already crowded streets.

Our community is made up of a majority of young families with a few seniors. The community is active. You will often find children playing in the streets among the parked cars; adults walking their dogs; people running or riding their bikes. Current traffic levels must watch out for these activities. Adding apartments will make the situation even more dangerous for the children of the neighborhood, as apartment residents would have to drive through areas where children play regularly. Safety will become an issue for those walking the streets and playing as there are not sidewalks throughout our community.

Adding apartments will also place an added burden on the school system. You have already increased school population by approving the subdivision on Thompson School Road. Schools should not have to handle even more children that will come with the apartments. Renters will not be all young singles.

Some will be single parents and families who can not afford to buy a home or rent a house, but can afford to rent an apartment. Schools close to occupancy will reach or exceed occupancy.

There is not the infrastructure in place to support the number of people which are about to be added to this community. Adding 80 more units will stress the system in addition to the almost 200 pending units we know are coming. The area consists of two lane roads, with only a few convenience stores and a small grocery store. Before adding more population growth to the area, road infrastructure needs to be improved to include two lane roads in both directions. Retailers need to be enticed to the area so that residents can shop in their neighborhood and not have to drive 20 minutes to find a decent sized grocery store. I understand you need one to get the other for growth, but surely the community has grown enough at this point to entice retailers to set up shop in the area. We do not need more growth until these issues have been addressed.

As you think about how you will vote on this matter, I ask you, "If you lived in Edwards Place, would you want these apartments in your neighborhood?"

I urge you to vote in opposition to the proposal by WC Woodbury Crossing Limited of 80 apartment units at Edwards Place in Corryton, TN.

Sincerely,

Linda M Rupp  
Resident of Edwards Place  
[7200 Lawgiver Circle](#)  
[Corryton, TN 37721](#)

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

#### 5 attachments



**F1AE6A07-8DF2-4960-A94F-009653F70F45.jpeg**  
112K



**26CE815C-5E7E-4098-816D-EB5B609286CA.jpeg**  
83K

**4B61C18B-F797-4074-BE37-8BC0FB48E238.jpeg**  
104K



**65F9999E-4BD5-4162-9918-110F14CAB5AA.jpeg**  
122K

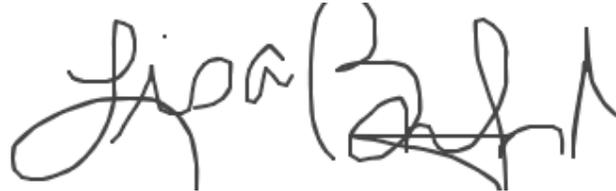


**C363D387-2169-4A90-A2C2-D9115EED36C6.jpeg**  
131K

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Lisa Buford". The signature is fluid and cursive, with the first name "Lisa" written in a larger, more prominent script than the last name "Buford".

**Name**

Lisa Buford

**E-mail**

lac.buford@gmail.com

**Address**

7208 Bozeman Lane  
Corryton , Tn, 37721

**Phone Number**

(8652549735)

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Greg Floyd', written over a light blue background.

**Name**

Greg Floyd

**E-mail**

gfloyd@alstonco.com

**Address**

8130 Irwin Drive  
Corryton, TN, 37721

**Phone Number**

(770) 634-0745

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Greg Floyd', written over a light blue background.

**Name**

Greg Floyd

**E-mail**

gfloyd@alstonco.com

**Address**

8130 Irwin Drive  
Corryton, TN, 37721

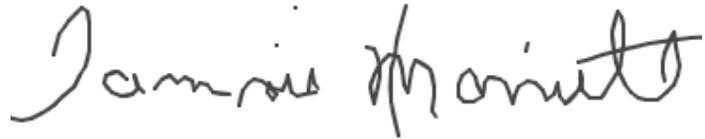
**Phone Number**

(770) 634-0745

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Tammi Merritt". The signature is written in a cursive style with a large initial 'T'.

**Name**

Tammi Merritt

**E-mail**

tammimerritt@gmail.com

**Address**

7604 Karnes Rd  
Corryton , TN, 37721

**Phone Number**

(865) 281-8058

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Matt Ogle', with a long horizontal stroke extending to the right.

**Name**

Matt Ogle

**E-mail**

masonsdad32@gmail.com

**Address**

7728 Ralph Youmans Road  
Corryton , TN, 37721

**Phone Number**

(865) 441-2531

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Robin Tindell". The signature is written in a cursive style with a large initial "R".

**Name**

Robin Tindell

**E-mail**

robintindell@icloud.com

**Address**

7831 Majors Road  
Corryton, Tn, 37721

**Phone Number**

(865) 599-8080

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Sara Bridges', written in a cursive style.

**Name**

Sara Bridges

**E-mail**

saraacuff@gmail.com

**Address**

7137 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(865) 660-5069

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Larry Hall". The signature is written in a cursive style with a distinct loop for the letter 'L' and a stylized 'H'.

**Name**

LARRY Hall

**E-mail**

horo@comcast.net

**Address**

7714 CORRYTON RD, PO BOX 47  
Corryton, TN, 37721  
United States

**Phone Number**

(865) 688-3089

Wednesday, May 27, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Leslie Boggs". The signature is fluid and cursive, with the first name "Leslie" written in a larger, more prominent script than the last name "Boggs".

**Name**

Leslie Boggs

**E-mail**

leslieboggs@bellsouth.net

**Address**

7721 Rocky Meadow Lane  
Corryton , Tn, 37722



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

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**[Planning Commission Comment] 6-A-20-UR**

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**Katy Bradford** <joskt0204@gmail.com>

Wed, May 27, 2020 at 3:00 PM

Reply-To: joskt0204@gmail.com

To: commission@knoxplanning.org, county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

I am writing to express my opposition to the proposed apartment complex off Thompson School Road.

Our road and schools are already over crowded. The roads back there are not wide enough for two vehicles to pass while moving. I already have to wait for extended periods to pull out on Emory Road, from my street (which is one just past Thompson School), and accident occur so often that I refer to the sound of sirens as the Corryton Symphony. This is not an urban area. We have no mass transit, no sidewalks, and this area just can't absorb hundreds more people.

I appreciate your consideration of my thoughts.

Katy Bradford

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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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**[Planning Commission Comment] ITEM 6-A-20-UR**

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**BRANDI BRANSON** <bb688@comcast.net>

Wed, May 27, 2020 at 8:26 AM

Reply-To: bb688@comcast.net

To: commission@knoxplanning.org

Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

Dear MPC Commissioners,

I live in the Gibbs community near Thompson School Road and the location of the proposed apartment buildings behind Edwards Place Subdivision (ITEM 6-A-20-U).

These proposed apartments would not have their own entrance, so all vehicle and foot traffic would be absorbed through Edwards Place. It would be terribly unfair to the homeowners in Edwards Place if their kids could no longer safely play in the streets because hundreds of apartment dwellers were driving and walking through their community every day. Edwards Place is full of taxpaying homeowners who have put down roots in Gibbs and they don't deserve to have their investments undermined by tacking an apartment complex onto their neighborhood. Please do not do this to them. Please do not approve this proposal.

A well-located, well-planned and well-managed apartment complex would be an asset to the Gibbs Community. However, a basic requirement of any apartment complex should be a separate entrance so that as the apartment residents come and go, they do not create a traffic burden within an existing subdivision.

Thank you for your time,

Brandi Branson  
7525 Ridgeview Road  
Corryton, TN 37721  
(865) 688-3291

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

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Landon Dalton', written in a cursive style.

**Name**

Landon Dalton

**E-mail**

ldalton17@gmail.com

**Address**

7517 Gary White Rd  
Corryton, 37721

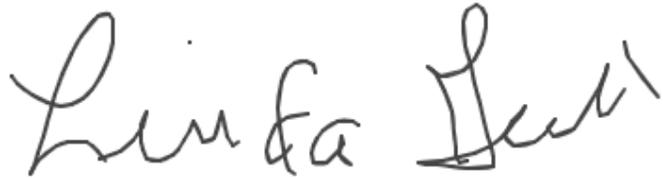
**Phone Number**

(423) 839-6207

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Linda Goodchild". The signature is written in a cursive style with a large initial 'L' and 'G'.

**Name**

Linda Goodchild

**E-mail**

linda.goodchild55@gmail.com

**Address**

7805 Ralph Younans Rd  
Corryton, TN, 37721

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Michelle Blankenship', written in a cursive style.

**Name**

Michelle Blankenship

**E-mail**

michellel0802@yahoo.com

**Address**

7111 Calgary Dr  
Corryton, Tn, 37721

**Phone Number**

(865) 235-9541

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Shelby Ayers', with a stylized, cursive script.

**Name**

Shelby Ayers

**E-mail**

ninayana09@gmail.com

**Address**

348 n ridge view rd  
Luttrell, Tn, 37779

**Phone Number**

(865) 680-1865



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Petition for 6-A-20-UR**

'Richard Thompson' via Commission <commission@knoxplanning.org>  
Reply-To: thompsonsgroup.sfg@yahoo.com  
To: commission@knoxplanning.org

Tue, May 26, 2020 at 3:10 PM

248 signatures on our petition in opposition for the concept plan on agenda number 6-A-20-UR. (Apartment complex connecting to Edwards Place)

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

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Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

signature

**Name**

Jessica Nirmaier

**E-mail**

jessicanirmaier@yahoo.com

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Richard Thompson

**E-mail**

grassyvalleygenetics@yahoo.com

**Address**

7643 Cotton Patch Rd  
Corryton, TN, 37721

**Phone Number**

(865) 661-2317

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Cortni Inklebarger

**E-mail**

binklebarger83@gmail.com

**Address**

7713 Edwards Place Blvd  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Victoria Liford". The signature is written in a cursive style with some overlapping lines.

**Name**

Victoria Liford

**E-mail**

toriliford@gmail.com

**Address**

7100 Lawgiver Circle  
Corryton, TN , 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Bekkah Massaro

**E-mail**

rmassaro11@outlook.com

**Address**

7305 lyle bend ln  
Knoxville, 37918

**Phone Number**

(8653877411) 865-3877411

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Zach Lawson", with a horizontal line extending to the right.

**Name**

Zach Lawson

**E-mail**

zach0914@yahoo.com

**Address**

7925 Edwards Place Blvd  
Corryton, TN, 37721

**Phone Number**

(865) 385-6616

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Michael Inklebarger

**E-mail**

minklebarger1@gmail.com

**Address**

7713 Edwards place blvd.  
Corryton, State, 37721

**Phone Number**

(+1 865-363-4445) +1 865-363-4445

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Jarren Brothers". The signature is written in a cursive style with a large, stylized "J" and "B".

**Name**

Jarren Brothers

**E-mail**

jcchesney1990@gmail.com

**Address**

7816 Edwards Place Blvd  
Corryton, TN, 37721

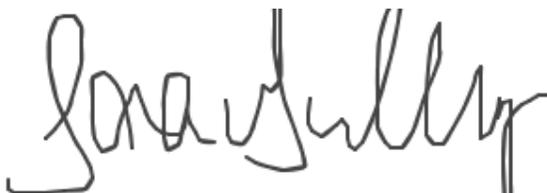
**Phone Number**

(865) 382-8225

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Sara Gulley". The signature is fluid and cursive, with the first name "Sara" being more prominent than the last name "Gulley".

**Name**

Sara Gulley

**E-mail**

sara.gulley31@gmail.com

**Address**

7112 Lawgiver Circle  
Corryton, Tennessee, 37721

**Phone Number**

(606) 269-6092

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Kayla Neely

**E-mail**

kaylabneely@gmail.com

**Address**

7709 Edwards Place Blvd  
Corryton, Tennessee , 37721

**Phone Number**

(865) 335-6090

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "SDonaldson". The letters are cursive and somewhat stylized, with the first 'S' being particularly large and prominent.

**Name**

Sandy Donaldson

**E-mail**

tnblueyes1@comcast.net

**Address**

7233 Winding Creek Ln  
Corryton, TN, 37721

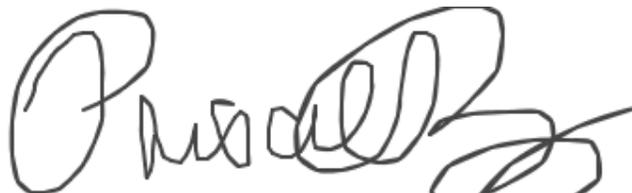
**Phone Number**

(423) 956-0676

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Priscilla Cupp', written in a cursive style.

**Name**

Priscilla Cupp

**E-mail**

cuppphotography@att.net

**Address**

7416 Maverick Lane  
Corryton, TN, 37721

**Phone Number**

(865) 919-7727

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Chris Neely". The signature is fluid and cursive, with the first name "Chris" and the last name "Neely" clearly distinguishable.

**Name**

Chris Neely

**E-mail**

cneely68@yahoo.com

**Address**

7709 Edwards Place Blvd  
Corryton , Tennessee , 37721

**Phone Number**

(865) 773-5112

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Lora Lane". The letters are cursive and fluid.

**Name**

Lora Lane

**E-mail**

ldellane@bellsouth.net

**Address**

7404 Maverick Lane  
Corryton, Tn, 37721

**Phone Number**

(865) 680-2961

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Jacob Gulley

**E-mail**

jake.gulley@gmail.com

**Address**

7112 Lawgiver circle  
Corryton, Tn, 37721

**Phone Number**

(606) 269-2112

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Linda M. Rupp". The signature is written in a cursive style with a distinct "M" and "R".

**Name**

Linda Rupp

**E-mail**

pbchoclovr@earthlink.net

**Address**

7200 Lawgiver Circle  
Corryton , TN, 37721

**Phone Number**

(865) 312-5120

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Angela Sellers". The signature is written in a cursive style with a large initial 'A'.

**Name**

Angela Sellers

**E-mail**

ajsell40@comcast.net

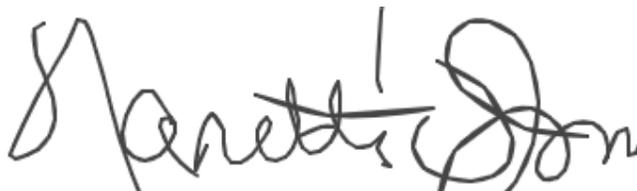
**Address**

7542 Wheatmeadow Rd  
Corryton, TN, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Nanette Jines". The signature is written in a cursive style with a large initial 'N' and a distinct 'J'.

**Name**

Nanette Jines

**E-mail**

JackiesGirl99@gmail.com

**Address**

7157 Pisa Circle  
Corryton , TN, 37721

**Phone Number**

(865) 851-7706

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Melissa Lawson". The signature is written in a cursive style with a large initial 'M'.

**Name**

Melissa Lawson

**E-mail**

huckfinn220@yahoo.com

**Address**

7826 Boruff Rd.  
Corryton, TN, 37721-3312

**Phone Number**

(423) 489-4848

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Rebecca Webb

**E-mail**

pinkhearts4089@gmail.com

**Address**

7845 ralph youmans rd  
Corryton, TN, 37721

**Phone Number**

(865) 660-9257

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Mary Bowers". The signature is written in a cursive, flowing style.

**Name**

Mary Bowers

**E-mail**

mbowers17@gmail.com

**Address**

7150 Forest Willow Ln  
Corryton, Tn, 37721

**Phone Number**

(865) 310-6565

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Hannah Suttles', written in a cursive style.

**Name**

Hannah Suttles

**E-mail**

hbsuttles92@yahoo.com

**Address**

6113 Ricky Allen Road  
Corryton, TN, 37721

**Phone Number**

((865) 227-6864) (865) 227-6864

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Matthew Beal". The signature is written in a cursive style with a large, stylized 'M' and 'B'.

**Name**

Matthew Beal

**E-mail**

matthewbeal81@gmail.com

**Address**

7145 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(865) 382-1672

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Jessica Edmonds

**E-mail**

dj081704@gmail.com

**Address**

3912 Shipe rd  
Corryton, TN, 37721  
United States

**Phone Number**

(865) 320-3099

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Jennifer Graves". The signature is fluid and cursive, with the first name being more prominent.

**Name**

Jennifer Graves

**E-mail**

momjenn10@yahoo.com

**Address**

7602 Applecross Rd  
Corryton, Tennessee, 37721

**Phone Number**

(865) 256-1673

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'A Bridges', written in a cursive style.

**Name**

Allen Bridges

**E-mail**

blakebridges13@gmail.com

**Address**

7137 lawgiver Circle  
Corryton, Tn, 37721

**Phone Number**

(865) 661-7722

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

**Name**

Andrea Divine

**E-mail**

andrea.divine@knoxschools.org

**Address**

7133 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

((865) 804-9119) (865) 804-9119

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Christina Breeding". The signature is fluid and cursive, with a large initial "C" and "B".

**Name**

Christina Breeding

**E-mail**

ohiobrat76@hotmail.com

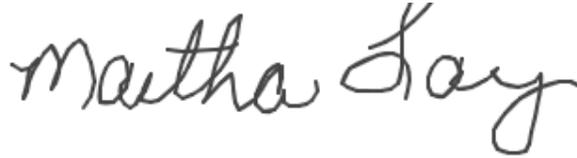
**Address**

7506 wheatmeadow Rd  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Martha Lay". The script is cursive and fluid.

**Name**

Martha Lay

**E-mail**

jml67@bellsouth.net

**Address**

7417 Pinto Lane  
Corryton, TN, 37721

**Phone Number**

(865) 687-2420

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Samantha Brinson

**E-mail**

samantha@knoxfamilylaw.com

**Address**

7125 lawgiver circle  
Corryton , TN 37920

**Phone Number**

(865) 456-9524

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Rae-Lynn Mattas

**E-mail**

raelynn.maine@gmail.com

**Address**

7151 Forest Willow Lane  
Corryton, Tennessee, 37721

**Phone Number**

(609) 706-2507

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Emily Johnson", written in a cursive style.

**Name**

Emily Johnson

**E-mail**

ejpiano11@gmail.com

**Address**

7708 Emory Road NE  
Corryton , TN, 37721

**Phone Number**

(334) 868-1866

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Brandi Goin

**E-mail**

chrisgurl1224@yahoo.com

**Address**

7921 Barker rd  
Corryton, Tennessee, 37721

**Phone Number**

(865) (865) 360-0912

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Joshua Porter". The signature is fluid and cursive, with the first name "Joshua" written in a larger, more prominent script than the last name "Porter".

**Name**

joshua porter

**E-mail**

joshporterhouse@yahoo.com

**Address**

7421 openview lane  
corryton, tn, 37721

**Phone Number**

(865) 254-4031

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Nadine Porter". The signature is fluid and cursive, with the first name "Nadine" written in a larger, more prominent script than the last name "Porter".

**Name**

Nadine Porter

**E-mail**

jnporterhouse@gmail.com

**Address**

7421 Openview Lane  
Corryton , Tn, 37721

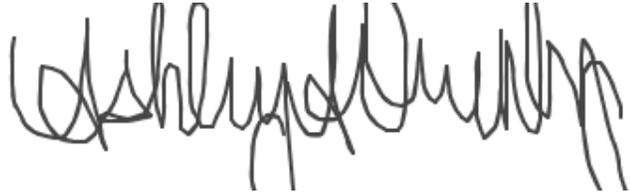
**Phone Number**

(865) 258-4031

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Ashley Ownby

**E-mail**

mrsaownby@gmail.com

**Address**

5606 W LUTTRELL RD  
KNOXVILLE, TN, 37918-9361

**Phone Number**

(8655998535) 865-5998535

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Ronna Gregory", with a stylized flourish at the end.

**Name**

Ronna Gregory

**E-mail**

ronna.gregory@gmail.com

**Address**

7166 Alice Springs LN  
Corryton, TN, 37721

**Phone Number**

(865) 680-8166

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Christopher Goin

**E-mail**

iamz400rider@yahoo.com

**Address**

7921 barker rd  
Corryton, TN, 37721  
United States

**Phone Number**

(865) 360-0910

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Lee Ann Large". The signature is fluid and cursive, with a large loop for the letter 'L'.

**Name**

Lee Ann Large

**E-mail**

leeannlarge@gmail.com

**Address**

7544 Gary White Rd  
Corryton, TN, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Josh Heiser

**E-mail**

joshheiser@gmail.com

**Address**

6735 Tazewell Pike  
Knoxville , Tennessee , 37918

**Phone Number**

(865) 806-2577

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Travis Denton". The signature is written in a cursive style with a large, looped 'D' at the end.

**Name**

Travis Denton

**E-mail**

tdenton24@gmail.com

**Address**

7717 Longshanks Road  
Corryton, TN, 37721

**Phone Number**

(865) 776-0917

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Josh Brothers

**E-mail**

jabrothers89@gmail.com

**Address**

7816 Edwards place Blvd  
Knoxville, 37721

**Phone Number**

((865) 567-9320) (865) 567-9320

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Casey Morris". The signature is cursive and somewhat stylized.

**Name**

Casey Morris

**E-mail**

caseybmorris@gmail.com

**Address**

7442 Ravencrest Lane  
Corryton , TN, 37721

**Phone Number**

(865) 247-5464

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Sharon Stout', written in a cursive style.

**Name**

Sharon Stout

**E-mail**

skeezbug@hotmail.com

**Address**

7521 Gary White Road  
Corryton , TN, 37721

**Phone Number**

(865) 227-4297

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Katrina Butker". The signature is written in a cursive style with a large, stylized 'K' and 'B'.

**Name**

Katrina Butker

**E-mail**

katrinalynn86@hotmail.com

**Address**

7705 Longshanks Rd  
Corryton, Tennessee , 37722

**Phone Number**

(865) 274-8754

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Katrina Butker". The signature is written in a cursive style with a large initial 'K' and 'B'.

**Name**

Katrina Butker

**E-mail**

katrinalynn86@hotmail.com

**Address**

7705 Longshanks Rd  
Corryton, Tennessee , 37722

**Phone Number**

(865) 274-8754

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.

**Name**

Kenneth D Jordan

**E-mail**

jordan7833@att.net

**Address**

7833 Karnes Road  
Corryton , TN, 37721

**Phone Number**

(8656590319) 865-6590319

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.

|

**Name**

Kay Carney

**E-mail**

kayacar74@gmail.com

**Address**

220 monday rd  
Corryton , Tn, 37721

**Phone Number**

(865) 621-6695

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "K. Jordan". The letters are cursive and somewhat stylized.

**Name**

Kenneth D Jordan

**E-mail**

jordan7833@att.net

**Address**

7833 Karnes Road  
Corryton , TN, 37721

**Phone Number**

(8656590319) 865-6590319

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Brandi Cinnamon

**E-mail**

ladybugkisses23@yahoo.com

**Address**

7237 Lyle Bend Lane  
Knoxville, Tennessee, 37918

**Phone Number**

(865) 399-3526

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'E Anderson', written in a cursive style.

**Name**

Eric Anderson

**E-mail**

biker4life24@gmail.com

**Address**

7808 Edwards place blv  
Corryton, TN, 37721

**Phone Number**

(831) 359-5176

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Alyson Owens

**E-mail**

aowens1964@gmail.com

**Address**

7640 Applecross Rd  
Corryton , TN, 37721

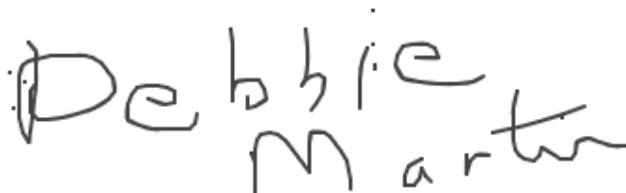
**Phone Number**

(865) 406-8291

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Debbie Martin". The letters are cursive and somewhat slanted to the right.

**Name**

Debbie Martin

**Address**

7419 Ridge Haven Court  
Corryton, Tennessee , 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Sarah Stout
<b>E-mail</b>	sarahkstout591@yahoo.com
<b>Address</b>	7521 Gary white rd Knoxville, Tn, 37721
<b>Phone Number</b>	(865) 386-9652

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Blake Byrd". The signature is written in a cursive style with a large, prominent 'B'.

**Name**

Blake Byrd

**E-mail**

sbbyrd@gmail.com

**Address**

7144 Lawgiver Circle  
Corryton , Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Blake Byrd". The signature is written in a cursive style with a large, prominent 'B'.

**Name**

Blake Byrd

**E-mail**

sbbyrd@gmail.com

**Address**

7144 Lawgiver Circle  
Corryton , Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "P Graves". The letters are cursive and somewhat stylized.

**Name**

Phillip Graves

**E-mail**

pgraves06@hotmail.com

**Address**

7905 Barker Rd  
Corryton, Tennessee, 37721

**Phone Number**

(865) 680-9103

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Robert Butker". The signature is written in a cursive style with a large, stylized 'R' and 'B'.

**Name**

Robert Butker

**E-mail**

cowboyslawncafe@hotmail.com

**Address**

7705 Longshanks rd  
Corryton , Tennessee , 37721

**Phone Number**

(865) 274-8755

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Dana Short
<b>E-mail</b>	banddshort@bellsouth.net
<b>Address</b>	7215 Pisa circle Corryton, TN, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Rachel Lee". The letters are cursive and somewhat stylized.

**Name**

Rachel Lee

**E-mail**

Rachelannah@yahoo.com

**Address**

7501 Gary White Road  
Corryton, TN, 37721

**Phone Number**

(865) 719-9286

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Chris Taylor". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Name**

Chris Taylor

**E-mail**

ctwhs2007@gmail.com

**Address**

7831 Edwards Place Blvd  
Corryton , TN , 37721

**Phone Number**

(865) 202-1622

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to be 'Donald Hamby', written over a horizontal line.

**Name**

Donald Hamby

**E-mail**

donaldhamby@yahoo.com

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

**Name**

Hope Martin

**E-mail**

havehope34@yahoo.com

**Address**

7127 forest willow lane  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Jolene Anderson". The signature is fluid and cursive, with the first name "Jolene" and the last name "Anderson" clearly distinguishable.

**Name**

Jolene Anderson

**E-mail**

hallomoto68@gmail.com

**Address**

7808 Edwards Place Blvd  
Corryton, Tennessee , 37721

**Phone Number**

(865) 963-1588

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Misty Richards". The signature is written in a cursive, flowing style.

**Name**

Misty Richards

**E-mail**

misty.m.richards@gmail.com

**Address**

7134 Forest Willow Lane  
Corryton, TN, 37721

**Phone Number**

(865) 898-1820

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Destiny Large". The signature is written in a cursive style with a large, looped 'D' and 'L'.

**Name**

Destiny Large

**E-mail**

destinyelarge@gmail.com

**Address**

7544 Gary White Road  
Corryton, TN, 37721

**Phone Number**

(865) 604-4105

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Brianne Graves". The signature is written in a cursive style with a large initial 'B' and 'G'.

**Name**

Brianne Graves

**E-mail**

brigraves13@hotmail.com

**Address**

7905 Barker Rd  
Corryton, TN, 37721

**Phone Number**

(865) 256-3103

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Susan Marti

**E-mail**

smarti57@comcast.net

**Address**

6930 Sicilia Ln  
Corryton, TN, 37721

**Phone Number**

((865) 680-9104) (865) 680-9104

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Sheree Bowman', written in a cursive style.

**Name**

Sheree Bowman

**E-mail**

lshereebowman@gmail.com

**Address**

8111 Campbells Point Rd  
Corryton , TN, 37721

**Phone Number**

(865) 456-8965

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Mitzi Anderson". The signature is fluid and cursive, with a horizontal line extending to the right.

**Name**

Mitzi Anderson

**E-mail**

josie8010@aol.com

**Address**

8010 Barker Road  
Corryton , Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Johnna Byrd". The signature is written in a cursive style with a large initial 'J' and 'B'.

**Name**

Johnna Byrd

**E-mail**

johnnamhill@gmail.com

**Address**

7144 Lawgiver Circle  
Corryton , Tennessee , 37722

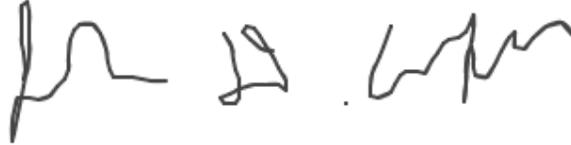
**Phone Number**

(704) 307-1170

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Joshua Coffelt', written in a cursive style.

**Name**

Joshua Coffelt

**E-mail**

joshandheathercoffelt@gmail.com

**Address**

7123 Forest Willow Lane  
Corryton, 37721

**Phone Number**

(865) 382-7604

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Phillip Cinnamon

**E-mail**

bigphil88us@yahoo.com

**Address**

7237 Lyle Bend Lane  
Knoxville, TN, 37918

**Phone Number**

(865) 399-3487

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Robert White', written in a cursive style.

**Name**

Robert White

**E-mail**

bob.white@knoxsheriff.org

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Carrie B. Jordan

**E-mail**

cbjordan@comcast.net

**Address**

7702 Rocky Meadow Lane  
Corryton, TN, 37721

**Phone Number**

(865) 224-4684

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

James Caleb Howard

**E-mail**

calebhoward882@gmail.com

**Address**

7827 Edwards Place Blvd  
Corryton, TN, 37721

**Phone Number**

(865) 363-1114

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Robin Beach". The signature is written in a cursive style with a large initial "R".

**Name**

Robin Beach

**E-mail**

rjbeach12@yahoo.com

**Address**

7201 Lawgiver Circle  
Corryton , 37721

**Phone Number**

(8653827683)

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

Signature

A handwritten signature in black ink, appearing to read "Fred Wilhelm". The signature is written in a cursive style with a long horizontal flourish at the end.

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

Signature

A handwritten signature in black ink, appearing to read "Heather Wilson". The signature is written in a cursive style with a large initial 'H' and 'W'.

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

Signature

Martha Wilson

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Dennis Wilkerson", with a long horizontal flourish extending to the right.

**Name**

Dennis wilkerson

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Lenore Downer". The signature is fluid and cursive, with the first name "Lenore" being more prominent than the last name "Downer".

**Name**

Lenore Downer

**E-mail**

lenore.downer@gmail.com

**Address**

7608 prairie rd  
Corryton, Tn, 37721

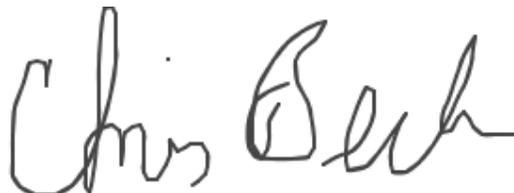
**Phone Number**

(865) 387-5163

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Chris Beeler". The signature is written in a cursive style with a large initial "C" and "B".

**Name**

Chris Beeler

**E-mail**

cbeeler81@comcast.net

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Gwendolyn Mulholland

**E-mail**

jaymesmommy2004@gmail.com

**Address**

7508 Joyful Lane  
Corryton , Tn, 37721

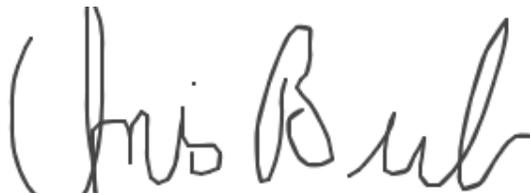
**Phone Number**

((248)) 837-9183

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Chris Beeler". The signature is written in a cursive style with a large initial "C".

**Name**

Chris Beeler

**E-mail**

cbeeler81@comcast.net

**Address**

7702 Longshanks Rd  
Corryton , Tennessee, 37721

**Phone Number**

(865) 679-4180

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Tammy Bradley". The signature is written in a cursive style with a large, looped 'T' and 'B'.

**Name**

Tammy Bradley

**E-mail**

bradley8819@bellsouth.net

**Address**

7711 Wood Road  
Corryton, TN, 37721

**Phone Number**

((865) 382-8731) (865) 382-8731

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Dana Zachary". The letters are cursive and somewhat slanted to the right.

**Name**

Dana Zachary

**E-mail**

Zacharyd712@gmail.com

**Address**

8018 Boruff Road  
Corryton, TN, 37721

**Phone Number**

(865) 382-5541

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Angela Cochran', written in a cursive style.

**Name**

Angela Cochran

**E-mail**

cochran.angi@gmail.com

**Address**

6311 Maloneyville Rd  
Corryton, TN, 37721

**Phone Number**

(865) 387-2535

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Candace Rutherford

**E-mail**

candacerutherford@gmail.com

**Address**

7529 Lyle Bend Ln  
Knoxville, Tennessee, 37918

**Phone Number**

(865) 689-0315

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'L. Starbuck', written on a light blue background.

**Name**

Lisa Starbuck

**E-mail**

lisa@aobe.com

**Address**

6233 Babelay Road  
Knoxville, TN, 37924

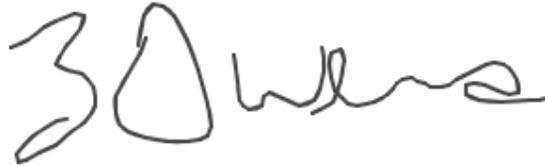
**Phone Number**

(865) 689-8626

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Zackary Owens". The signature is written in a cursive style with a large, stylized "Z" and "O".

**Name**

Zackary Owens

**E-mail**

Zowens26@gmail.com

**Address**

8634 bud Hawkins rd  
Corryton, TN, 37721

**Phone Number**

(8654063916) 865-4063916

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

M Howard

**Name**

Mary Howard

**E-mail**

mary727@yahoo.com

**Address**

6901 Ridgeview Rd  
Knoxville , Tennessee , 37918

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Ronna Gregory", with a stylized flourish at the end.

**Name**

Ronna Gregory

**E-mail**

ronna.gregory@gmail.com

**Address**

7166 Alice Springs LN  
Corryton, TN, 37721

**Phone Number**

(865) 680-8166

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Danielle Shockley". The signature is fluid and cursive, with the first name "Danielle" written in a larger, more prominent script than the last name "Shockley".

**Name**

Danielle Shockley

**E-mail**

dhshockley@gmail.com

**Phone Number**

(865) 679-9660

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.



**Name**

Donald Nicley

**E-mail**

johndeere74092@gmail.com

**Address**

6212 Christian Springs dr  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Jennifer Nicley". The signature is fluid and cursive, with the first letter of each name being capitalized and prominent.

**Name**

Jennifer Nicley

**E-mail**

boymomma@gmail.com

**Address**

6212 Christian Springs dr  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'DONALD NICLEY', written in a cursive style.

**Name**

Donald Nicley

**E-mail**

johndeere74092@gmail.com

**Address**

6212 Christian Springs Dr  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Julie Wagner', written in a cursive style.

**Name**

Julie Wagner

**E-mail**

jawagner87@yahoo.com

**Address**

7205 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(865) 308-0763

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Matthew Richards

**E-mail**

matterichards@gmail.com

**Address**

7134 forest willow lane  
Corryton , TN, 37721

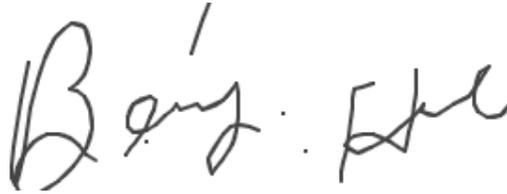
**Phone Number**

(865) 438-6917

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Beverly Hill". The letters are cursive and somewhat stylized.

**Name**

Beverly Hill

**E-mail**

bjenes0106@gmail.com

**Address**

10305 Emory Rd  
Luttrell, Tn, 37779

**Phone Number**

(865) 740-1703

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Rita Livesay
<b>E-mail</b>	ritajdl@comcast.net
<b>Address</b>	6704 Montgenevere Dr Knoxville , TN, 37918
<b>Phone Number</b>	(865) 688-0148

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

**Name**

Jake Monroe

**E-mail**

breakthechains825@gmail.com

**Address**

7300 Harvey Henry Rd.  
Corryton, Tn, 37721

**Phone Number**

(865) 257-2252

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Mary Furr', written in a cursive style.

**Name**

Mary Furr

**E-mail**

vrtfurr@msn.com

**Address**

9000 Emory road  
Corryton , TN, 37721

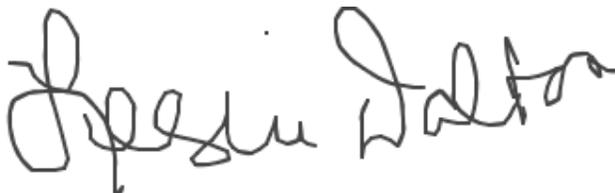
**Phone Number**

(865) 806-2732

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Leslie Dalton". The signature is written in a cursive style with a large initial 'L'.

**Name**

Leslie Dalton

**E-mail**

lesliebarbee00@yahoo.vom

**Address**

10217 Washington Pike  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

James Vickers

**E-mail**

jdvickers623@yahoo.com

**Address**

7805 Bill Keaton Dr  
Corryton , Tennessee , 37721

**Phone Number**

(865) 963-6736

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Eric Large

**E-mail**

eslarge16@gmail.com

**Address**

7544 Gary white rd  
Corryton, Tn, 37721

**Phone Number**

(865) 604-6407

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Caitlyn Hardy

**E-mail**

c.goose013@gmail.com

**Address**

7807 Edwards Place Blvd  
Corryton, TN, 37721

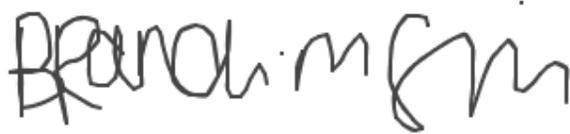
**Phone Number**

(865) 809-3932

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Brandi McGill". The letters are cursive and somewhat stylized.

**Name**

Brandi McGill

**E-mail**

bnrhinehart@gmail.com

**Address**

7712 Ralph Youmans Rd  
Corryton, TN, 37721

**Phone Number**

(865) 257-0266

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Clay Maples

**E-mail**

ctmaples1@gmail.com

**Address**

9135 E Emory Road  
Corryton, Tennessee, 37721

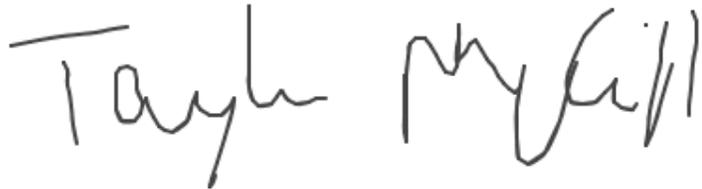
**Phone Number**

(865) 216-4166

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Taylor McGill". The signature is written in a cursive style with a horizontal line above the first name.

**Name**

Taylor McGill

**E-mail**

tayrodmcgill123@gmail.com

**Address**

7712 Ralph Youmans Rd.  
Corryton, TN, 37721

**Phone Number**

(865) 202-6185

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Kimberly Scarlett". The signature is fluid and cursive, with a large initial 'K' and 'S'.

**Name**

Kimberly Scarlett

**E-mail**

kimberlyscarlett217@gmail.com

**Address**

8601 coppock rd  
Corryton , Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "David Scraggs". The signature is written in a cursive style with a large, stylized "D" and "S".

**Name**

David Scraggs

**E-mail**

scraggsds@gmail.com

**Address**

8105 Morning Rose Lane  
Corryton, Tennessee , 37721

**Phone Number**

(865) 773-7280

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Chad Gore". The signature is fluid and cursive, with the first name "Chad" and last name "Gore" clearly distinguishable.

**Name**

Chad gore

**E-mail**

cnormg@gmail.com

**Address**

7527 wheatmeadow rd  
Corryton, tn, 37721

**Phone Number**

(865) 643-2431

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Krystal Gibson

**E-mail**

kgibson2004@yahoo.com

**Address**

6309 Childs Rd  
Corryton, TN, 37721

**Phone Number**

(865) 257-1739

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "T. Scraggs". The signature is written in a cursive style with a large initial "T" and a long horizontal stroke at the end.

**Name**

Tara Scraggs

**E-mail**

tcollins1118@icloud.com

**Address**

8105 morning rose lane  
Corryton , Tennessee , 37721

**Phone Number**

(865) 978-1524

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Heather Kooch". The signature is fluid and cursive, with a large initial 'H' and 'K'.

**Name**

Heather Kooch

**E-mail**

koochklan@yahoo.com

**Address**

7710 Edith Keeler lane  
Knoxville, Tn, 37938

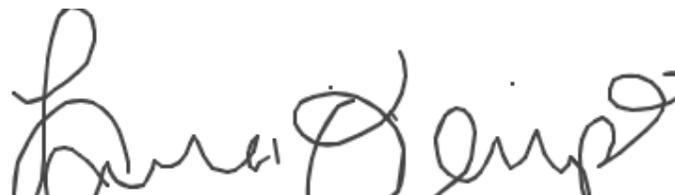
**Phone Number**

(865) 922-3444

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Laura Olumpo". The signature is fluid and cursive, with the first name "Laura" and last name "Olumpo" clearly distinguishable.

**Name**

Laura Olumpo

**E-mail**

billington\_laura@yahoo.com

**Address**

7517 rodgers rd  
corryton, TN, 37721

**Phone Number**

((865) 660-3449) (865) 660-3449

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "R M Lebbly". The letters are cursive and somewhat stylized.

**Name**

Robert Lebbly

**E-mail**

rlebbly2346@gmail.com

**Address**

7718 Longshanks Rd  
Corryton, TN, 37721

**Phone Number**

(865) 803-3715

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

Signature

A handwritten signature in black ink, appearing to be 'P. H. K.', written in a cursive style.

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Melody Wyatt". The signature is cursive and somewhat stylized, with the first name "Melody" written in a larger, more prominent script than the last name "Wyatt".

**Name**

Melody Wyatt

**E-mail**

mdwyatt57@gmail.com

**Address**

6618 Ruby June Lane  
Corryton , 37722

**Phone Number**

(865) 964-0900

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Patricia Scott', written in a cursive style.

**Name**

Patricia Scott

**E-mail**

Bakko@netscape.net

**Address**

7004 King Edwards Court  
Corryton, TENNESSEE, 37721

**Phone Number**

(865) 291-7975

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Carrie Beeler

**E-mail**

cbeeler84@yahoo.com

**Address**

7702 Longshanks rd  
Corryton, TN, 37721

**Phone Number**

(865) 789-0323

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Joni Wood". The letters are cursive and slightly slanted to the right.

**Name**

Joni Wood

**E-mail**

jonishel@comcast.net

**Address**

7717 Longshanks Rd  
Corryton, T , 37721

**Phone Number**

(865) 740-7680

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Jordan Hardy". The signature is written in a cursive style with a large, stylized 'J' and 'H'.

**Name**

Jordan Hardy

**E-mail**

jordanhardy0@gmail.com

**Address**

7807 Edwards Place Blvd  
Corryton, TN, 37721

**Phone Number**

(865) 207-0828

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.

**Name**

Yana Goe

**E-mail**

sunnigr14evr@yahoo.com

**Address**

6121 Tazewell Pike  
Knoxville, TN, 37918

**Phone Number**

(865) 227-7721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Lisa Hagerty", written in a cursive style.

**Name**

Lisa Hagerty

**E-mail**

lhagerty74@gmail.com

**Address**

5335 Maloneyville Rd  
Corryton, TN, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Tony Debusk

**E-mail**

twdebusk@yahoo.com

**Address**

5335 Maloneyville rd  
Corryton, Tn, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Robert Bray', written in a cursive style.

**Name**

Robert Bray

**Address**

7803 Edwards Place Blvd  
Knoxville , TN, 37721

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Rosa Campbell". The signature is written in a cursive style with a large initial "R".

**Name**

Rosa Campbell

**E-mail**

rosieparrott@hotmail.com

**Address**

7104 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(423) 794-8492

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Johnny Bishop". The signature is written in a cursive style with a large initial 'J' and 'B'.

**Name**

Johnny Bishop

**E-mail**

jmabishop14@yahoo.com

**Address**

8004 Campbells Point Road  
Corryton , TN, 37721

**Phone Number**

(865) 687-5557

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Amy Bray', with a large initial 'A' and a long, sweeping underline.

**Name**

Amy Bray

**E-mail**

Amyrbray@gmail.com

**Address**

7803 EDWARDS PLACE BLVD  
CORRYTON, TN, 37721-2554

**Phone Number**

(865) 360-5737

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Laura Rader
<b>E-mail</b>	missmorbit10@gmail.com
<b>Address</b>	7836 Ralph Ownby Way Corryton, TN, 37721
<b>Phone Number</b>	((865) 405-9882) (865) 405-9882

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Lisa Jackson

**E-mail**

llmj012268@aol.com

**Address**

7533 Messenger Ln  
Corryton, TN, 37721

**Phone Number**

(8655482311) 865-5482311

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Kristie Webb". The signature is written in a cursive style with a vertical line at the beginning.

**Name**

Kristie Webb

**E-mail**

knwebb103177@gmail.com

**Address**

6721 Shimmering Brooks Ln  
Knoxville , Tn, 37918

**Phone Number**

(865) 310-0484

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Angela Ellis

**E-mail**

always4914@aol.com

**Address**

6207 Ricky Allen Rd  
Corryton , TN, 37721

**Phone Number**

(865) 659-9216

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Margaret Oaks". The signature is written in a cursive style with a large, stylized 'M' and 'O'.

**Name**

Margaret Oaks

**E-mail**

laverne6662@att.net

**Address**

8919 Tazewel Pike  
Corryton, Tn, 37721

**Phone Number**

(865) 687-5519

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Rachel Humphries

**E-mail**

qtq21@aol.com

**Address**

7508 Messenger Lane  
Corryton, TN, 37721

**Phone Number**

(865) 621-1663

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Cynthia Akins". The signature is written in a cursive, slightly slanted style.

**Name**

Cynthia Akins

**E-mail**

rollingcranch1@yahoo.com

**Address**

6821 Fairview Rd  
Corryton, TN, 377213513  
United States

**Phone Number**

(865) 228-3340

Sunday, May 24, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

Handwritten signature of Chris Akins, consisting of two distinct scribbles.

**Name**

Chris Akins

**E-mail**

chris.akins1955@gmail.com

**Address**

6821 Fairview Rd  
Corryton, TN, 37721  
United States

**Phone Number**

(865) 228-0133

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Kaitlyn Scanlon". The signature is written in a cursive style with a small dot above the 'i' in Kaitlyn.

**Name**

Kaitlyn Scanlon

**E-mail**

kaitlyn\_scanlon@yahoo.com

**Address**

7142 Forest Willow Lane  
Corryton, Tennessee , 37721

**Phone Number**

(585) 953-5728

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Kristy Mingle". The signature is written in a cursive style with a large, looping initial 'K'.

**Name**

Kristy Mingle

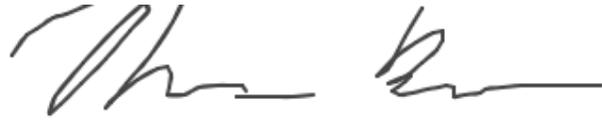
**E-mail**

kristy.mingle@yahoo.com

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Brent Cole

**E-mail**

brent.cole00@yahoo.com

**Address**

6629 ruby June lane  
Corryton, Tn, 37721

**Phone Number**

(865) 771-0094

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Amanda Owens', written in a cursive style.

**Name**

Amanda Owens

**E-mail**

MandiH1980@gmail.com

**Address**

8634 Bud Hawkins Rd  
Corryton , TN, 37721

**Phone Number**

(603) 817-4817

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Katlyn Watson', written in a cursive style.

**Name**

Katlyn Watson

**E-mail**

kbkirby16@gmail.com

**Address**

7148 Lawgiver Circle  
Corryton, TN, 37722

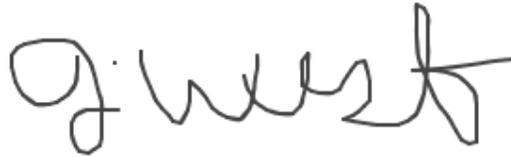
**Phone Number**

(865) 591-1466

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "J. West". The signature is written in a cursive style with a large initial "J" and a long horizontal stroke at the end.

**Name**

Jennifer West

**E-mail**

jetreece@gmail.com

**Address**

8435 Tazewell Pike  
Corryton, TN, 37721

**Phone Number**

(8653824690) 865-3824690

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Richard Wood". The signature is written in a cursive style with a large, sweeping "R" and "W".

**Name**

Richard wood

**Address**

7717 longshanks rd  
Corryton, TN, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Van Lam', written in a cursive style.

**Name**

Van Lam

**E-mail**

van.lam@knoxsheriff.org

**Address**

7128 Lawgiver Circle  
Corryton, Tennessee , 37721

**Phone Number**

(865) 207-8627

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

Lori Soto

**Name**

Lori Soto

**E-mail**

loridsoto@gmail.com

**Address**

6909 Tazewell Pike  
Knoxville , TN, 37918

**Phone Number**

(865) 850-4446

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Megan Beal". The signature is fluid and cursive, with the first name "Megan" written in a larger, more prominent script than the last name "Beal".

**Name**

Megan Beal

**E-mail**

meglyn\_13@hotmail.com

**Address**

7145 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

((865) ) 591-7257

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Michael Bowman

**E-mail**

mcbmn01@gmail.com

**Address**

8111 Campbells Point Road  
Corryton, TN, 37721

**Phone Number**

(865) 742-1696

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "C. E. Rhea". The signature is fluid and cursive, with the first name "Christine" and last name "Rhea" clearly distinguishable.

**Name**

Christine Rhea

**E-mail**

katiescarlet@hotmail.com

**Address**

5800 Gray Leaf Cir  
Knoxville, TN, 37918

**Phone Number**

(865) 441-3729

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Samantha Brinson". The signature is written in a cursive style with a small diamond-shaped mark at the end of the last name.

**Name**

Samantha Brinson

**E-mail**

samantha@knoxfamilylaw.com

**Address**

7125 lawgiver circle  
Corryton, TN 37920

**Phone Number**

(865) 865

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "A. Hall". The signature is written in a cursive style with a large initial "A" and a long horizontal stroke.

**Name**

Joseph Hall

**E-mail**

joehall2248@yahoo.com

**Address**

7005 King Edwards Court  
Corryton, TN, 37721

**Phone Number**

((865) 250-1560) (865) 250-1560

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Jeanette Boling
<b>E-mail</b>	jennyboling3@gmail.com
<b>Address</b>	8004 Jim Wolfe road Corryton , TN, 37721
<b>Phone Number</b>	(865) 689-2359

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Anthony Bowman
<b>E-mail</b>	anthony.bowman@surgicor.com
<b>Address</b>	6320

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Anthony Bowman

**E-mail**

anthony.bowman@surgicor.com

**Address**

7320 Shady Acres lane  
Corryton, TN, 37721

**Phone Number**

(865) 621-0970

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Cindy Stitt". The signature is written in a cursive style with a large initial 'C' and a stylized 'S'.

**Name**

Cindy Stitt

**E-mail**

cindystitt@yahoo.com

**Address**

7401 Mountain Glory Way  
Corryton , TN, 37721

**Phone Number**

(865) 712-8965

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Holly Bowman". The signature is written in a cursive style with some capital letters.

**Name**

Holly Bowman

**E-mail**

hollygirl1221@gmail.com

**Address**

7320 SHADY ACRES LANE  
Corryton, Tennessee , 37721

**Phone Number**

(865) 696-5550

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Evonne Owens". The signature is written in a cursive style with a large initial 'E'.

**Name**

Evonne Owens

**E-mail**

edowens67@gmail.com

**Address**

7509 Gary White Road  
Corryton , Tennessee , 37721

**Phone Number**

(703) 389-9488

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Tabitha Pannell

**E-mail**

tabithacameron@ymail.com

**Address**

8423 Mari Ben Ln  
Corryton, TN, 37721

**Phone Number**

((865) 805-3356) (865) 805-3356

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Whitney Anderson". The signature is written in a cursive style with a large initial 'W' and 'A'.

**Name**

Whittney Anderson

**E-mail**

chantaewhittney@yahoo.com

**Address**

6207 Christian springs drive  
Corryton, TN, 37721

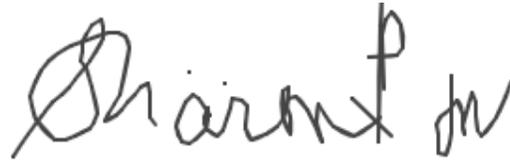
**Phone Number**

(865) 922-2691

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Sharon Lyman". The signature is fluid and cursive, with the first name being more prominent.

**Name**

Sharon Lyman

**E-mail**

lymanpad@gmail.com

**Address**

7715 Chapel Bend Road  
Corryton, Tn, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Holly Smith

**E-mail**

Holly.smith091101@yahoo.com

**Address**

6128 Atkins Road, Knoxville  
Knoxville, TN, 37918

**Phone Number**

((865) 765-2526) (865) 765-2526

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Tina Gilreath

**E-mail**

tmstinnett@yahoo.com

**Address**

7121 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(865) 323-6985

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Jessica Ray', with a large, stylized flourish at the end.

**Name**

Jessica Ray

**E-mail**

3rays@att.net

**Address**

7139 Pisa Cir  
Corryton, Tn, 37721

**Phone Number**

(865) 297-2478

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Angela Cole', written in a cursive style.

**Name**

Angela Cole

**E-mail**

Angelacole09@comcast.net

**Address**

7821 Barker Rd  
CORRYTON|TN, TN, 37721

**Phone Number**

(8652561640) 865-2561640

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Teresa Lewellyn', written in a cursive style.

**Name**

Teresa Lewellyn

**E-mail**

lewellynteresa@gmail.com

**Address**

7229 angel place lane  
Corryton , Tn, 37721

**Phone Number**

(865) 300-4174

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Sean Lewellyn

**E-mail**

knoxinspector@yahoo.com

**Address**

7229 Angel Place Lane  
Corryton , Tennessee , 37721

**Phone Number**

(865) 406-4174

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Angie Paul". The signature is written in a cursive style with a large, prominent 'A' and 'P'.

**Name**

Angie Paul

**E-mail**

angiepaul0424@gmail.com

**Address**

7539 Rustic Ln  
Knoxville , TN, 37938

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Casey Bridgman

**E-mail**

casey.bridgman10@gmail.com

**Address**

6645 grace nicely lane  
Corryton , TN , 37721

**Phone Number**

(865) 228-8221

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Whitney Vineyard

**E-mail**

wwilso18@aol.com

**Address**

7902 Barker Rd  
Corryton, TN, 37721

**Phone Number**

(865) 776-4711

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

<b>Name</b>	Christal Woodward
<b>E-mail</b>	mwgirl918@comcast.net
<b>Address</b>	7508 John Road Corryton , Tennessee , 37721
<b>Phone Number</b>	(865) 388-1305

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Gail Whitaker". The signature is written in a cursive style with a large initial 'G' and a distinct 'W'.

**Name**

Gail Whitaker

**E-mail**

gail.corryton@comcast.net

**Address**

6105 Roberts rd  
Corryton, Tn, 37721

**Phone Number**

(865) 688-0028

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Clay Maples

**E-mail**

ctmaples1@gmail.com

**Address**

9135 E Emory Road  
Corryton, Tennessee, 37721

**Phone Number**

(865) 216-4166

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Jessica Lopez
<b>E-mail</b>	jessicalopez_0747@yahoo.com
<b>Address</b>	7512 Bathsheeba Lane Corryton, Tennessee, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "C. D. Jeffers". The signature is written in a cursive style with a large, sweeping flourish at the end.

**Name**

Connie Jeffers

**E-mail**

dchosenone4@gmail.com

**Address**

Ralph Youmans Rd  
Corryton, TN, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Kendall Cupp', written in a cursive style.

**Name**

Kendall Cupp

**E-mail**

kendallcupp@gmail.com

**Address**

7416 Maverick Lane  
Corryton, TN, 37721

**Phone Number**

(865) 253-0969

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Anthony Key', written in a cursive style.

**Name**

Anthony Key

**E-mail**

scbd.tn@gmail.com

**Address**

4104 Roberts Road  
Corryton, TN, 37721

**Phone Number**

(865) 567-0803

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	John Dat
<b>E-mail</b>	jday2410@gmail.com
<b>Address</b>	7409 openview lane Corryton, Tennessee, 37721
<b>Phone Number</b>	(865) 851-4300

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Amanda Maples". The signature is fluid and cursive, with the first name being more prominent than the last.

**Name**

Amanda Maples

**E-mail**

amandaj7503@gmail.com

**Address**

7919 dan Mcbee rd  
Corryton, TN, 37721

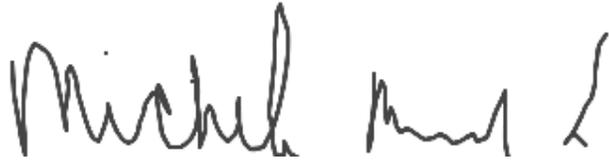
**Phone Number**

((865) 258-1387) (865) 258-1387

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Michele Muncey". The signature is written in a cursive style with a large initial 'M'.

**Name**

Michele Muncey

**E-mail**

michelemuncey72@gmail.com

**Address**

8421 Rolling Woods Way  
Corryton, TN, 37721  
United States

**Phone Number**

(865) 441-3115

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to be 'Preston Tipton', written in a cursive style.

**Name**

Preston Tipton

**E-mail**

pltipton1974@yahoo.com

**Address**

8123 Campbells Point Rd  
Corryton , TN, 37721

**Phone Number**

(865) 335-1304

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Ashley Pratt". The signature is written in a cursive style with a horizontal line crossing through the middle of the name.

**Name**

Ashley Pratt

**E-mail**

adpratt1828@gmail.com

**Address**

7136 Lawgiver Circle  
Corryton, TN, 37721

**Phone Number**

(5134688261) 513-4688261

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Priscilla Cupp", written in a cursive style.

**Name**

Priscilla Cupp

**E-mail**

cuppphotography@att.net

**Address**

7416 Maverick Lane  
Corryton, TN, 37721

**Phone Number**

(865) 919-7727

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Lynette Barnwell

**E-mail**

knoxlynn@hotmail.com

**Address**

6774 Puritan Ln, Corryton  
Tn, 37721

**Phone Number**

(865) 313-2928

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Danielle Norman". The signature is written in a cursive style with a large initial 'D'.

**Name**

Danielle Norman

**E-mail**

tommyndanielle7@gmail.com

**Address**

7725 Edwards Place Blvd  
Corryton, TN, 37721

**Phone Number**

(865) 363-8181

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Albert Utzman', written in a cursive style.

**Name**

Albert Utzman

**E-mail**

alutzman@att.net

**Address**

7201 Angel Place Lane  
Corryton, TN, 37721

**Phone Number**

(906) 369-0278

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Tommy Norman', written in a cursive style.

**Name**

Tommy Norman

**Address**

7725 Edwards Place Blvd  
Corryton, TN, 37721

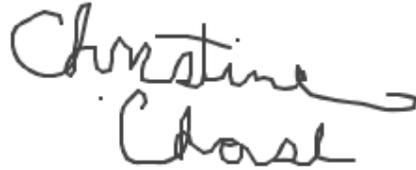
**Phone Number**

(865) 640-0866

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Christine Chase". The signature is written in a cursive style with a large initial 'C' and a long horizontal flourish at the end.

**Name**

Christine Chase

**E-mail**

cchase37721@gmail.com

**Address**

78244 Staley road  
Corryton, TN, 37721

**Phone Number**

(865) 414-4471

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Heather Coffelt

**E-mail**

heathercoffelt31@gmail.com

**Address**

7123 Forest Willow Lane  
Corryton , Tennessee , 37721

**Phone Number**

(865) 591-5424

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Paul Scott". The signature is written in a cursive, somewhat stylized font.

**Name**

Paul Scott

**E-mail**

threefurballs13@gmail.com

**Address**

7004 King Edwards Ct  
Corryton, TN, 37721

**Phone Number**

(865) 253-7442

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Michael Cupp

**E-mail**

piperboy1@msn.com

**Address**

7416 Maverick Lane  
Corryton, TN, 37721

**Phone Number**

(865) 687-7301

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Anthony Bowers

**E-mail**

Abowers865@gmail.com

**Address**

8340 Thompson school road  
Corryton, Tennessee, 37721

**Phone Number**

((865) ) 740-1807

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Misty Pevy". The signature is written in a cursive, flowing style.

**Name**

Misty Pevy

**E-mail**

mistypevy@gmail.com

**Address**

7138 Forest Willow Lane  
Corryton , Tennessee , 37721

**Phone Number**

(865) 306-6804

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Katy Bradford". The signature is written in a cursive style with a large, looped initial 'K'.

**Name**

Katy Bradford

**E-mail**

joskt0204@gmail.com

**Address**

7516 Nevada Lane  
Corryton, Tn, 37721  
United States

**Phone Number**

(865) 680-3061

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Brandi Branson

**E-mail**

bb688@comcast.net

**Address**

7525 Ridgeview Rd  
Corryton, Tennessee, 37721

**Phone Number**

(865) 688-3291

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Chris Bradford". The signature is written in a cursive style with a large initial "C" and "B".

**Name**

Chris Bradford

**E-mail**

chrisbradford447@gmail.com

**Address**

7516 Nevada Lane  
Corryton, 37721

**Phone Number**

(865) 680-3089

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Stefani Pemberton

**E-mail**

stefanipemberton@yahoo.com

**Address**

7205 angel place lane  
Corryton, Tn, 37721

**Phone Number**

(865) 748-7461

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Heather Bowers

**E-mail**

hbowers865@gmail.com

**Address**

8332 Thompson School Rd  
Corryton, TN, 37721

**Phone Number**

((865)) 556-1607

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Andy Shockley', written in a cursive style.

**Name**

Andy Shockley

**E-mail**

ashockley@knoxvilletn.gov

**Phone Number**

(865) 363-2639

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Zackary Owens', with a large, stylized initial 'Z'.

**Name**

Zackary Owens

**E-mail**

Zowens26@gmail.com

**Address**

8634 bud Hawkins rd  
Corryton, TN, 37721

**Phone Number**

(8654063916) 865-4063916

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Sharlene Donaldson

**E-mail**

sharlene2530@yahoo.com

**Address**

7328 Fairview Road  
Corryton, TN, 37721

**Phone Number**

((865) 582-5001) (865) 582-5001

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Heather Beverly". The signature is fluid and cursive, with a vertical line on the left side.

**Name**

Heather Beverly

**E-mail**

heatherbeverly2010@gmail.com

**Address**

7132 Lawgiver Circle  
Corryton , TN, 37721

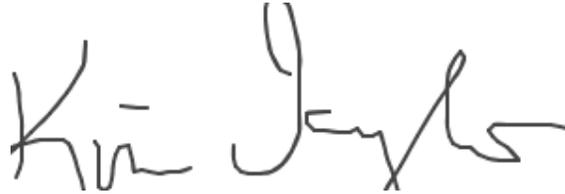
**Phone Number**

(864) 517-6929

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Kim Taylor". The signature is written in a cursive style with a horizontal line under the "i" in "Kim".

**Name**

Kim Taylor

**E-mail**

krt9855@gmail.com

**Address**

7973 Lett rd  
Corryton, TN, 37721

**Phone Number**

(865) 679-5328

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Holly Thornton", with a wavy line extending to the right.

**Name**

Holly Thornton

**E-mail**

j.baby7.25.2008@gmail.com

**Address**

7706 Nicholas Drive  
Corryton, 37721

**Phone Number**

(865) 307-6243

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Mark Knode

**E-mail**

acahomescapes@gmail.com

**Address**

8321 Shelton Rd  
Corryton, 37721

**Phone Number**

(8653568857) 865-3568857

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Emily P. Denton". The signature is written in a cursive, flowing style.

**Name**

Emily Denton

**E-mail**

emilypdenton@gmail.com

**Address**

7717 Longshanks Road  
Corryton, TN, 38002

**Phone Number**

(423) 608-0567

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Gretchen Knode". The signature is written in a cursive style with a prominent loop at the beginning and a long, wavy tail.

**Name**

Gretchen Knode

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Caleb Martin", written over a horizontal line.

**Name**

Caleb Martin

**E-mail**

calebchrismartin18@gmail.com

**Address**

7127 forest willow ln  
Corryton , Tennessee , 37721

**Phone Number**

(865) 243-5819

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Allison Neely". The signature is written in a cursive, slightly slanted style.

**Name**

Allison Neely

**E-mail**

chrisneely10@att.net

**Address**

7709 Edwards Place Blvd  
Corryton , Tennessee, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Shelly Lucas". The signature is written in a cursive style with a large initial 'S' and 'L'.

**Name**

Shelly Lucas

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Patricia Lett', written in a cursive style.

**Name**

Patricia Lett

**Address**

7603 Clapps Chapel road  
Corryton , Tennessee , 37712

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Kendrick Pemberton

**E-mail**

kendrickandstefani@yahoo.com

**Address**

7205 angel place lane  
Corryton, Tn, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Sarah Gray', with a large, stylized flourish at the end.

**Name**

Sarah Gray

**E-mail**

funellope@hotmail.com

**Address**

7534 Wheatmeadow Road  
Corryton, Tn, 37721

**Phone Number**

(865) 386-3687

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "John Long". The signature is fluid and cursive, with a large initial "J" and "L".

**Name**

John Long

**E-mail**

funellope@hotmail.com

**Address**

7534 Wheatmeadow Road  
Corryton, Tn, 37721

**Phone Number**

(865) 224-9076

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "H. Thorpe". The letters are cursive and somewhat stylized.

**Name**

Haley Thorpe

**E-mail**

hnthorpe4@gmail.com

**Address**

7533 Gary White Road  
Corryton, TN, 37721

**Phone Number**

(865) 640-3693

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Spencer Porter

**E-mail**

scetporter@gmail.com

**Address**

7811 Edwards Place Blvd  
Corryton, Tennessee, 37721

**Phone Number**

(865) 548-0293

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Leslie Oneil
<b>E-mail</b>	lesliehyatt@hotmail.com
<b>Address</b>	8441 Reality Lane Corryton, TN, 37721
<b>Phone Number</b>	(865) 556-0665

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Chris Foster". The signature is written in a cursive, somewhat stylized font.

**Name**

Chris Foster

**E-mail**

chrisf28@comcast.net

**Address**

7760 Applecross rd  
Corryton, Tn, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Alisha Moore". The signature is fluid and cursive, with the first name being more prominent.

**Name**

Alisha Moore

**E-mail**

almoore87@outlook.com

**Address**

7535 Wheatmeadow Road  
Corryton, TN, 37721

**Phone Number**

((865) 232-7912) (865) 232-7912

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

RILEIGH Courtney

**E-mail**

courtneyrleigh@yahoo.com

**Address**

7556 Gary White Rd  
Corryton, TN, 37721

**Phone Number**

(865) 806-5884

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Amber Carroll

**E-mail**

amberncarroll2010@yahoo.com

**Address**

7804 Ralph Youmans Rd  
Corryton, TN, 37721

**Phone Number**

((865) 361-7919) (865) 361-7919

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Brandon Smith', written in a cursive style.

**Name**

Brandon Smith

**E-mail**

brandon\_smith1992@yahoo.com

**Address**

7516 Gary white rd  
Corryton, TN, 37721

**Phone Number**

(865) 242-1830

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Courtney Luttrell', written in a cursive style.

**Name**

Courtney Luttrell

**E-mail**

brasher.courtney@yahoo.com

**Address**

7213 Glenn Edward Drive  
Corryton, TN, 37721

**Phone Number**

(8653822023) 865-3822023

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Melissa M. Minton". The signature is written in a cursive style with a large initial 'M'.

**Name**

Melissa Minton

**E-mail**

mminton247@yahoo.com

**Address**

7531 Wheatmeadow Road  
Corryton, TN, 37721

**Phone Number**

(865) 208-1222

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Daryl Neal". The signature is written in a cursive, somewhat stylized font.

**Name**

Daryl Neal

**E-mail**

Katfish8108@gmail.com

**Address**

8108 majors rd  
Corryton, TN, 37721

**Phone Number**

(865) 922-3185

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Natawni Smith

**E-mail**

natawninichols@gmail.com

**Address**

7516 Gary White Rd  
Corryton , Tn, 37721

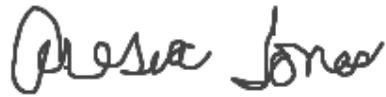
**Phone Number**

((865) 919-7042) (865) 919-7042

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Aresia Jones

**E-mail**

aresiaj@gmail.com

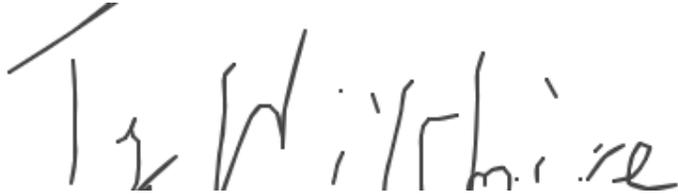
**Address**

7300 Fort Apache Rd  
Corryton, TN, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Terry Wilshire". The letters are cursive and somewhat slanted to the right.

**Name**

Terry Wilshire

**E-mail**

tawilshire@comcast.net

**Address**

5526 Golden Gate Rd  
Knoxville, TN, 37918

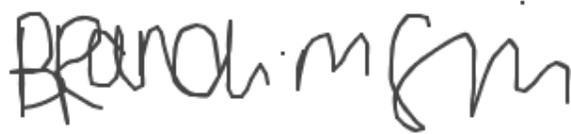
**Phone Number**

(8658518735) 865-8518735

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Brandi McGill". The signature is written in a cursive, slightly slanted style.

**Name**

Brandi McGill

**E-mail**

bnrhinehart@gmail.com

**Address**

7712 Ralph Youmans Rd  
Corryton, TN, 37721

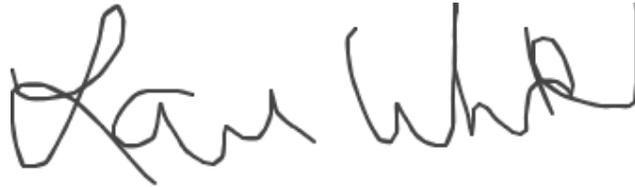
**Phone Number**

(865) 257-0266

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Laura Whitaker". The signature is fluid and cursive, with the first name "Laura" written in a larger, more prominent script than the last name "Whitaker".

**Name**

Laura Whitaker

**E-mail**

Lwhitaker339@icloud.com

**Address**

339 Warwick Ln  
Maynardville, TN, 37807

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Sherrie Collins

**E-mail**

collins.sherrie@gmail.com

**Address**

112 Clinch View Drive  
Corryton, TN, 37721

**Phone Number**

(8653633420) 865-3633420

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

kelsie lee Kropff

**E-mail**

kburkhart2332@gmail.com

**Address**

8512 Dalton Ln  
Corryton, TN, 37721

**Phone Number**

(865) 216-5071

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Neely', written in a cursive style.

**Name**

Neely

**Address**

7801 Ralph youmans rd  
Corryton , Tn, 37721

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Tammy Farmer". The signature is fluid and cursive, with a prominent initial "T" and "F".

**Name**

Tammy Farmer

**E-mail**

gregfarmer05@att.net

**Address**

7613 wilderness parh  
Corryton, TN, 37721

**Phone Number**

((865) 566-1748) (865) 566-1748

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Stephanie Raley". The signature is written in a cursive style with a large initial 'S'.

**Name**

Stephanie Raley

**E-mail**

Raleytn@aol.com

**Address**

4527 Maloneyville Rd  
Knoxville, Tennessee, 37918

**Phone Number**

(865) 281-7919

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Shawn Carroll

**E-mail**

ivbiden@gmail.com

**Address**

7729 longshanks Rd  
Coryton, Tn, 37721

**Phone Number**

(865) 320-4716

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Kimmie Moore', with a vertical line extending downwards from the start of the signature.

**Name**

Kimmie Moore

**E-mail**

Kimmie1102snow@gmail.com

**Address**

7535 Wheatmeadow road  
Corryton , Tn, 37721

**Phone Number**

(865) 964-8386

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.. .

**Name**

Johnny Caldwell

**E-mail**

johnny\_caldwell@att.net

**Address**

7010 King Edwards Court  
Corryton, TN, 37721

**Phone Number**

((865) 789-2654) (865) 789-2654

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

.

**Name**

Kathy Patty

**E-mail**

kpatty2020@gmail.com

**Address**

7712 Tina Maria Dr  
Corryton, TN, 37721-2943

**Phone Number**

(+18659198596) +186-59198596

Monday, May 25, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Allen Johnson

**E-mail**

ajohnson6678@yahoo.com

**Address**

7316 Boruff Road  
Corryton, TN, 37721

**Phone Number**

((865) 748-3444) (865) 748-3444

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read "Tara Calfee". The signature is written in a cursive style with a large initial 'T' and 'C'.

**Name**

Tara Calfee

**E-mail**

tlchasteen1@aol.com

**Address**

6824 Tindell Lane  
Knoxville, TN, 37918

**Phone Number**

(865) 659-8272

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

<b>Name</b>	Robert Norris
<b>E-mail</b>	rnorris37806@comcast.net
<b>Address</b>	6606 Millertown pk Knoxville , 37924
<b>Phone Number</b>	(865) 385-0677

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Cory Thompson". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke at the end.

**Name**

Cory Thompson

**E-mail**

jondearlover@aol.com

**Address**

9016 Washington pk  
Corryton , Tn, 37721

**Phone Number**

(865) 216-0700

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Heather Lyon', written in a cursive style.

**Name**

Heather Lyon

**E-mail**

heather.lyon4@gmail.com

**Address**

7603 Clapps Chapel Rd  
Corryton, TN, 37721

**Phone Number**

(865) 454-0962

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink, appearing to read 'Bradley Minton', written over a horizontal line.

**Name**

Bradley Minton

**E-mail**

bminton365@yahoo.com

**Address**

7531 wheatmeadow rd  
Corryton , Tn, 37721

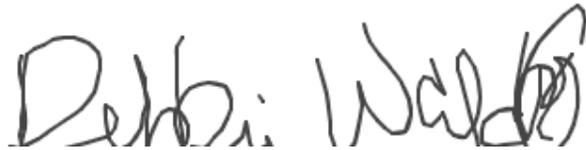
**Phone Number**

(865) 208-1221

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**

A handwritten signature in black ink that reads "Debbie Waldrop". The signature is written in a cursive style with a large, stylized 'D' and 'W'.

**Name**

Debbie waldrop

**E-mail**

waldrop1@gmail.com

**Address**

3726 Alice Springs Rd  
corryton, tn, 37721

**Phone Number**

(865) 386-0634

Tuesday, May 26, 2020

**Petition - We the undersigned residents of Corryton, TN  
oppose the concept plan/use on review for agenda item 6-A-  
20-UR.**

**Signature**



**Name**

Lauren Cheatham

**E-mail**

ldodson3@gmail.com

**Address**

7400 quail creek lane  
Corryton , TN , 37721

**Phone Number**

(865) 474-9427



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] 6-A-20-UR**

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>  
Reply-To: jessicanirmaier@yahoo.com  
To: commission@knoxplanning.org

Sun, May 24, 2020 at 8:49 PM

This is the original file when Edwards Place was first proposed in 2007. This developer never finished his concept plan out, and it was later picked up by DR Horton. As you can see, the staff recommended several conditions, which were all approved in the end. However, the developer never placed the sidewalks that were set as a condition, and they never connected anything to the schools. Also, the sewage system has had major issues, for which DR Horton was supposed to have fixed before building their houses. However, they "patched it" and never came back to fix it. Where is the accountability for follow up when you approve certain developments with conditions and yet the developers ignore them? Who is responsible for handing out permits when these conditions have not been met?

--

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

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

Jessica Nirmaier  
7643 cotton patch rd  
Corryton, TN 37721  
(Less than 1 mile from proposed development)  
865-566-8162

--

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

**2 attachments**



image0.jpeg  
864K

2-SI-07-C.pdf  
1579K



September 26, 2018

**By Certified Mail, Return Receipt Requested**

Dear [REDACTED]

Congratulations again on your decision to purchase a new home in Edwards Place Subdivision! All of us at D.R. Horton, Inc. are excited that you chose us to build your new home and we are dedicated to ensuring that the entire purchase experience exceeds your expectations.

After construction began on your new home, we unexpectedly discovered that portions of the sewer system installed by the developers of the subdivision are inadequate and that additional underground pumping stations must be installed. We have implemented a temporary work-around so that we can continue building your home and are currently negotiating to acquire rights to install the required underground pumping stations.

Our objective is to complete the required improvements to the sewer system prior to your anticipated closing date. However, understand that we are relying on third parties to cooperate with our efforts and are unable to predict the completion date with certainty. If we are unable to complete the required improvements by your anticipated closing date, we will be extending your closing pursuant to your Home Purchase Agreement.

Please contact us at 843-267-6446 if you have any questions or concerns. We are happy to discuss this matter further at your convenience and will keep you informed.

Sincerely,

A handwritten signature in blue ink that reads "John Caprio".

John Caprio  
D.R. Horton, Inc.

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SI-07-C **AGENDA ITEM #:** 15  
 2-K-07-UR **AGENDA DATE:** 4/12/2007

POSTPONEMENT(S): 2/8/2007-3/8/2007

▶ **SUBDIVISION:** EDWARDS PLACE

▶ **APPLICANT/DEVELOPER:** MICHAEL C. RHODES, LLC

OWNER(S): MICHAEL C. RHODES

TAX IDENTIFICATION: 21 PART OF 002

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Thompson School Rd., southeast of Karnes Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 54 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Residence & vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.

▶ **NUMBER OF LOTS:** 187

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 10'-14' of pavement width within a 12' wide right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 103' to 100' at sta 0+65 of Road A

**STAFF RECOMMENDATION:**

▶ **DENY** variance 1 because the requested variance can be easily brought into conformance with the requirements

**APPROVE** the concept plan subject to 16 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Correct the vertical curve to meet the requirements as noted in variance request #1.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Provision of a 70' wide stream buffer along Beaver Creek (35' either side of the center of the creek)
6. Provide concrete piping under Road G to carry the Beaver Creek flow

7. Provide traffic calming as may be required by the Knox county Dept. of engineering and Public Works
8. Provide Minimum Floor Elevations (MFE) for each lot along Beaver Creek or as may be required by the Knox County Engineer
9. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.
10. Prior to final plat approval, the applicant shall work with Knox County Schools Administration regarding the provision of a sidewalk to connect this development with the newly constructed Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.
11. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox county Dept. of Engineering and Public Works
12. Creating a pavement taper along the frontage of lot 126 to align with the pavement along the Road A frontage of lot 121
13. Review and approval of the Road E eyebrow design by the Knox County Dept. of Engineering and Public Works.
14. Extending the boulevard section on Road A to Road B
15. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
16. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 187 detached residential dwellings on individual lots subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses
3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek.
4. Extend the proposed sidewalk network to connect Twin Oaks Ln.
5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

**COMMENTS:**

The applicant is proposing to subdivide this 54 acre site into 187 lots. The site was rezoned in January 2007 to PR (Planned Residential) at up to 4 dwellings per acre. The site has rolling topography and it is traversed by the upper reaches of Beaver Creek. A stream buffer will be required along the creek as it crosses this site. A common area containing 1.63 acres will be set aside for use by the residents. Since the project will contain more than 150 detached dwellings, it has been the practice of MPC to require recreational amenities within the development. This improved amenity area which will be reviewed and approved by MPC staff when the applicant finalizes the plans. Sidewalks are proposed throughout the development. All sidewalk construction will be required to comply with the Americans with Disabilities Act. The site adjoins the campus of the newly constructed Gibbs Elementary School. Staff will require the developer to work Knox County Schools to make a pedestrian connection between this site and the school. The Knox County Greenways Plan calls for a greenway in the general area that will eventually become part of a larger Beaver Creek Greenway. Staff will require this applicant to work with the county greenway coordinator to determine if the greenway should traverse this site. If needed, the developer has expressed a willingness to consider granting the needed easements.

This is a large subdivision that will be accessed from one location on to Thompson School Rd. It has been the practice of MPC to require multiple entrance points, if possible, to sites that will contain 150 or more lots. The site abuts Twin Oak Ln. which was looked at for a second access point. The right-of-way of Twin Oak Ln. is only 12' wide. The existing paved surface varies in width from 9' to 14'. In order to function as a secondary access point, staff would want the road to be a minimum of 18' wide. This can not be accomplished unless additional right-of-way is secured. It has not been the practice of MPC to require the applicant to purchase private property for right-of-way to provide the second access point.

The required traffic impact study was completed with the single access to Thompson School Rd. taken into consideration. The study identified that under present conditions left turn lanes are needed in E. Emory Rd. at the intersections with Thompson School Rd. and Fairview. Rd. The study actually recommended that Fairview and Thompson School Roads be aligned to create a four-way intersection. Additionally, the traffic study

identified the existing need for a left turn and a right turn lane in Thompson School Rd. at the E. Emory Rd. intersection. MPC has not required a developer to correct an off-site traffic problem unless the traffic from the development can be identified as making the intersection fail. Staff recognizes that traffic at the identified intersections on E. Emory Rd. is bad. We believe that the needed improvements should be the responsibility of Knox County and the State of Tennessee.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.47 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary School, Holston Middle School and Gibbs High School.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

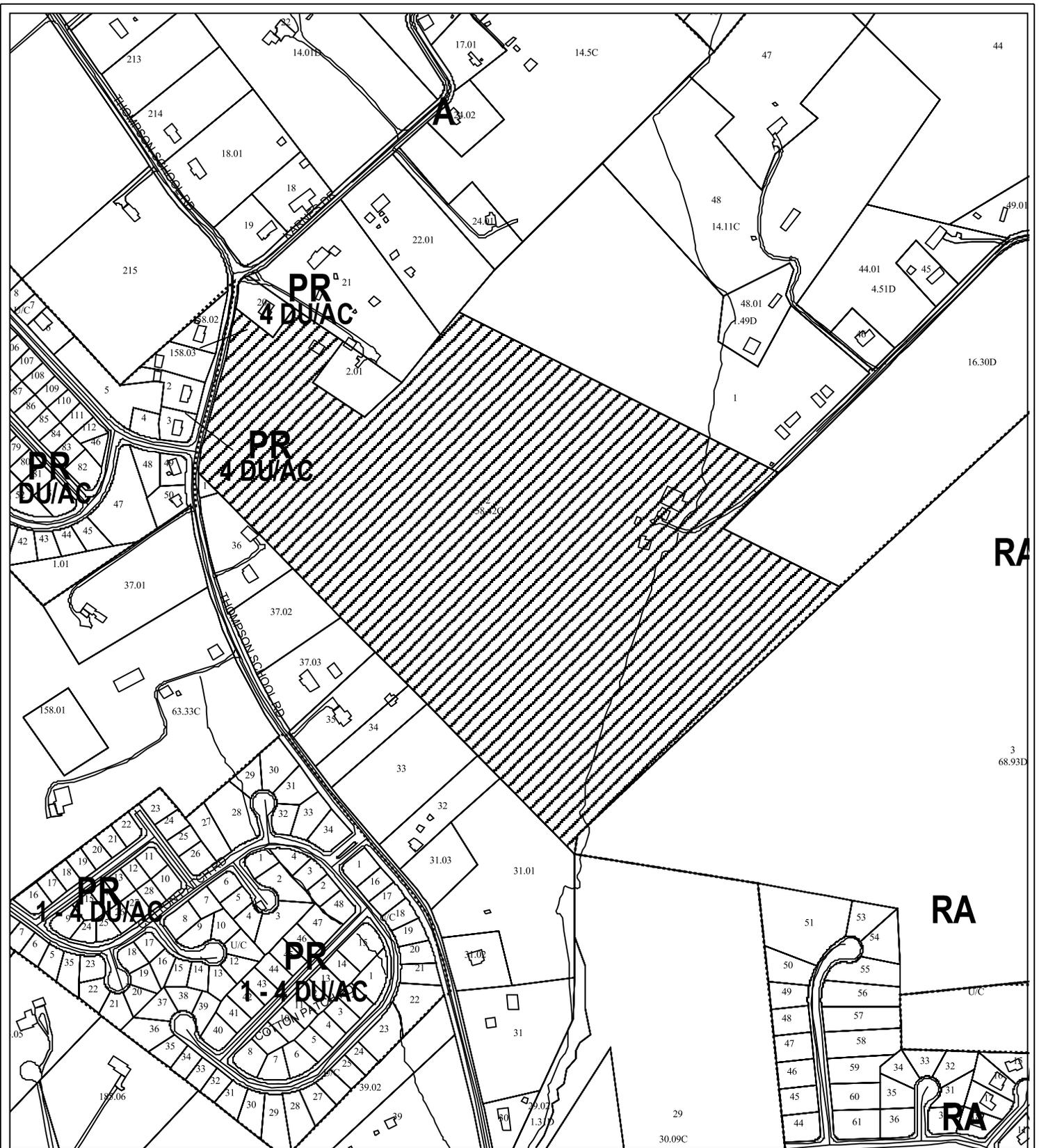
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.47 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.47 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**2-SI-07-C/2-K-07-UR  
CONCEPT PLAN/USE ON REVIEW**

 Detached residential development in PR (Planned Residential) pending

Original Print Date: 01/22/07      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner:    Edwards Place  
                     Michael C. Rhodes, LLC

Map No:        21

Jurisdiction:   County





**GENERAL NOTES:**

1. THIS PLAN IS THE PROPERTY OF U.O.R. INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION OF THE LOT, TRACT OR PARCEL AS SHOWN ON THIS PLAN. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF U.O.R. INC.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

**LEGEND:**

- 1. 12" X 12" CONC. PAVEMENT
- 2. 6" X 6" CONC. PAVEMENT
- 3. 4" X 4" CONC. PAVEMENT
- 4. 2" X 2" CONC. PAVEMENT
- 5. 1" X 1" CONC. PAVEMENT
- 6. 1/2" X 1/2" CONC. PAVEMENT
- 7. 1/4" X 1/4" CONC. PAVEMENT
- 8. 1/8" X 1/8" CONC. PAVEMENT
- 9. 1/16" X 1/16" CONC. PAVEMENT
- 10. 1/32" X 1/32" CONC. PAVEMENT
- 11. 1/64" X 1/64" CONC. PAVEMENT
- 12. 1/128" X 1/128" CONC. PAVEMENT
- 13. 1/256" X 1/256" CONC. PAVEMENT
- 14. 1/512" X 1/512" CONC. PAVEMENT
- 15. 1/1024" X 1/1024" CONC. PAVEMENT
- 16. 1/2048" X 1/2048" CONC. PAVEMENT
- 17. 1/4096" X 1/4096" CONC. PAVEMENT
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April 4, 2007

Mr. Mark Donaldson  
Executive Director  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place – Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

This information is a follow-up to the postponement that was provided last month on the referenced agenda item. Adjacent property owners and community residents would like to provide additional comments regarding opposition to the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community.

As a quick recap, I have met with the proposing developer, Michael Rhodes, and the property owner(s) to discuss community interests and options. The primary topics of discussion were the potential for reworking the development plan, and to include improvements to Twin Oaks Lane which would provide a secondary access to the site. While Mr. Rhodes has not expressed interest in changing his current development plan, he has expressed a willingness to meet with others to discuss the potential for cost sharing of the needed improvements to Twin Oaks Lane. These improvements will also be necessary to provide a safe walkway from the development to the Gibbs Elementary, Gibbs High School, and Gibbs Ruritan Park areas.

Developer Victor Jernigan is now in the process of negotiating with Twin Oak Lane property owner(s) with the intent to acquire/develop property on Tazewell Pike/Twin Oaks Lane that is also adjacent to the Edwards property. Mr. Jernigan has also expressed a willingness to discuss the options and potential cost sharing of Twin Oak Lane improvements.

I believe that we are now positioned to work toward achieving the community plan as presented in the Northeast County Sector Plan (NCSP), but need more time to have meaningful dialogue about the plans and the options. It is important to note that during my discussions with Mr. Rhodes, he shared that he had not seen the vision for the community as outlined in the NCSP.

The development opportunity afforded by this property is unique for the Gibbs Community and Harbison Crossroads area due to its size, location, and proximity to the elementary school, high school, ruritan park, and Tazewell Pike – Emory Road intersection. This property will be integral in working towards the vision as outlined in the NCSP. For your convenience, I am including the relevant sections taken from the NCSP that specifically address the documented Knox County vision for this area.

As you can see from the NCSP excerpts below, this area was designated a Special Development Opportunity Area with a recommendation that a village center concept be implemented. With a well thought-out plan, this property could contribute greatly to the vision, and also provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Ruritan Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan.

To quote another section of the NCSP, “new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live”. We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. Encouraging development that utilizes more open space will also effectively minimize some of the traffic volume and safety concerns associated with this CP/UoR. Based on data from the TDOT, the intersection of Thompson School Road and Emory has an accident occurrence rate that is 11 times greater than the State of Tennessee average for a state high-way.

I also attended the “Plain Talk on Quality Growth” conference last Friday and was encouraged that the Knoxville/Knox County area is now taking steps to address both the short-term and long-term issues that surface in such a growing area. During the opening keynote address by Mr. Daniel Williams, a graphic of a compact development was used and he commented that a husband was going to “run out to get an aspirin, and would be back in a couple of hours” after making his way thru a maze of houses, roads, and traffic, all caused by ineffective planning. I believe the current development use proposed for this property reflects a similar, inefficient design, and is exactly what we should not be allowing to occur.

Based on guidelines presented at the conference, we also need to be considering the impact of issues associated with re-development costs after 30 to 40 years have elapsed and an ineffective development needs to be reclaimed to achieve community goals. I believe that missed opportunity today, will have a detrimental, long-term impact to the Gibbs Community, and ask that you not allow this to happen. We need to pause for a moment and work to achieve the goals that are already in place.

In closing, while we have made progress over the past month, the community would like to have more time to collaborate with the developers and work toward the vision as presented in the NCSP. Upon further review, we believe that you will also agree that the proposed development use does not align with the vision and several key principles outlined in the NCSP, and as such deserves additional time to allow a more comprehensive plan to be designed.

Respectfully submitted,

Mike Ward  
Spokesperson  
Thompson School Road and Gibbs Community Residents

Excerpts below were taken directly from the **Northeast County Sector Plan** and are specific to the Gibbs Community. Key points have been underlined for emphasis.

## **Special Development Opportunity Areas**

### **Tazewell Pike: Future School Sites**

The civic components of a village center should be created at Harbisons Crossroads. (definition of village center provided below)

Traditional Neighborhood Development style should be considered for residential land around school sites. Sidewalks should be built in all new subdivisions approved around both of the future school sites in anticipation of the parental responsibility zone. (see definition provided below)

Safe pedestrian connections need to be identified from the new Gibbs Elementary site to the High School complex. Refuge islands should be included as part of the planned improvements to the intersection of Emory Road and Tazewell Pike. A branch library on Tazewell Pike in the Gibbs community will serve the growing population and add to the mix of community services in the area. Opportunities for park and recreation facilities to compliment the school grounds exist and should be pursued before the land becomes developed.

Civic components including a new school, branch library and recreation facilities should be created, with safe pedestrian connections linking all sites.

### **NCSP Excerpts - Land Use and Development Concepts**

Development is encouraged to concentrate where services can be efficiently provided. Land-consuming sprawl and scattered, 'leap frog' type developments are discouraged. Over time, the urban service area should be extended to allow for efficient patterns of development. Based on the recently updated General Plan and numerous public meetings throughout the sector, types of development to be encouraged are described on the following page.

#### **Village Center**

Neighborhoods are created around a village center so people can walk to centrally located schools, public space and shops. Public buildings are prominent, fostering civic pride. Public open spaces provide areas for athletics, play and community events. Apartments, townhouses and offices are located near the center, providing customers for the retail space and a transition to less intense housing.

#### **Traditional Neighborhood Developments**

New development in these areas should follow the principles of traditional neighborhoods – wide sidewalks and narrow, tree-lined streets, front porches and rear garages, central squares and shopping districts. These neighborhoods are community- and people-oriented. The architecture of traditional rural buildings provides a possible theme,

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We the undersigned residents of the Gibbs Community do hereby oppose the Concept Plan\Use on Review of Michael Rhodes for development of the James Edwards property located on Thompson School Road, and recognize Mike Ward as spokesperson. We also express support for community participation in collaborative development planning.

Signature	Printed Name	Street Address	Email	Phone
	DON L. DAVIS	7717 THOMPSON SCHOOL RD		688-1218
Lisa U. Davis	Lisa U. Davis	7717 Thompson School Road		688-1218
Mildred M. Hester	Mildred M. Hester	7612 Thompson School Rd.		687-4478
D.C. Thomas	D.C. THOMAS	57911 Thompson School Rd		687-7669
Bobbie Thomas	Bobbie Thomas	7911 Thompson School Rd.		687-7669
Grace Browning	GRACE BROWNING	7912 THOMPSON SCH RD		687-3156
Jack Browning	JACK BROWNING	7912 THOMPSON SCH RD		687-3156
Keith Buckner	Keith Buckner	8106 Thompson School Rd.		688-5048
Kathy Buckner	KATHY BUCKNER	8106 THOMPSON SCHOOL		688-5048
Maetha Buckner	Maetha Buckner	7924 Williams Ln		687-6226
Kim Karnes	Kim Karnes	7702 Karnes Rd		688-1481
Mark Karnes	Mark Karnes	7702 Karnes Rd.		688-1481
Kelli Ward	Kelli Ward	7431 Thompson School		688-8182
Barbara Inklebarger	BARBARA INKLEBARGER	7431 FAIRVIEW RD		688-7161
Jeff Inklebarger	Jeff Inklebarger	7712 Thompson School RD		688-4691
Connie Inklebarger	Connie Inklebarger	7712 Thompson School Rd.		688-4691
John Inklebarger	John Inklebarger	7431 Fairview		688-7161

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Jim R. Humphrey</i>	James R. Humphrey	8205 Thompson School Rd Corry Tenn 37724		688-8055
2	<i>Brenda Humphrey</i>	Brenda Humphrey	11		688-8055
3	<i>Jim Humphrey</i>	Jim Humphrey	11		688-8055
4	<i>Mike Godfrey</i>	Kristi Godfrey	756 Thompson Sch. Rd. Corry Tenn 37724		688-8055
5	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
6	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
7	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
8	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
9	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
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14	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
15	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
16	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055
17	<i>Pat Allison</i>	Patricia Allison	7405 Ridge Haven Ct. Corry Tenn 37724		688-8055

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Robby Cardwell</i>	Robby Cardwell	742 Whitestars Dr. 37918		688-8476
2	<i>J M R</i>	STEVEN BORDEN	8212 POINT VIEW LN 37721		687-8520
3	<i>Pat Borden</i>	Kristi Borden	8212 Point View Ln 37721		687-8520
4	<i>David Wortham</i>	DAVID WORTHAM	7808 GIBBS RD 37721		688 219-8355
5	<i>Teresa Fancher</i>	Teresa Fancher	7705 Thompson School 37721		687-8511
6	<i>K. Scott Fancher</i>	K. Scott Fancher	7705 Thompson School 37721		687-8511
7	<i>Michele Brewer</i>	Michele Brewer	7566 Taverney Cr 37916		926-0018
8	<i>Pat Borden</i>	PAT BORDEN	6300 Maloneyville 37701		688-3218
9	<i>Andy Williams</i>	Andy Williams	7411 Crossbow Ln 37721		281-2897
10	<i>Jane Ailor</i>	Jane Ailor	7743 Andersonville Pl.		922-2683
11	<i>Katherine Howard</i>	KATHERINE HOWARD	1406 Peach Lodge Lane		689-4122
12	<i>Judy Rucker</i>	Judy Rucker	7521 Thompson School Rd		681-7536
13	<i>Gay G. Rucker</i>	Gay G. Rucker	7521 Thompson School Rd		687-7536
14	<i>Kellie D. Ward</i>	Kellie D. Ward	7484 Ravencrest Ln 37721		689-6871
	<i>Mary Hankins</i>	Mary Hankins	9139 Tazewell Pl. 37721		687-1127
	<i>John M. Blankenship</i>	John M. Blankenship	7026 East Fanny Rd 37721		688-0368
	<i>Jay W. Blankenship</i>	Jay W. Blankenship	7026 Emory Road 37721		688-0368

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>R.D. Bridges</i>	R.D. BRIDGES	7614 KARNES RD.		281-9621
2	<i>Michelle Syrd</i>	Michelle Syrd	7615 Karnes Rd	hsfarms@aol.com	281-9590
3	<i>Keith Byrd</i>	Keith Byrd	7615 Karnes Rd.	"	"
4	<i>David Mallicote</i>	David Mallicote	7601 Karnes rd		865-688-9768
5	<i>Kristi Mallicote</i>	Kristi Mallicote	7601 Karnes Rd		"
6	<i>Maire Bridges</i>	Maire Bridges	7614 Karnes Rd	krischie@ourhc.net	"
7	<i>Kelly R. Brannan</i>	Kelly R. Brannan	7614 Karnes Rd.		281-9621
8	<i>Taylor Costello</i>	Taylor Costello	7714 Karnes Rd		281-91021
9	<i>Thomas R Brannan</i>	Thomas R Brannan	7614 Karnes Rd		237-5682
10	<i>Ginger Harris</i>	Ginger Harris	7624 Karnes Rd.		281-9621
11	<i>Shannon Letts</i>	Shannon Letts	7614 Karnes Rd		689-7083
12	<i>Martha O'mary</i>	Martha O'mary	7614 Karnes Rd		281-9621
13	<i>Denise Brudley</i>	Denise Brudley	7809 Barker Rd.		281-9621
14	<i>LeAnn Wright</i>	LeAnn Wright	515 Monday Rd	denise@fairviewbaptist.com	748-9940
15	<i>Carol Elias</i>	Carol Elias	7523 Homestead Dr		992-3956
16	<i>Mike Ward</i>	Mike Ward	7626 Thompson School Rd		922-2027
17					688-8182

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Andy Bridges</i>	Andy Bridges	7710 Karnes Ad.		219-8920
2	<i>Mandy Rouse</i>	Mandy Rouse	7722 Karnes Rd.		382-5488
3	<i>Lisa Booher</i>	Lisa Booher	7716 Karnes Rd.		219-8920
4	<i>Rory Karnes</i>	Rory Karnes	7710 Karnes Rd.		687-4893
5	<i>Darin Beebe</i>	Darin Beebe	7612 Clapps Chapel Rd		219-989
6	<i>Boyer T Cuybell</i>	Boyer T Cuybell	6024 Madlin Hts Rd		219-4897
7	<i>PAT WORTHAM</i>	PAT WORTHAM	7807 Abbs Road		687-8520
8	<i>JOE KNIGHTON</i>	JOE KNIGHTON	7609 Rustic Lanes		922-1594
9	<i>Melanie Porter</i>	Melanie Porter	6043 East Emory Dr.		922-3210
10	<i>GAILEN PORTER</i>	GAILEN PORTER	6043 East Emory Dr		254-5600
11	<i>Mette Porter</i>	Mette Porter	6043 Emory Rd		922-3210
12	<i>Aaron Porter</i>	Aaron Porter	6643 Emory Rd		922-3210
13	<i>Spencer Porter</i>	Spencer Porter	6643 East Emory Rd		922-3210
14					

**PETITION to Knoxville/Knox County MPC Regarding Opposition to  
Edwards Place Concept Plan 2-SI-07-C and Use on Review 2-K-07-UR  
for development on Thompson School Road as presented by Michael C. Rhodes, LLC**

We the undersigned residents of the Gibbs Community do hereby oppose the Concept Plan\Use on Review of Michael Rhodes for development of the James Edwards property located on Thompson School Road, and recognize Mike Ward as spokesperson. We also express support for community participation in collaborative development planning.

#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Dale H. Walker</i>	Dale H. Walker	8200 Irwin Road Corydon, TN		687-8209
2	<i>Janice L. Walker</i>	Janice L. Walker	8200 Irwin Road, Corydon, TN		687-8209
3	<i>Robert Walker</i>	HERBERT WALKER	8112 IRWIN RD. CORRYDON, TN		687-0349
4	<i>Margaret Walker</i>	MARGARET WALKER	8112 IRWIN RD. CORRYDON, TN		687-0349
5	<i>Shelley J. Walker</i>	Shelley J. Walker	7600 Wood Rd Corydon, TN		687-9317
6	<i>Patrick Pollock</i>	Patrick Pollock	7652 Wood Rd. Corydon, TN		281-2178
7	<i>Denise Pollock</i>	Denise Pollock	7652 Wood Rd Corydon, TN		281-2178
8	<i>Gerry Williams</i>	Gerry Williams	6201 Rutherford Way Corydon		687-1029
9	<i>Nancy Irwin</i>	Nancy Irwin	8501 Restful Way Corydon TN		281-0776
10	<i>Nivi Weaver</i>	Nivi Weaver	6650 Grace Nicely		687-4965
11	<i>Keith Weaver</i>	Keith Weaver	6650 Grace Nicely		687-4965
12	<i>Jeanie Haley</i>	Jeanie Haley	6635 Grace Nicely		686-1679
13	<i>Song Haley</i>	Song Haley	6635 Grace Nicely		686-1679
14	<i>Amy Mitchell</i>	Amy Mitchell	6109 Ricky Allen Rd Corydon		281-0246
15	<i>Linda Nordmoe</i>	LINDA NORDMOE	1815 Fair Dr. Knoxville, TN (Contact 645.5.5.5)		689-5381
16	<i>Angela Clark</i>	Angela Clark	5833 Whisper Wood Rd		915-2609
17	<i>Chris Jones</i>	Chris Jones	6410 Orchard Creek Ln		689-2713

**PETITION to Knoxville/Knox County MPC Regarding Opposition to  
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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Jay Ordlin</i>	JAY WIDNER	7700 Nicholas Dr		688-3756
2	<i>Sara Widner</i>	SARA WIDNER	7700 Thompson School		688-3756
3	<i>Charles W. Widner</i>	Charles W. Widner	<del>7700 Thompson School</del>		<del>688-3756</del>
4	<i>Todd Beeler</i>	Todd Beeler	369 Emory Rd		933-7754
5	<i>Bill Wainwright</i>	Bill Wainwright	7807 Guess Roads		688-4579
6	<i>Kevin Davis</i>	Kevin Davis	8403 Tobie Tindell Lane		688-5928
7	<i>Tim Pratt</i>	Tim Pratt	174 Highlands Pkwy Rd.		826-5266
8	<i>Bryan W. Wright</i>	Bryan W. Wright	515 Monday Rd		982-3956
9	<i>Edward Davis</i>	Edward Davis	9008 Bazzow Rd		687-6469
10	<i>Bud Muller</i>	Bud Muller	6640 East Emory Rd		922-8427
11	<i>Wayne Davis</i>	Wayne Davis	7624 Grantmont Blvd.		688-7168
12	<i>Missy Beeler</i>	Missy Beeler	369 Emory		933-7754
13	<i>Tracy McClapp</i>	Tracy A. Clapp	7620 Emory Rd. 37721		688-1571
14					

**PETITION to Knoxville/Knox County MPC Regarding Opposition to  
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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Cecilia Rivers</i>	Cecilia Rivers	employee Gibbs Elementary		698-9130
2	<i>Thomas Kerns</i>	Thomas Kerns	1020 Buckthorn DR		687-8482
3	<i>Brad Conley</i>	Brad Conley	4912 Circle Rd Corrigan		932-0789
4	<i>Mike Asquith</i>	Mike Asquith	2500 Craghead Lane		577-0749
5	<i>Kim Jenkins</i>	Kim Jenkins	7707 Carpenter Rd		938-5480
6	<i>Todd Clark</i>	Todd Clark	5833 Whisperwood Road		925-2609
7	<i>Debbie Martin</i>	Debbie Martin	7419 Ridge House Court		689-8037
8	<i>Pam Parker</i>	Pam Parker	8109 Jazwell Mike		689-6526
9	<i>Lisa Thomas</i>	Lisa Thomas	employee at Gibbs High		380-3372
10	<i>STAN DIXON</i>	STAN DIXON	KNOX COUNTY EMP.		482-8692
11	<i>Kimberly Heath</i>	Kimberly Heath	5812 Whisperwood Rd.		856-4312
12	<i>Cynthia G. Hudson</i>	Cynthia G. Hudson	5301 Shipe Rd.		933-6290
13	<i>Harriet Jenkins</i>	Harriet Jenkins	9208 Heiskell Rd		947-5438
14	<i>Linda Francis</i>	Linda Francis	213 Smoky Mount employee of Gibbs High		573-3324
15					
16					
17					

**PETITION to Knoxville/Knox County MPC Regarding Opposition to  
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We the undersigned residents of the Gibbs Community do hereby oppose the Concept Plan\Use on Review of Michael Rhodes for development of the James Edwards property located on Thompson School Road, and recognize Mike Ward as spokesperson. We also express support for community participation in collaborative development planning.

#	Signature	Printed Name	Street Address	Email	Phone
1	Ray Karnes	RAY KARNES	7117 Kanner Road		688-2818
2	Bonnie Mitchell	BONNIE MITCHELL	7914 BARKER RD.		689-2798
3	Tim Mitchell	TIM MITCHELL	7914 BARKER RD		740-6313
4	Jennifer Hassell	Jennifer Hassell	14517 Inverrary Circle		925-2706
5	Berlinde Stockdale	Berlinde Stockdale	6507 Glorious Ln		686-9055
6	Johnny Johnson	JOHNNY JOHNSON	6828 Beeler Rd		922-2681
7	Georgia Johnson	GEORGIA JOHNSON	6828 Beeler Rd		921-2682
8	John A. Johnson	John A. Johnson	6826 Beeler Rd.		922-0559
9	Vanessa Johnson	Vanessa Johnson	6826 Beeler Rd.		922-0559
10	Mae Major	Mae Major	6742 Beeler rd.		922-7809
11	Larry Bayless	Larry Bayless	6840 Beeler Rd.		922-9027
12	Linda Bayless	LINDA BAYLESS	" "		922-9027
13	Rick Ellis	RICK ELLIS	1323 Homestead Dr		922-2077
14	Carol Ellis	CAROL ELLIS	" "		922-2077
15	Carl Sweet	CARL SWEAT	6532 Vestine Dr		686-7972
	Susan Pratt	Susan Pratt	174 Highland Springs Rd.		828-5266
	Lisa Edens	LISA EDENS	7604 Pellham Rd		922-5825
	Connie Penland	Connie Penland	8908 Clement Rd		687-5512
	Julie Bond	Julie Bond	7930 Bonuff Rd.		687-3386
	Mary Knighton	MARY KNIGHTON	7609 Rustic Rd		922-1594



## **Agenda Item #15: Opposition to Edwards Place Concept Plan 2-SI-07-C for development on Thompson School Road**

### **Introduction**

- Mike Ward – 688-8182, 7626 Thompson School Road, Corryton, TN 37721
- Spokesperson for Gibbs Community, some present, 150+ names on petitions
- 50 years in community, Deacon at Fairview Baptist Church
- Technical Professional, Computer Science Degree from UT in 1981
- Employment: 19 years computer consultant with SAIC, 4 years CIO for Covenant Health

### **Overview of Gibbs Community Development Goals**

1. Increase citizen participation and cooperation in community development planning
2. Balance development and community concerns - Minimize sprawl and leapfrog type development
3. Encourage quality community growth – provide varied housing price point options to allow residents to develop/maintain relationships with ability to mature/transition within the community
4. Safe neighborhood access – limit traffic growth
5. Maintain area's natural beauty while also maintaining neighborhood character and integrity - increase greenway efforts – realize Beaver Creek Greenway plan from NCSP
6. Responsible community development/growth that is environmentally responsible – maintain integrity of the creeks, springs, watershed
7. Strive to attain documented vision as expressed in the NCSP

### **Quick Assessment**

1. Concept plan as presented is not in best interest of community
2. Only 1 access point that feeds small roads leading to Lazewell Pike, Emory Road
3. Safety is already beyond hazardous – see TDOT safety calculations
4. Neighborhood character at critical point of deterioration - housing is stacked and does not effectively allow for open space
5. Does not achieve principles established in Northeast County Sector Plan
6. We are counting on the MPC to help us maintain the integrity of our community while also improving quality of our neighborhood
7. Community recommends that the Concept Plan be rejected
8. Community would like to participate in development discussion/planning sessions

TENNESSEE DEPARTMENT OF TRANSPORTATION  
 SURVEY & DESIGN DEPARTMENT  
 KNOXVILLE



Date: 3/7/2007  
 Calc by: Nathan Vetter  
 Location: SR 151 at Hartview and Thompson School Pkds  
 Knox County

\*\*\*\* ACCIDENT RATES  
(Intersection)

**DATA:** Period of study: 1/1/2005 to 8/31/2006  
 Number of accidents: 34 (A)  
 Number of days in study: 1321 (I)  
 IMC date:  
 Entering volume: 11770 (C)  
 Day of week:  
 Type of highway: 2-Lane  
 Statewide average accident rate: 0.2 (Ra) from Table I.  
 Day of week factor: (Fd) from Table II  
 24 hour expansion factor: (Fp) from Table III

**24 HOUR TOTAL ENTERING VOLUME:**  $(C) * (Fd) * (Fp) = (SV)$   
 $(11770) * (1) * (1) = 11770000 (SV)$

**EXPOSURE:**  
 $(T) * (SV) = (1321) * (11770) = 15548170 (E)$

**EXPOSURE RATE:**  $(E) / (1000000) = (15548170) / (1000000) = 15.548 (M)$

**ACTUAL ACCIDENT RATE (Ri):**  
 $(A) * 1000000 / (I) * (SV) = (34) * 1000000 / (1321) * (11770) = 2.1868 (R)$

**CRITICAL ACCIDENT RATE (Rc):**  $Ra + K(Ra/M)^{1/2} + (1/2M) =$

**CONFIDENCE LEVEL (%)**  
99.0

$(0.2) + (2.327) * (0.2 / 15.548)^{1/2} + (1/2(15.548)) = 0.496 (Rc)$

**SUMMARY:**

Actual Accident Rate	:	2.187 Acc/MV	*
Statewide Average Accident Rate:	:	0.200 Acc/MV	
Critical Accident Rate	:	0.496 Acc/MV	
Qualifies for Safety Funding:	:	YES	

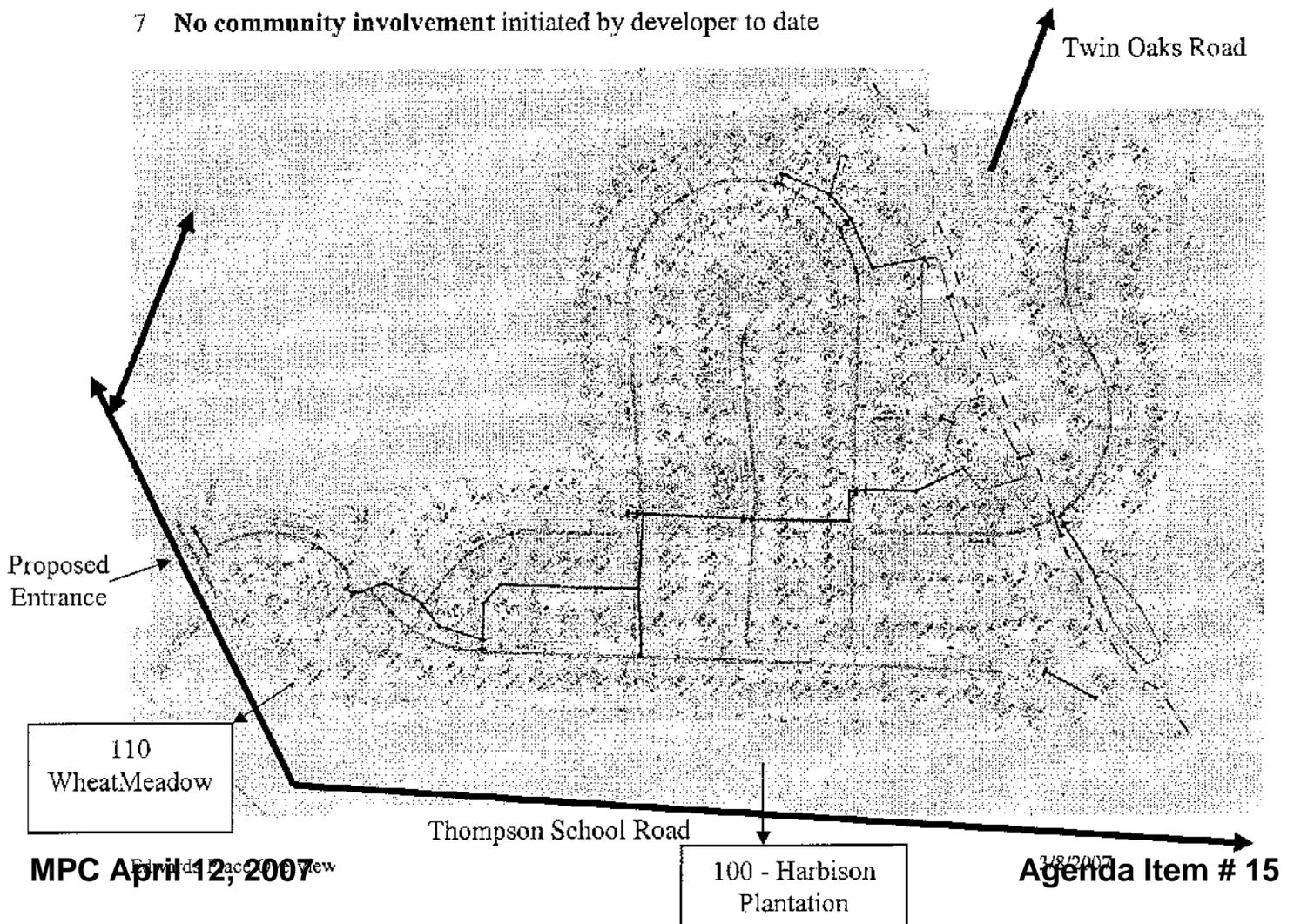
11 TIMES HIGHER THAN STATE AVG (THA ONLY)

**SEVERITY INDEX (SI):**  
 $SI = (No. of Fatal Accidents) + (No. of Injury Accidents) / (Total Number of Accidents)$   
 $SI = (0) + (34) / (34) = 1.0$

SEVERITY INDEX = 0.324  
 RATIO: R/Rc = 4.408

## Overview of Gibbs Community Concept Plan Opposition to Edwards Place

- 1 **Too Many** - The number of houses planned (187) leaves no room for open space and exceeds generally accepted MPC standards for a single entrance (150) Owners keeping 7 acre buffer. Available acreage = 51 = 3.6 du/ac
- 2 **Too small** - Smaller lot sizes (60 - 70 wide X 100 - 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road.
- 3 **No Variety** - Thompson School Road would have 400 similar houses within a one quarter mile span. Community needs more housing to attract upper-middle, support maturing.
- 4 **Safety Risk** - With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow Accident rate is already > 11 times higher than state average (THP only). TIS-Traffic Impact Study is incomplete and misleading based on info from TDOT, and didn't address impact of S/D plan. Peak hours should be 6:30 to 8:30 - allow for commute time.
- 5 **Limited Investment in Quality**
  - o An additional access point to the property is available via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road. Opportunity to negotiate with owners.
  - o Larger common area(s) needed, need to encourage more open space
- 6 **Watershed Protection** - This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan
- 7 **No community involvement** initiated by developer to date



## **Overview of Gibbs Community Opposition to Edwards Place Concept Plan**

### **Community Goals**

- Increase citizen participation and cooperation in community development planning
- Balance development and community concerns
- Encourage quality growth – provide varied housing options for resident transition within the community
- Safe neighborhood access
- Maintain area's natural beauty while also maintaining neighborhood character and integrity - increase greenway efforts
- Minimize sprawl and leapfrog type development
- Responsible community development/growth that includes environmentally responsible development
- Strive to attain documented vision as expressed in the NCSP

### **Development Plan Concerns/Issues**

- The number of houses planned (187) exceeds generally accepted MPC standards for a single entrance (150)
- Smaller lot sizes (60 - 70 wide X 100 – 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road
- Thompson School Road would have 400 similar houses within a one quarter mile span
- An additional access point to the property is available via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road
- With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow
- This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan
- No community involvement initiated by developer to date
- Larger common area(s) needed

March 5, 2007

Mr. Mark Donaldson  
Executive Director  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place – Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

Adjacent property owners and community residents would like to provide comments regarding the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community. Upon review of commissioner mission/position statements provided on the MPC web site, we were pleased to see that the typical interest of each commissioner is to gain community participation in the planning process to insure that well-planned, community minded, quality developments occur.

The development opportunity afforded by this property is unique for the Gibbs Community due to its size, location, and proximity to the elementary school, high school, rural park, and (if rumors are true) a potential future middle school. This referenced property has all the valued assets (tree covered ridges, pristine streams, woodlands, and prime farmland) mentioned in the Northeast County Sector Plan (NCSP) as well as unique environmental and scenic qualities that are also recommended for protection and conservation. We believe this is a critical time for broader community involvement with strategic planning, collaboration, and coordination to maximize the impact that more effective development of this property could have for the Gibbs community.

We have several concerns regarding the proposed CP/UoR and would prefer to see development that builds more toward the vision as presented in the NCSP. Given the MPC Staff's recommendation to approve the plan subject to several conditions, it seems their perspective is that the proposed plan is consistent with the NCSP. However, the community impression is that while the plan may be somewhat consistent with the "letter" of the NCSP, we do not believe that it complies with the "intent" of the NCSP.

To quote a section of the NCSP, "new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live". We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. With a well thought-out plan, this property could provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Rural Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan.

While we are not opposed to growth, the current CP/UoR plan does not sufficiently balance housing density with more desirable neighborhood qualities. The community is very interested in a higher quality development to provide opportunities for residents to stay within the community as they "move up" with regards to lot size, housing size, housing quality, and neighborhood amenities. The projected lot sizes range from 60 to 70 feet wide, by 100 to 125 feet deep which are similar to existing developments in the area and not in line with community impressions of quality minded, community oriented growth. Encouraging development that is less dense and offers more open space would be more appealing to prospective residents while also effectively minimizing some of the traffic volume and safety concerns associated with this CP/UoR.

Currently, Karns Road serves as a primary alternate route to/from Gibbs Schools as traffic avoids the Emory Road – Tazewell Pike intersection. Without access from Twin Oaks Road, the traffic stress will increase on Karns Road during peak hours. Karns Road is not developed enough to safely handle the higher traffic volume as there are two tight ninety degree curves with one being a blind curve. The single proposed entrance is approximately 300 feet from Karns Road which will further increase use of Karns Road as an alternate route. Clearly, the increase in traffic from a higher density development will further stress the infrastructure and increase safety risks on an already over-crowded road. A long term planning focus will allow development of a plan that will meet community goals and reduce infrastructure stress while also addressing needed access and traffic planning options.

I have also attempted contact with local State of Tennessee planning staff to determine whether plans exist (or have been considered) to address the traffic control issues as presented in the respective traffic impact study. I will provide an update if available at the MPC meeting on Thursday.

In summary, the community would like to work with the MPC to outline development options that might tie the development to the Gibbs Ruritan Park, the new Gibbs elementary school, and the Gibbs High School which would also make progress toward the goals/guidelines as presented in the NCSP. Upon further review, we believe that you will also agree that the presented CP/UoR does not align with the vision and several key principles outlined in the NCSP, and as such, does not deserve approval at this time.

The community requests that the MPC deny the current CP/UoR, and seeks to have planning sessions established to engage the residents in working towards refinement of a vision for Gibbs that will enable a comprehensive community development plan to be created that is more reflective of the vision presented in the NCSP.

Respectfully submitted,



Mike Ward  
Spokesperson  
Thompson School Road and Gibbs Community Residents



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

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**[Planning Commission Comment] 6-A-20-UR**

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**Robert Butler** <Cowboyslawncares@hotmail.com>  
Reply-To: cowboyslawncares@hotmail.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Sat, May 23, 2020 at 11:51 AM

Hello,

I am a resident of Edwards Place Subdivision and have a great deal of concern about the proposal of an apartment complex going in right behind our subdivision. The idea of having an entrance for an apartment complex having to through a subdivision is insane. We have families with kids that play outside so safety would be an issue. Along with there already being a blindspot leaving Longshanks Rd going to Edwards Place Blvd. There has already been complaints and I could not imagine if there was more traffic due to adding this apartment complex.

Our community does not have the means for an apartment complex. (Such as, public transportaon, sidewalks, and close jobs/stores.) The roads in our community are mostly small and cannot handle the traffic that would come along with this. It would also be very dangerous if some did not have transportaon and walked to get places as we don't have sidewalks.

Another concern would be the overcrowding of the Gibbs Schools. At which are already crowded and have a high teacher/student rao. In turn w ould affect all students at the Gibbs Schools. This would put such a strain on the schools here.

Lastly, I personally moved to the Gibbs community to get away from the city traffics and crowds. If this is approved our community will be changed from the peaceful country living and it just will not be "Gibbs" anymore. Many people move here for that reason. The country seng w ould no longer exist with larger apartment buildings. Sadly, a lot of people will want to move if this happens. I would be one of those.

Robert Butler

[Quoted text hidden]



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

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**[Planning Commission Comment] 6-A-20-UR**


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**'Richard Thompson' via Commission** <commission@knoxplanning.org>

Sat, May 23, 2020 at 8:36 AM

Reply-To: thompsonsgroup.sfg@yahoo.com

To: commission@knoxplanning.org

Hey guys!

see forwarded info below (from the young lady I spoke with earlier today, Misty Richards, a resident in Edwards Place)... please read from the bottom up to see correspondence for nearly 2 years these folks have had with the county.

~ Krystal

.....

Begin forwarded message:

**From:** Misty Richards <misty.m.richards@gmail.com>  
**Date:** May 22, 2020 at 8:37:36 PM EDT  
**To:** kbgibson2004@yahoo.com  
**Subject:** Fwd: Edwards Place subdivision - road conditions concern

Thank you for stopping by our street in Edwards Place today. It was nice to talk with you and to know we have others in the community supporting us in opposition of the proposed apartment building. I am including below the e-mails I have exchanged with Knox County Engineering/Public Works since July 11, 2019 when I first reached out to them for assistance in our deplorable street conditions.

I also attached the flyer I made based on information provided on the North East Knox Planning Advocates' website.

And here's the letter DR Horton sent us in Sept 2018 about the problem with sewer system. We were never informed if the sewer system was actually permanently fixed.

This is the information on the lawsuit that dates back to October 2018 which I think involves the sewer problems. I just can't access the court documents to know what they say.

I will be happy to help in any way I can.

Thank you,  
 Misty Richards (Matt/Misty next door to Chuck/Misty).

.....

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

**From:** Misty Richards <misty.m.richards@gmail.com>  
**Date:** Wed, Feb 26, 2020 at 9:13 AM  
**Subject:** Re: [External]Re: [External]Edwards Place subdivision - road conditions concern  
**To:** Frankie Ramos <Frankie.Ramos@knoxcounty.org>  
**Cc:** Steve Elliott <Steve.Elliott@knoxcounty.org>, Jim Snowden <Jim.Snowden@knoxcounty.org>, Sandi Prichard <Sandi.Prichard@knoxcounty.org>

Thank you all for your quick responses and for keeping the ball rolling on this. It is much appreciated!

Misty Richards

\*\*\*\*\*

On Feb 25, 2020, at 3:59 PM, Frankie Ramos <[Frankie.Ramos@knoxcounty.org](mailto:Frankie.Ramos@knoxcounty.org)> wrote:

I will keep everyone in the loop. I met with Bobby Greene yesterday at Edwards Place. In his opinion the most economical way to repair the road is to dig up the failed sections, remediate the subgrade, and then reconstruct the road. He in the processes of looking into what the cost of full depth per reclamation for this project contract just to verify.

**Frankie Ramos**

Construction Inspector

Construction Services

Office: [865-215-5308](tel:865-215-5308)

205 W Baxter Ave

Knoxville, TN 37917

\*\*\*\*\*

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**From:** Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>

**Sent:** Tuesday, February 25, 2020 11:56 AM

**To:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>; Frankie Ramos <[Frankie.Ramos@knoxcounty.org](mailto:Frankie.Ramos@knoxcounty.org)>; Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>

**Cc:** Sandi Prichard <[Sandi.Prichard@knoxcounty.org](mailto:Sandi.Prichard@knoxcounty.org)>

**Subject:** RE: [External]Re: [External]Edwards Place subdivision - road conditions concern

Jim

I asked Booby to look at and advice but I think FDR is the best option.

**Steve Elliott**

Director of Development Services

Knox County Construction Services

Office: [865-215-5869](tel:865-215-5869)

205 West Baxter Avenue

Knoxville, TN 37917

\*\*\*\*\*

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**From:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>

**Sent:** Tuesday, February 25, 2020 10:36 AM

**To:** Frankie Ramos <[Frankie.Ramos@knoxcounty.org](mailto:Frankie.Ramos@knoxcounty.org)>; Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>; Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>

**Cc:** Sandi Prichard <[Sandi.Prichard@knoxcounty.org](mailto:Sandi.Prichard@knoxcounty.org)>

**Subject:** RE: [External]Re: [External]Edwards Place subdivision - road conditions concern

Thanks Frankie,

Can you please update this email group as the bond is surrendered. In addition, are we thinking about using FDR in this location?

**Jim Snowden, P.E.**

Senior Director

Engineering and Public Works

Office: 865-215-5808

205 West Baxter Avenue

Knoxville, TN 37917

.....

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**From:** Frankie Ramos <[Frankie.Ramos@knoxcounty.org](mailto:Frankie.Ramos@knoxcounty.org)>  
**Sent:** Saturday, February 22, 2020 6:00 PM  
**To:** Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>; Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>  
**Cc:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>; Sandi Prichard <[Sandi.Prichard@knoxcounty.org](mailto:Sandi.Prichard@knoxcounty.org)>  
**Subject:** Re: [External]Re: [External]Edwards Place subdivision - road conditions concern

Hello,

Peoples Bank will be relinquishing the road bond by the renewal date of May 29th. The bank has provided written notice and our bond coordinator and law department has notified of this.

Frankie Ramos

Construction Inspector

Construction Services

.....

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**From:** Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>  
**Sent:** Saturday, February 22, 2020 4:53:05 PM  
**To:** Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>  
**Cc:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>; Sandi Prichard <[Sandi.Prichard@knoxcounty.org](mailto:Sandi.Prichard@knoxcounty.org)>; Frankie Ramos <[Frankie.Ramos@knoxcounty.org](mailto:Frankie.Ramos@knoxcounty.org)>  
**Subject:** Re: [External]Re: [External]Edwards Place subdivision - road conditions concern

Misty

We have notified the bank that we intend to take the bond and they have agreed to give us the funds but we haven't received them yet.

Frankie have we had an update from the bank on when we will receive the funds?

**Steve Elliott**  
Development Services Director  
Construction Services  
Office: 865-215-5869  
205 W Baxter Ave  
Knoxville, TN 37917

\*\*\*\*\*

On Feb 22, 2020, at 4:19 PM, Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)> wrote:

Hi Mr. Elliott,

It's been four months now since I last checked in with you on an update for our street in Edwards Place in Corryton. I am hoping that the County has taken possession of the bond by now and that our road will finally be paved this Spring. I would appreciate an update when you have time.

Thank you for your work to resolve this for our neighborhood.

Misty Richards

Sent from my iPhone

On Oct 15, 2019, at 2:12 PM, Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)> wrote:

We are still working with the bank to resolve the issues. We have advised them that we will be taking the bond if they do not perform.

Steve Elliott

Construction Services Manager

Knox County Construction Services

Office: 865-215-5869

205 West Baxter Avenue

Knoxville, TN 37917

\*\*\*\*\*

-----Original Message-----

From: Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>

Sent: Tuesday, October 15, 2019 12:10 PM

To: Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>

Cc: Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>

Subject: [External]Re: [External]Re: [External]Edwards Place subdivision - road conditions concern

Mr. Elliott,

Have there been any new developments with the roadway issues in Edwards Place since last month?

Thank you,

Misty Richards

\*\*\*\*\*

On Sep 10, 2019, at 2:53 PM, Steve Elliott  
<[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)> wrote:

Misty

We did get the owner to put up some silt fence and to stabilize some of the disturbed areas with seed and mulch but have not made much progress on the road repairs. I am on vacation next week but have instructed my inspector for the area to set up a meeting with the bank when I get back to discuss how they intend to proceed. If they are not going to perform the repairs Knox County will begin the process of taking the surety and do the repairs ourselves.

.....

-----Original Message-----

From: Misty Richards <[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>

Sent: Tuesday, September 10, 2019 11:22 AM

To: Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>

Cc: Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>

Subject: [External]Re: [External]Edwards Place subdivision - road conditions concern

Mr. Snowden,

Thank you for taking the time to review my concerns in Edwards Place subdivision. We have not noticed any changes since the county's visit to our neighborhood and it has been two months. Do you have any updates?

The DR Horton builders are now non-responsive.

Thank you,

Misty Richards

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On Jul 11, 2019, at 8:21 PM, Jim Snowden  
<[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>  
wrote:

Misty,

Thank you for the email, I'm sorry to hear of the issues you've experienced with DR Horton. We inspected the site today and informed the contractor to clean the street of any mud and install controls to minimize further sediment release. In addition, we hold a bond for the street construction and will not release this surety until the areas mentioned have been repaired to our satisfaction.

I'll ask the Construction Supervisor contact DR Horton regarding a schedule for these street repairs and share this information with you. Please let me know if we can be of assistance in the future.

Jim Snowden, P.E.

Senior Director

Knox County and Public Works

205 West Baxter Avenue

Knoxville, TN 37917

P.(865) 215-5800

F.(865) 215-5810

.....

-----Original Message-----

From: Misty Richards  
<[misty.m.richards@gmail.com](mailto:misty.m.richards@gmail.com)>

Sent: Thursday, July 11, 2019 10:39 AM

To: Jim Snowden  
<[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>

Subject: [External]Edwards Place  
subdivision - road conditions concern

Mr. Snowden,

I am a homeowner in Edwards Place  
subdivision in Corryton and am hoping you  
can assist my neighbors and I with concerns  
about the condition of our road, Forest  
Willow Lane.

DR Horton, which is a company that builds  
homes nationwide, finished up the second  
phase of homes in Edwards Place months  
ago and has left us homeowners with a  
deplorable, unsafe roadway and sidewalks.

The roadway is a perfect example of our  
overall terrible experience with DR Horton as  
builders. Several neighbors and myself  
highly regret choosing to purchase DR  
Horton homes, due to the extremely poor  
workmanship and the problems caused by  
it. Please request for your home inspectors  
to keep this in mind when approving  
inspection work in the other neighborhoods  
around Knox County that DR Horton is  
constructing.

As for our roadway, the photos I am  
including can speak for themselves. I am

also concerned that environmental requirements are being violated due to muddy water runoff into storm drains from an area where a silt fence has been down for months.

I appreciate your time and any assistance you or your staff can provide.

Thank you,

Misty Richards

7134 Forest Willow Lane

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



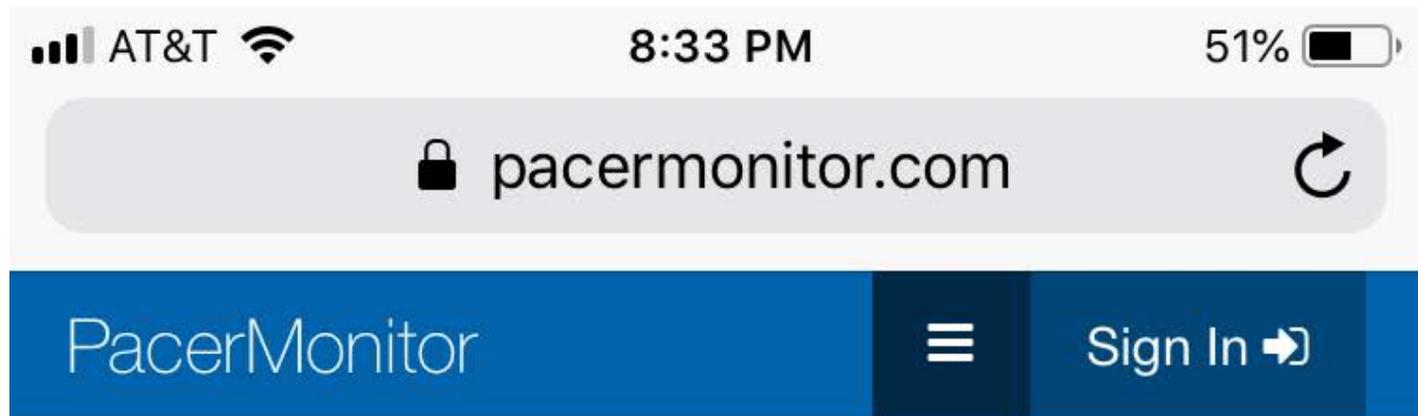
Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] 6-A-20-UR**

'Richard Thompson' via Commission <commission@knoxplanning.org>  
Reply-To: thompsonsgroup.sfg@yahoo.com  
To: commission@knoxplanning.org

Sat, May 23, 2020 at 11:04 AM

To coincide with previous email



# D.R. Horton, Inc. v. Edwards Place Development, LLC et al (JRG2)

## Tennessee Eastern District Court

<b>Judge:</b>	J Ronnie Greer
<b>Referred:</b>	H Bruce Guyton
<b>Case #:</b>	3:18-cv-00456
<b>Nature of Suit</b>	190 Contract - Other Contract
<b>Cause</b>	28:1330 Breach of Contract
<b>Case Filed:</b>	Oct 19, 2018

Docket

Parties (9)

Docket last updated: 05/22/2020 6:01 AM EDT

Friday, May 15, 2020

61



2 pgs

notice

Notice (Other)

Fri 05/15 10:09 AM

NOTICE by D.R. Horton, Inc. Joint Mediation Notice  
(Nower, Mindy)



Adam & Jess  
Allegiant Financial  
865-661-2317  
865-566-8162

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



September 26, 2018

**By Certified Mail, Return Receipt Requested**

Misty Richards  
6109 Evening Star Ln  
KNOXVILLE, TN, 37918

Re: 7134 Forest Willow Lane

Dear Misty and Matthew:

Congratulations again on your decision to purchase a new home in Edwards Place Subdivision! All of us at D.R. Horton, Inc. are excited that you chose us to build your new home and we are dedicated to ensuring that the entire purchase experience exceeds your expectations.

After construction began on your new home, we unexpectedly discovered that portions of the sewer system installed by the developers of the subdivision are inadequate and that additional underground pumping stations must be installed. We have implemented a temporary work-around so that we can continue building your home and are currently negotiating to acquire rights to install the required underground pumping stations.

Our objective is to complete the required improvements to the sewer system prior to your anticipated closing date. However, understand that we are relying on third parties to cooperate with our efforts and are unable to predict the completion date with certainty. If we are unable to complete the required improvements by your anticipated closing date, we will be extending your closing pursuant to your Home Purchase Agreement.

Please contact us at 843-267-6446 if you have any questions or concerns. We are happy to discuss this matter further at your convenience and will keep you informed.

Sincerely,

A handwritten signature in blue ink that reads "John Caprio".

John Caprio  
D.R. Horton, Inc.



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] 6-A-20-UR**

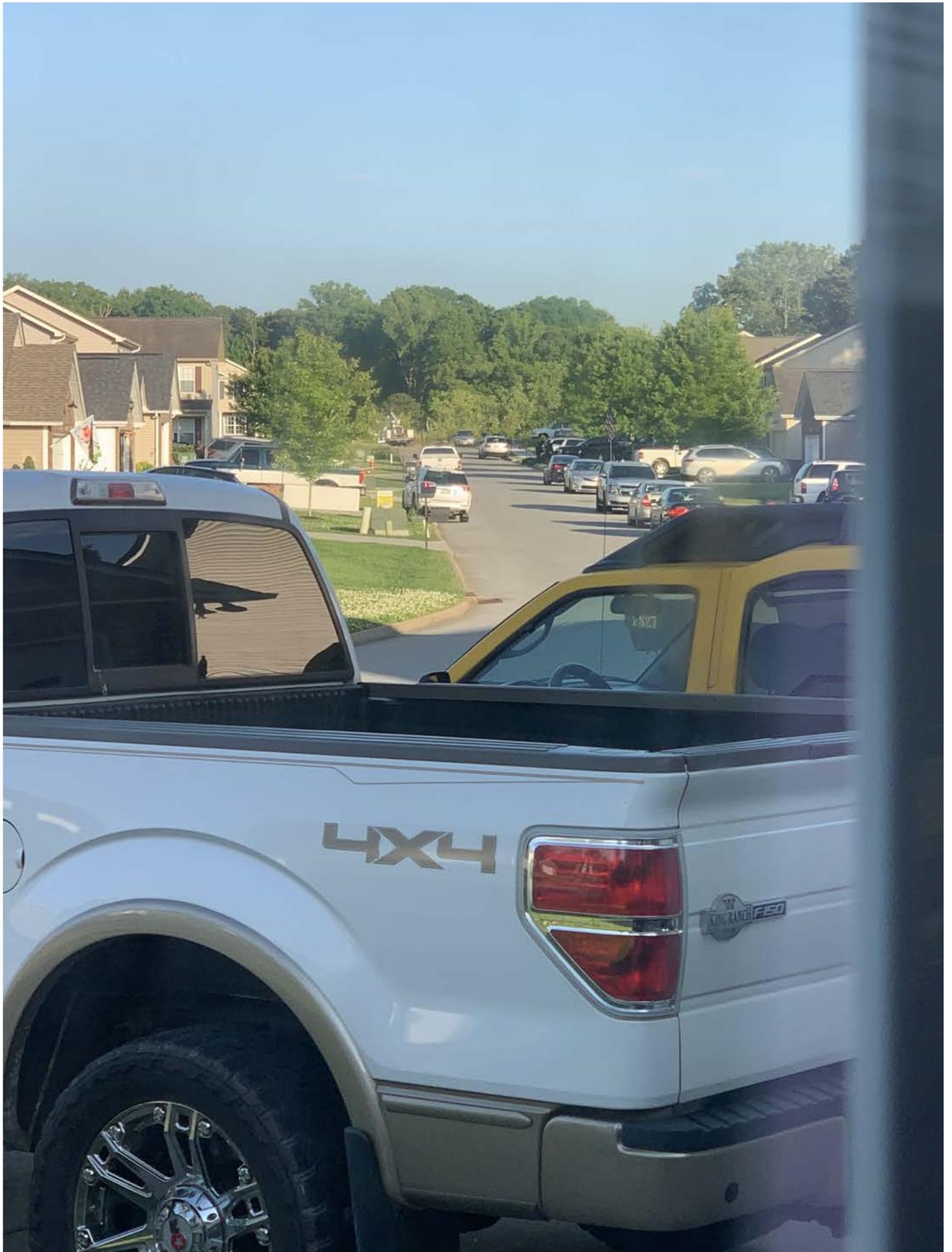
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**Chris Taylor** <ctwhs2007@gmail.com>

Sat, May 23, 2020 at 7:42 PM

Reply-To: ctwhs2007@gmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>



This is an image looking from my house towards the cul de sac that will turn in the proposed 80 unit apartment complex. You can count 10 vehicles that are parked in the road. This is going to turn into a dangerous situation when you add the

increased traffic flow of the 100-120 extra vehicles that will be occupying these roads with the addition of this senseless apartment complex.

Edward Place Blvd is going to turn into a drag strip of vehicles flying up and down this road. In about 20 mins or so when the sun continues to set you will start to see the countless families and young children that live in this subdivision come out and walk the streets and enjoy our neighborhood. You can all but kiss that good bye if you do not stop this development.

Another concern is where are all of these people going to work. The majority of the jobs in this county reside downtown or out west. It makes no sense to add this large of an apartment complex in this part of the county when the majority are going to be going out west for work. Build this in bearden, karns or even Powell closer to interstate 75 would make more sense.

I ask each of you that get this email to do everything that you can to stop this development from happening. My family and I love this small community that we call home and we are willing to do anything I save it. All of you have a responsibility to do what is in the best interest of the citizens of this county and your district. By stopping this development your and doing what is best for the citizens of this community.

Thank you,  
Chris Taylor

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



Dori Caron <dori.caron@knoxplanning.org>

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## [Planning Commission Comment] agenda item 6-A-20-UR

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**Phillip Graves** <pgraves06@hotmail.com>

Sun, May 24, 2020 at 8:35 PM

Reply-To: pgraves06@hotmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "john.sexton@knoxcounty.org" <john.sexton@knoxcounty.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Good evening commissioners.

In general, I will say again that I am not opposed to development, but I am opposed to this ad hoc approval process that allows as many housing units as possible to be placed in this area without any regard to the character of this rural community and the congestion that will soon become a major safety & infrastructure concern.

In specific, I am opposed to the apartments proposed to be attached to Edward's Place Subdivision. From what I have seen, the roads within the subdivision are inadequate for added traffic, and the feeder roads (Karnes & Barker) are definitely not prepared to handle additional traffic. Please postpone any additional developments until a plan can be put in place for the entire area and traffic calming measures are put in place on the feeder roads.

Thank you for your consideration.

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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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**[Planning Commission Comment] Item 6-A-20-UR**

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**Priscilla Cupp** <cuppphotography@att.net>

Sat, May 23, 2020 at 6:17 PM

Reply-To: cuppphotography@att.net

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

Cc: "county.mayor@knoxcounty.org" &lt;county.mayor@knoxcounty.org&gt;, "richie.beeler@knoxcounty.org" &lt;richie.beeler@knoxcounty.org&gt;

In all honesty, the MPC is making poorly informed decisions when it comes to expanding the Corryton Community. The traffic is so terrible that both my daughter and father-in-law's vehicles were totaled within the past five months at the Tazewell Pike/Fairview Rd intersection. There are way too many wrecks at this intersection because people are coming from Emory Road and Tazewell Pike on their way to town and hitting people as they pull out onto Tazewell Pike or cross Fairview Road. I know of another person who got hit in the side at that same intersection last weekend. The wrecks there are unbelievable and are continuously increasing. I live within half a mile of this intersection and see firsthand how dangerous the roads are getting because of the increase of traffic. Something has to be done to the roads before adding hundreds of new residents to the already dangerous traffic situation. Roads need to be rerouted and lanes need to be increased. Adding one red light on Emory Road at Thompson School Road is a far cry from solving the problems out here which the MPC is creating.

The Thompson School Road development and Apartment complex approved recently by the MPC will be adding to the dangers of the Tazewell Pike/Fairview Road intersection as every single person who drives to Knoxville from there will be going through this intersection. There is no other way to Knoxville unless people go a long route around, and people will not be willing to do that. There are very few jobs in Corryton, so the residents must go towards Knoxville in their daily commutes. Please stop putting the current residents in danger, as well as, the residents to be, who've you've just allowed to come into this very dangerous situation.

Respectfully,

Priscilla Cupp  
7416 Maverick Lane  
Corryton, TN 37721  
(865)919-7727

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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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**[Planning Commission Comment] Fwd: 6-A120-UR**

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**Amy Bray** <amyrbay@gmail.com>  
Reply-To: amyrbay@gmail.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Sat, May 23, 2020 at 11:30 PM

Resending to the corrected email Address. Please see the below email.

Amy Bray

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

From: **Amy Bray** <amyrbay@gmail.com>  
Date: Sat, May 23, 2020 at 7:09 PM  
Subject: 6-A120-UR  
To: [commissioner@knoxplanning.org](mailto:commissioner@knoxplanning.org) <[commissioner@knoxplanning.org](mailto:commissioner@knoxplanning.org)>  
CC: [county.mayor@knoxcounty.org](mailto:county.mayor@knoxcounty.org) <[county.mayor@knoxcounty.org](mailto:county.mayor@knoxcounty.org)>, [richie.beeler@knoxcounty.org](mailto:richie.beeler@knoxcounty.org)  
<[richie.beeler@knoxcounty.org](mailto:richie.beeler@knoxcounty.org)>

Dear Commissioner,

I understand that there is a proposed plan to develop an apartment complex at the end of our subdivision with the entrance being off my street on Edwards Place.

When my husband and I moved from Powell to Corryton in 2015 one of the things we were looking to get away from was a highly populated and heavily trafficked area. We loved the quiet country setting this neighborhood brought.

Developing an 80 unit apartment complex here would take that away from us and potentially add an additional 80-160 more cars traveling up and down our street daily. Our neighborhood is packed full of young families with small children riding their bikes and playing outside as young kids should be able to do. I believe adding this increase of traffic would compromise the safety of the children in this entire subdivision.

There are cars parked all over the street on Edwards Place daily. I have attached a few pictures of what my street looked like today. Can you imagine the safety hazard it would cause to increase the traffic on this already packed street?

I just can't think of one positive thing this will bring to our community. No one who moves into a quiet, family oriented subdivision in a rural area would want an apartment complex to be developed inside their subdivision.

Commissioner, my entire life was turned upside down last July when I was diagnosed with Cancer. The last thing I want to have to endure as I go through treatment is to try and stop the growth of the tumors in my body is the stress of selling our house and buying somewhere else. However, if this apartment complex is approved my family will have no choice but to try and sell and relocate immediately because I truly believe this will impact the value of our home drastically and the tranquility and safety we feel in our home will be gone.

I ask you to please put yourself in our shoes. Please consider how you would feel if this were your home or your children or grandchildren's lives being affected? Please think about how you would feel if you were newly married and starting a family and this proposed plan was dropped on you like a bomb and you knew everything you had worked so hard to build for your family was at risk of being lost? How would you feel Commissioner if you were facing what the families in Edwards Place are facing right now?

I pray that you will take all of this into consideration before allowing this development to take place in our subdivision.

Sincerely,

Amy Bray  
[7803 Edwards Place Blvd](#)





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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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**[Planning Commission Comment] ITEM 6-A-20-UR.**

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**SCOBIE BRANSON** <scbccb@comcast.net>

Mon, May 25, 2020 at 12:58 PM

Reply-To: scbccb@comcast.net

To: commission@knoxplanning.org

Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

Dear Commissioners,

We are Gibbs residents writing you regarding the proposal to build apartments behind Edwards Place Subdivision, using Edwards Place' entrance.

We believe you may be aware of ongoing issues in Edwards Place regarding the sewer system and problems Edwards Place residents have had with their builder. Construction of the magnitude of this apartment complex should not be approved until the underlying problems in Edwards Place--sewage and street conditions--have been satisfactorily resolved.

Furthermore, Edwards Place residents purchased homes in a single-family subdivision intending to raise their families in a peaceful community where their children could play in the streets. While growth is welcome to Gibbs, building an apartment complex behind an existing subdivision that requires every resident, guest, employee, delivery driver and repair worker associated with that complex to first drive through Edwards Place is a betrayal of the taxpayers who currently own homes in Edwards Place.

Therefore, we respectfully request that you do not approve Item 6-A-20-UR.

Thank you,

Scobie C. Branson, Sr. and Catherine C. Branson  
7721 Clapps Chapel Rd.  
Corryton, TN 37721  
865-687-7035

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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] 6-A-20-UR

1 message

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jonishel <jonishel@comcast.net>

Fri, May 22, 2020 at 11:48 AM

Reply-To: jonishel@comcast.net

To: commission@knoxplanning.org

Cc: county.mayor@knoxcounty.org, richie.beeler@knoxcounty.org

This email is regarding the proposed plan of an apartment complex attached to the back of Edwards Place Subdivision in Corryton Tennessee.

As a resident of the subdivision, I have several concerns. As a parent I am alarmed by the proposal.

We are a small neighborhood that does not allow for that type of traffic. The subdivision is congested as is. A one entrance proposal is also asinine.

We are former residents of the city and moved to the county to live in a small, quiet and safe community. We live in phase 1 of the subdivision and were originally promised a club house, pool, walking trail to the school and a playground. Due to several land owners, developers and bankruptcies those plans fell through. The new proposal is the furthest thing from what we told would be provided in this neighborhood.

Another concern is our schools. All three schools are currently at capacity. This addition will put further strain on gibbs schools.

I ask that you think about your personal residence. Would you allow what you are proposing for our neighborhood to be in yours? If your property value would be negatively affected by a proposal such as this, would you be concerned? If your children could not safely play due to overwhelming traffic in the streets, would you move forward with this addition?

We are asking that this be stopped. That we can continue to live in the neighborhood and small community we chose. Adding an apartment complex attached to a single residence subdivision will cause more traffic, safety issues, overcrowded schools and a decrease in property value.

We appreciate you taking the current residence of this neighborhood and communities concerns into consideration. As will we definitely take our voice to the election polls if ours is not heard considering this matter.

Thank you

Joni Wood

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5/22/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6-A-20-UR

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] Comments re: 6-A-20-UR & 6-SA-20-C**

1 message

**Robert Lebbby** <rlebbby2346@gmail.com>

Thu, May 21, 2020 at 11:20 PM

Reply-To: rlebbby2346@gmail.com

To: commission@knoxplanning.org

Cc: mayor@knoxplanning.org, richie.beeler@knoxcounty.org

Knoxville-Knox County Planning Commission  
City-County Building  
400 Main Street, Suite 403  
[Knoxville, Tn 37902](#)

RE: Case 6-A-20-UR and 6-SA-20-C

Dear Commissioners,

I am writing to express my views on the proposed apartment complex in Corryton, between Edwards Place subdivision and Gibbs Middle School.

I have been a resident of Knox County for more than 31 years. Six years ago, I bought a house in the Edwards Place neighborhood. I enjoy living here, but I fear what will happen if the plans for these apartments are allowed to proceed at the proposed location. I understand growth and change are to be expected, even embraced, but not all growth and change are for the better. There are several points I would like to make about why this is not a good fit for this area at this time.

I understand that a proposed entrance and exit for these apartments would be using Edwards Place Boulevard. My children are grown and have their own families now, but the first and most important thing to me is the safety of the residents and children of this neighborhood. As you can imagine, there are many younger children that live here. They play everywhere within this subdivision, including the streets, chasing balls and each other, riding bikes, skateboards, and the like. They rarely, if ever, stop to look both ways as they run between two cars into the street. Sadly, not everyone drives at a safe speed for these potential situations. These apartments would make that situation even worse.

I measured the road to be less than 27 feet wide. Quite often, there are cars parked across from each other on both sides of the road leaving just enough room for a single car to pass

through at a me. I have waited on numerous occasions for one car to come through before I could proceed. Adding 80 apartments and 100-150 or more cars, not counting visitors, that would pass by in front of our homes every day, creates an untenable and very dangerous situation for the families, children and homeowners that are already invested and living here.

Another major concern is a potential negative effect on our property values. I understand that it is debatable whether the proposed apartments would have a negative effect on property values, but I would not want to discover one day that my house had lost even a fraction of the gains that have been realized in the years that I have been here. As for most people, a home is a major investment and needs to be actively protected.

A further point that I would like to make concerns the increased traffic and vehicular noise in the area. When work first began on the road project to align Thompson School and Fairview Roads, I had to go to Tazewell Pike each morning via Karnes and Irwin Drive. This put me out on Tazewell Pike above all three schools. I was absolutely astounded by the traffic and congestion I encountered and time spent in traffic during the road closure. The additional traffic created by the apartment complex and the proposed single family project (6-SA-20-C) would compound that problem exponentially.

Even if plans are already in the works for additional highway construction in Corryton, specifically widening Tazewell Pike and East Emory Road, it would be years before any improvements would or could be realized. It would make more sense to build the roads and improve the infrastructure before allowing significant increases in the population that would be dependent on it.

As an aside, I lived in the Atlanta area for a number of years and, while it is on a much larger scale, I have seen the effects and consequences of growth outpacing the creation of infrastructure to handle it. I am attaching three pictures to this email that I believe will show the inability of Edwards Place Boulevard to handle the increase in traffic, congestion, and safety hazards to families and children.

I am trusting the members of the planning commission to make the right decision for this time and to keep Edwards Place and Corryton a safe, quiet, and wonderful place to live.

Sincerely,

Robert Lebby, III  
7718 Longshanks Road  
Corryton, TN 37721

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Rob Lebby  
865.803.3715

World Vision Child Ambassador  
**Change a life. Sponsor a child today.**  
<https://cause.worldvision.org/316014203>

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

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**3 attachments**



**20200521\_193252.jpg**  
2179K



**20200521\_193359.jpg**  
2610K



**20200516\_103546.jpg**  
3103K









Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Subject: 6-A-20-UR

1 message

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**Pam Cobb** <pamcobb34@gmail.com>

Thu, May 21, 2020 at 3:26 PM

Reply-To: pamcobb34@gmail.com

To: commission@knoxplanning.org

Cc: richie.beeler@knoxcounty.org, county.mayor@knoxcounty.org

Sent from my iPhone

RE: 6-A-20-UR

Please accept this e-mail as my opposition to the proposed apartment complex at the southeast terminus of Edwards Place Boulevard (6-A-20-UR) in Knox County. As a resident of Plainview, I will be impacted by a large increase of traffic on Tazewell Pike (Harbison Crossroads) in an already heavily congested area including the school zone every morning and during the evening on the drive home from work, two heavily visited convenient/gas stations, and several access points including the current subdivisions along Emory Road all with little or no sidewalk.

Tazewell Pike and Emory Road already have numerous wrecks, which often results in the entire roadway being closed. I have also noticed that the speed limit on Tazewell Pike has been lowered in some locations, that must have something to do with crashes in the area. With all of this, traffic is then forced to seek alternate routes, which are small, curvy county roadways that are very inconvenient and lack sidewalks. With Tazewell Pike and Emory Road both being one lane each direction, the infrastructure cannot handle any additional traffic. In addition, with this development possibly being housed by those that may lack transportation, this will also increase pedestrian traffic on the roadway with not many options for employment in the area or safe walking areas. I cannot express the negative impact of this development on the community.

Please consider addressing the infrastructure needs of Corryton before approval of any additional large developments. Last month, the MPC approved a 216-home

development right across the street from these proposed apartments.

Pamela Cobb

121 Alpine Drive

Corryton, TN 37721

City of Plainview

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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: Edwards Place subdivision. File #6-SA-20-C.

1 message

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**Stephanie Aguilar** <stefchz1122@gmail.com>

Wed, May 20, 2020 at 3:54 PM

Reply-To: stefchz1122@gmail.com

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

Dear Mr. Commissioner,

I am writing you as a concerned resident of Edwards Place subdivision. File #6-SA-20-C.

I am very much in opposition to the proposed apartment complex to be built in the adjoining lot of the subdivision. I am told that there would be 80 units and the entrance will be within our subdivision! As you can imagine with any neighborhood our streets are full of kids playing and riding their bikes. I already do not like that; they cause so much traffic as is. I also fear that with that big of an increase in population the streets would be unsafe. I cannot imagine that anyone within the neighborhood would have ever bought a house in here if we knew apartments would be attached! I sure would not have!! We are all very anxious and cringe at the thought of having to sell our beautiful homes and move away but if this happens it will drastically decrease the value of our homes and leave some people no choice.

I am also concerned about the effects on the entire community. I am told the schools are already near capacity and I wonder how they could manage a drastic increase in enrollment? The increase traffic will also have negative effects throughout the entire area. I ask that you please take all these things into consideration and deny these plans.

Thanks for your consideration,

Stephanie Aguilar

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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] Fw: In favor 6-A-20-UR

1 message

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**'Jeffrey Lenear' via Commission**

<commission@knoxplanning.org>

Reply-To: jmlenear@yahoo.com

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

Wed, May 20, 2020 at 9:26 AM

**Subject:** In favor 6-A-20-UR

Please allow this development to continue, some people in Corryton disguise fear of affordable housing and "poor" people with complaints about traffic. If this was an expansion of the subdivision with the same number of units you would not be receiving any emails. All I ask is that you insure that the developer keeps lease agreements fair and affordable of possible.

Thank you in advance,

J. Michael Lenear

[JMLenear@yahoo.com](mailto:JMLenear@yahoo.com)

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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] proposed apartments in Edwards Place

1 message

**'Rachael Calhoun' via Commission**

Tue, May 19, 2020 at 10:13

&lt;commission@knoxplanning.org&gt;

AM

Reply-To: rachie53189@yahoo.com

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

Dear commission,

I am writing to express my concerns about the proposed plans in Edwards Place submission. It is file #6-SA-20-C. I have lived in this neighborhood for over five years now and absolutely love it. I have seen some changes though with just the adding of the new homes from DR Horton. This has already caused an increase in traffic and people parking on the street has caused a narrowing of the roads making it tough to drive through sometimes. With the addition of even more people due to adding apartments I am afraid that the increase in traffic throughout the neighborhood might cause even more problems. People in Edwards Place like to walk at all times of the day, sometimes even before the sun comes up. The children in this neighborhood also like to play and ride their bikes between houses, and with the added people I am worried about the safety of our children. I am also about to add to my family with my first child and both my husband and I have expressed concern about the new addition. I do not want to be afraid to go out and take my child out in his stroller due to increased traffic and people not driving safely. I really hope that you will take my concerns into account when making your decision on whether to allow these apartments to be added into our neighborhood.

Sincerely,  
Rachael Sanford

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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] 6-A-20-UR (Edward's Place)

1 message

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'Krys' via Commission <commission@knoxplanning.org>

Mon, May 18, 2020 at 4:44 PM

Reply-To: kbgibson2004@yahoo.com

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

Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org"

<richie.beeler@knoxcounty.org>, "northeastknoxplanningadvocates@gmail.com"

<northeastknoxplanningadvocates@gmail.com>

All,

Please see the *attached word document* regarding my concerns in reference to **agenda ITEM: 6-A-20-UR**.

I have also included a few photos highlighting an already existent, traffic-flow problem, within Edward's Place subdivision.

Thank you all so much for your time!

Sincerely,

Krystal Gibson (Corryton-Gibbs community member)

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

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**3 attachments**

**image0.jpeg**  
730K



**image1.jpeg**  
636K

 **NEK Planning - ITEM 6-A-20-UR.docx**  
23K

re: ITEM 6-A-20-UR

Dear Knox County Leadership,

Our community, Corryton, simply cannot handle the current speed relating to growth within our area! Make no mistake, I am absolutely, one-hundred percent, in agreeance for growth within our neighborhood(s); bring it on, and raise the taxes too... (perhaps it would help with the current state of our economy as well as pay raises for your local law enforcement officers), and heck, I can see the bigger picture, I pride myself on being a forward thinker... but I digress!

In 1973, leaders within our national government met to discuss the very same subject matter(s) we have found ourselves debating this present day,

... land use decisions tend to be permanent and thereby limit future options... .. The uses to which our generation puts the land can either expand or severely limit the choices our children will have. With a growing population and, even more importantly, with a population that continues to concentrate in ever greater densities, it is imperative that we make these land use choices wisely. Thus, effective land use policy *should not be looked upon as a matter of stopping decisions or of restricting freedom of choice but rather of assuring that choices are made wisely* [emphasis added]... .. in no area of our life as a people is there a greater opportunity for personal and community responsibility than exists with respect to land use... .. not just ‘*planning*’ or ‘*coordination*,’ or ‘*information gathering*... ..’ *The purpose is to put teeth in the planning process*... .. [emphasis added]. ***Much of our future is now being shaped by land use changes, many of which are virtually irreversible*** [emphasis added] (United States et al, 1973, pp. 242-244).

Growth is fine! Accelerated growth, vacant any mindful consideration(s) concerning the future of our land – absent any intense, careful planning on the forefront – not fine! We are already facing multifaceted obstacles within our area; traffic, the lack of infrastructure, mandates placed on parents and/or guardians due to PRZ restrictions, added commute time to our primary sources of income (i.e. our job), and this is just naming a few. The aforementioned doesn’t even take into account the safety of our children on our already congested streets – walking on state route(s) where sidewalks are not even an option – I’ll spare you any narrative regarding this distressing concern!

A reasonable person certainly understands a *fix* will not be simple; however, it’s now or never. Tough conversations are never fun but doesn't reproach seem a whole lot easier if we at least open up the lines of communication and work together? I certainly think so!

If, for no other convincing reason, consider our children; they, so much more than I, are depending on you! As a community member with a vested interest, I pray our leadership heeds our concerns!

Sincerely,  
Krystal Gibson  
865.919.1022

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United States. Congress. House. Interior and Insular Affairs. (1973). *Land Use Planning Act of 1973: Hearings Before the Subcommittee on the Environment...*, 93-1, March 26 and 27; April 2, 3, and 4, 1973. Retrieved from <https://play.google.com/store/books/details?id=g7d6XLhzb0C&rdid=book-g7d6XLhzb0C&rdot=1>

Forest Willow Lane, any given day.



Edwards Place Blvd on any given day.





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

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**[Planning Commission Comment] 6-A-20-UR**

1 message

**'Candace Gilbert' via Commission**

Mon, May 18, 2020 at 3:43

&lt;commission@knoxplanning.org&gt;

PM

Reply-To: gilbech@icloud.com

To: commission@knoxplanning.org

Cc: mayor@knoxvilletn.org, richie.beeler@knoxcounty.org

Dear Commissioner,

I am writing you with sincere concern and opposition to the proposed apartment complex development off of Edwards Place.

My husband and I purchased our home in April 2018. We wanted a large home in a quiet neighborhood close to our children's school. When we found the listing for our home, we knew it was meant to be. This house ticked every box on our dream list.

We have loved how peaceful this neighborhood is. We have a great group of neighbors with young children. All the children in the neighborhood are safe to play in the streets. Many kids gather and play together. If this apartment complex is developed, the peace and quiet and the safety of our neighborhood will be in jeopardy. This will have the highest negative impact to those of us who live on Lawgiver Rd.

The value of our home has increased rapidly since 2018. I know that having an apartment complex with an entrance just a few feet from our home will do nothing but instantly decrease the potential equity of our home.

We love our home and we want to continue to raise our children here throughout the rest of their school years. We finally feel settled and have the home we prayed for. If this apartment complex is built, we will have no choice but to move.

I don't believe any of us living in Edwards Place would have chosen to live in this neighborhood if we had known that an apartment complex would be built right beside us. Nor do I think we have been ok with the amount of traffic and noise that it would bring.

Please consider the impact that will be felt both physically and financially to the residences of this community. Furthermore, consider the families who call Edwards Place home.

Sincerely,  
Mrs. Gilbert

Sent from my iPhone

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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] Safety Concerns 6-A-20-UR**

1 message

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**'Jerry Martin' via Commission** <commission@knoxplanning.org> Sat, May 16, 2020 at 12:01 PM

Reply-To: jerrybtruckin@yahoo.com

To: commission@knoxplanning.org

Cc: mayor@knoxvillekn.org

To whom it may concern,

My wife Andrea Martin and I ( Jerry Martin) fostered and adopted two children from the state of Tennessee. We lived in South Knoxville. We wanted to move our family to a low density quiet neighborhood with a lot of natural beauty and country feeling so we chose Edwards Place Subdivision in Corryton, Tn 37721. We chose to build the home from DR Horton and paid an HOA fee in this subdivision. We love this area. The whole subdivision is very active with children playing, riding their bikes and staying active in the evenings with family walks. Increasing the residential traffic would absolutely be a safety concern for the families and children. We recently saw a sign posted with plans to build apartment buildings now increasing residential density and would also be concerned for the schools student to children ratio in the area. The roads are narrow and will not accommodate heavy traffic flow. Adding an entrance inside an established subdivision will cause a lot of unnecessary congestion. The entrance to the apartments would be in front of our home. A lot of residents park on the streets in the subdivision this would be a major concern for heavy traffic. We did not build a home in this subdivision expecting apartments to built within the subdivision. We are also very concerned about the equity in the home that we have built for the future of our family. I would hope we would not loose our equity. All of the neighbors in this subdivision I have talked too are very concerned with this plan. Please do not allow this to happen. We petition that you would not allow the approval of 6-SA-20-C & 6-A-20-UR Apartments [7605 Twin Oak Ln 37721](#).

Thank you

Jerry & Andrea Martin

Sent from Yahoo Mail for 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] 6-A-20-UR

1 message

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**Gmail** <amyjane0831@gmail.com>

Fri, May 15, 2020 at 11:27 PM

Reply-To: amyjane0831@gmail.com

To: commission@knoxplanning.org

Cc: mayor@knoxvilletn.org, richi.beeler@knoxcounty.org

To whom it may concern,

I want to express how much I oppose this new development proposal and how extremely concerned I am about the harm it will cause to the Corryton/Gibbs area as a whole!

Traffic. I live off of Karnes Rd, a very small RD, no painted lines and in some spots you have to pull over so other cars can pass, a road that is already heavily traveled especially when school is in. Our roads cannot handle that kind of traffic!

Edwards Place. Already a very crowded, family filled neighborhood. There are children out playing in Edwards place all day long! They feel comfortable and safe! The amount of traffic and people, in and out of that subdivision would be dangerous!

It will kill the property values of the home owners in that subdivision and surrounding ones, including mine!

Schools. The community already had to fight for a middle school due to over crowding and now we are going to overcrowd our schools even more than they already are. How does this seem like the right thing to do?

I feel confident in saying the Gibbs Community doesn't want nor can it handle this type of development!

Thanks,  
Amy Holt

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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] 6-A-20-UR**

1 message

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**Cory Mattas** <cmattas67@gmail.com>

Sat, May 16, 2020 at 12:04 AM

Reply-To: cmattas67@gmail.com

To: commission@knoxplanning.org

Cc: mayor@knoxvillekn.org, richie.beeler@knoxcounty.org

Dear Knox County Planning Commission,

I am contacting you to express my concern with item 6-A-20-UR, the proposed construction of apartment buildings located adjacent to the Edwards Place sub-division in Gibbs.

My family and I recently moved into a house located in the Edwards Place subdivision, and we feel our lives will be impacted greatly if this plan moves forward. Please understand that I personally do not typically feel the need to reach out and have my voice heard about community items such as this, but due to the heavy impact that this plan will have on my neighborhood, I feel obligated to express my concern to you. Please also know that my family and many of my neighbors share the same concerns listed below and do pray you take this as a token of the gravity we feel this will affect us from a community level.

It is with my most serious belief that building apartment complexes within this subdivision will negatively affect this community for these reasons:

1. Traffic will dramatically increase within the subdivision causing unsafe circumstances for children and pedestrians. One of the biggest attractions to the Edward Place community that my family and I keyed in on immediately when looking at houses to buy and one of the main reasons we decided to buy here was the amount of kids that enjoy playing outside and in the streets. Now after moving here, my own child has made friends with the neighbor kids and frequently plays with them outdoors and in the streets. It doesn't take more than one drive through Edwards Place to see the amount of kids here enjoying the safe environment of our small, secluded neighborhood. Building a large apartment complex at the back end of this community will lead to heavy amounts of traffic through these roadways causing our neighborhood kids and pedestrians to be at a high risk of vehicle accidents. On top of that our roadways are already very narrow and often have parked cars along them, which helps keep speeds of vehicles down, but also greatly increases blindspots. Adding more traffic to these tight roadways exponentially increases the risk of accidents and will cause parents to worry more when children want to play outside.

2. Also along the same lines, traffic in the greater Gibbs area will increase most likely to a level not suitable for the current roadways. The major roadways to and from Gibbs include Tazewell Pike and East Emory Road, both of which are two lane roads. Adding apartment complexes to an area that has no mass transportation, where residents rely solely on personal vehicles, only adds traffic to already busy highways. My wife is a school teacher at First Lutheran Church in Knoxville and already has a 25 min commute with heavy traffic the whole way into Knoxville. I work in Karns and commute 45 minutes. We both chose to live in this area because we wanted

a rural feel, and accepted the longer commute to work. However, increasing the traffic before increasing the capacity on those roadways makes no sense, slowing already long work commutes for everybody in the community, most of whom have long commutes as well. This will only bring more accidents and frustration to the area.

3. The value of open space and rural-community feel will be compromised with the addition of apartment building complexes. My wife and I both have lived/grew up in large cities and surrounding suburbs and our focus when buying a house was to find a rural area that had open space and views. We fell in love with the Gibbs area for those exact reasons and we are very happy with the feel and beautiful nature of the area. As a biologist by trade, it was extremely important to me to have a house in an area that did not feel so enclosed and overdeveloped as I love to see nature and wildlife right outside my front door. I fear that construction of these apartment buildings will compromise the feeling of this area and the rural community around Gibbs.

To summarize, I feel passionately that item 6-A-20-UR will dramatically decrease the safety and comfort of our small, rural community, while also decreasing the neighborhood appeal and environmental feel. I hope that you can hear the gravity of my concern and really consider how your decision will impact our lives. We as a community want safety of our children as well as positive change and development within our community. I feel strongly that this proposal is not in our best interest.

Thank you for your time,

Cory Mattas  
Concerned Edwards Place homeowner

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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] 6-A-20-UR**

1 message

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**Steve Bowers** <stevebowers76@gmail.com>

Fri, May 15, 2020 at 3:13 PM

Reply-To: stevebowers76@gmail.com

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

Cc: "mayor@knoxvilletn.org" &lt;mayor@knoxvilletn.org&gt;, "richie.beeler@knoxcounty.org" &lt;richie.beeler@knoxcounty.org&gt;

Dear Planning Commissioners,

I am writing regarding the Apartment Plan coming into the Gibbs Community (6-A-20-UR). I live in the Edwards Place Subdivision and have since January of 2019. We have been fairly pleased with our home in this neighborhood, but I often tell my wife that if I could change one thing it would be to have our house in another subdivision. I did not notice it when we bought the house but since living here and traveling these roads, I have realized that the driveways were entirely too short to give people an opportunity to park multiple cars in them. It leaves residents no choice but to park in the streets. That creates safety concerns for our children that ride bicycles and play in the subdivision. On many occasions, I have seen cars traveling too fast have to slam on their brakes to avoid a child that has walked out between two parked cars. On any given day, you can drive down the main street (Edward's Place Boulevard) and you might have to take turns to allow another car to pass through the street because of the multiple cars on both sides of the street. This apartment plan (6-A-20-UR) will bring an additional 80 units into the subdivision. There are no forms of public transportation in this area, so anyone that intends to work, or travel would need a vehicle to do so. At 2 cars per unit, that could add another 160 cars traveling up and down that street. The same street that our kids play on. That sounds like a disaster waiting to happen. There are no sidewalks on that street, so these children have no other option. The homeowners in this neighborhood bought houses in a subdivision so their children would have the ability to ride bicycles and play throughout the neighborhood. By approving this plan, you are taking that option away from the homeowners and more importantly those children.

That is only in the subdivision. Thompson School Road is not built for the added traffic either. Sure, they are making improvements to the Emory Road intersection, but it is not intended to withstand the types of traffic that this plan would increase. Additionally, taking your children to school it is much better to use Karns Road and Barker Road. However, those roads are even smaller and certainly not built to withstand the additional traffic. If you meet a school bus on Karns Road, you had better hope that you find a driveway to pull into.

Gibbs Middle School was just reopened two years ago. At the point it was opened, we were told that it was already going to be overcrowded. How, if it is already over capacity, would it withstand adding the numbers of children that this type of plan would add? As difficult as it was to get a Middle School, we know we will not be getting any additional schools. Gibbs High School is overcrowded as well, not to mention in desperate need of a facelift. Is it going to be able to handle an additional 100 or perhaps 200 kids?

I hope you will consider these points as you make your decisions concerning the future of our community.

Sincerely,

Steve Bowers

Sent from [Mail](#) for Windows 10

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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] 6-A-20-UR**

1 message

**'Kaitlyn Scanlon' via Commission**

Fri, May 15, 2020 at 12:43

&lt;commission@knoxplanning.org&gt;

PM

Reply-To: kaitlyn\_scanlon@yahoo.com

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

Cc: "mayor@knoxvilletn.org" &lt;mayor@knoxvilletn.org&gt;, "richie.beeler@knoxcounty.org"

&lt;richie.beeler@knoxcounty.org&gt;

Good afternoon,

I am writing to you on behalf of my family, neighborhood, and community pleading with you not to allow apartments to be built in the back of Edward's Place subdivision. My husband, 3 little boys (ages 6, 4, & 2) and brand new baby girl have lived here for just over a year and half, and we really love and want to preserve the home we have invested in. We moved here specifically to live more out in the country and to avoid the congestion of Fountain City. My boys are outside 24/7, rain or shine, and as it is, we have to watch them closely in order to ensure that they are safe. With increased traffic, congestion, and neighbors, they would not remain safe in a neighborhood that already struggles with people parking in the street and bad pavement situations. The strongest part of a community is the ability to help families feel safe, so this is very important to us.

In addition, I work as a high school Special Education teacher within this community. The commute to work is already congested with the layout of the infrastructure. Getting in and out of the Elementary school in the morning to drop off my sons, and then getting to work myself is difficult with all of the traffic. In addition, the schools are already pushing maximum capacity, so adding more students would decrease the quality of the education that each student is receiving. Our kids deserve normal classroom sizes and appropriate teacher to student ratios in order to raise up the next generation.

There are plenty of areas to develop housing for people who need it. Please consider another space that will not disadvantage the families that live here and the education systems already in place. My family is relying on your wisdom and discernment in this matter.

Thank you,

*Kaitlyn Scanlon*

Gibbs Community Member  
Edward's Place Subdivision  
Knox County Teacher

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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] Part two concerning apartments being added near Edwards Place**

1 message

**Beth Taylor** <betht2389@gmail.com>

Fri, May 15, 2020 at 11:25 AM

Reply-To: betht2389@gmail.com

To: mayor@knoxvilletn.org, commission@knoxplanning.org, richie.beeler@knoxcounty.org

In addition to my other email, It would be rather ridiculous to add apartments in this area. We have an elementary, middle, AND high school all right next to each other. Traffic is horrible even with the road work that's been done to help with flow of traffic. Also, including the Edwards Place subdivision, there is three subdivision right here on Thompson School road! Why crowd this area even more!? It's going to overpopulate our schools.

We moved here five years ago because my son needed a lot of attention medical wise and it was eating up our gas and time where we were living. We love the country but needed to be closer to the city. We decided on Corryton because it was a happy medium and had a great school for our children later on. We were right, Gibbs has been nothing but wonderful for our son. He needs familiar faces and a little more help than others. If we start seeing the school system slipping due to overcrowding we don't want to move but we will if it's what's best for our children.

I hate sounding selfish but it's literally perfect here for us as is. I feel like the apartments will be a terrible idea for our community. This is the second attempt in recent months to get apartments here. Why? All these subdivision and people can't find places to live? I was against the build of apartments behind the IGA then because of my reasons I've discussed and now I am extremely worried because it's going to be in our backyard. Please don't allow this to happen.

Sincerely,  
Beth Taylor (Edwards Place Subdivision)

865-202-2092

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] 6-A-20-UR

1 message

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**Katrina Butler** <Katrinalynn86@hotmail.com>

Fri, May 15, 2020 at 10:24 AM

Reply-To: [katrinalynn86@hotmail.com](mailto:katrinalynn86@hotmail.com)

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

Cc: "mayor@knoxvilletn.org" <[mayor@knoxvilletn.org](mailto:mayor@knoxvilletn.org)>

Hello,

I live in Edwards Place Subdivision in Corryton. Our community has been informed that a developer is wanting to build an apartment complex behind our subdivision. I have so many concerns with this. My greatest concern is traffic and the safety of all the children that ride bicycles, scooters, etc in our subdivision. As we all know with apartment complexes comes a great deal of traffic that would flow on our main road in the subdivision. I feel as if this apartment complex was added I would not feel safe long many kids play outside due to increased traffic. Other roads that lead to subdivision are also very small and not intended for high traffic. Another concern of mine is the overcrowding of our Gibbs Schools. Our schools are already crowded and the student/teacher ratio is concerning with adding this apartment complex. We also do not have public transportation in our area for people with no vehicle and there are not many stores within walking distance. Might I add the stores that are closer such as IGA there is not a safe way to get there such as sidewalks. We moved to the Gibbs community 10 years ago because we love the quiet country setting. Unfortunately, if this is approved we will not have that anymore with traffic and bigger buildings and we would look into moving. Thank You

Katrina  
Butler

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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] Please no apartments at Edwards Place. Safety concern.**

1 message

**Beth Taylor** <betht2389@gmail.com>

Fri, May 15, 2020 at 9:04 AM

Reply-To: betht2389@gmail.com

To: commission@knoxplanning.org, richie.beeler@knoxcounty.org, mayor@knoxvillekn.org

We have caught wind of apartments being added on to our subdivision. I am writing to express my feelings for this matter more on a mothers outlook. Yes, I am concern with my property value, but my main concern stem more towards pedestrian safety.

We already have such a huge issue with traffic in our subdivision to the point that speed bumps have been mentioned a dozen of times. I have witnessed multiple incidents myself. One in particular, I was outside with my children when I looked up to see two kids on their bikes trying to get out of the way of a speeding vehicle while the mother was screaming trying to get their attention. Luckily, no one was injured. You add apartments to this area and that issue will only worsen.

I am a mother of a special needs child and a toddler. I stay on top of them, but I want to feel safe on our family walks around the subdivision. We are self isolating from the public so outside is our only escape. To be honest, I don't want to be bothered by constant run ins with construction trucks and noise at this time either. We're already under so much stress here. I know our community would greatly appreciate your help in preventing this from happening. My family especially! Thank you and stay well!

Sincerely,  
Beth Taylor (Edwards Place Subdivision)

Sent from my iPhone

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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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**commission - knoxplanning.org admins: Message Pending**  
**[{{IKODvb\_Qto7ceSoCcWswBkxsv9TASI0C0}}]**

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**Commission** <commission+msgappr@knoxplanning.org>

Fri, May 15, 2020 at 3:13 PM

A message has been sent to the [commission](#) group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can [approve](#) or [reject](#) this message or you can approve this message by replying to this email.



Start your own group, [visit](#) the help center, or [report](#) abuse.

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

From: Steve Bowers <stevebowers76@gmail.com>

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

Cc: "mayor@knoxvilletn.org" <mayor@knoxvilletn.org>, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

Bcc:

Date: Fri, 15 May 2020 15:13:22 -0400

Subject: 6-A-20-UR

Dear Planning Commissioners,

I am writing regarding the Apartment Plan coming into the Gibbs Community (6-A-20-UR). I live in the Edwards Place Subdivision and have since January of 2019. We have been fairly pleased with our home in this neighborhood, but I often tell my wife that if I could change one thing it would be to have our house in another subdivision. I did not notice it when we bought the house but since living here and traveling these roads, I have realized that the driveways were entirely too short to give people an opportunity to park multiple cars in them. It leaves residents no choice but to park in the streets. That creates safety concerns for our children that ride bicycles and play in the subdivision. On many occasions, I have seen cars traveling too fast have to slam on their brakes to avoid a child that has walked out between two parked cars. On any given day, you can drive down the main street (Edward's Place Boulevard) and you might have to take turns to allow another car to pass through the street because of the multiple cars on both sides of the street. This apartment plan (6-A-20-UR) will bring an additional 80 units into the subdivision. There are no forms of public transportation in this area, so anyone that intends to work, or travel would need a vehicle to do so. At 2 cars per unit, that could add another 160 cars traveling up and down that street. The same street that our kids play on. That sounds like a disaster waiting to happen. There are no sidewalks on that street, so these children have no other option. The homeowners in this neighborhood bought houses in a subdivision so their children would have the ability to ride bicycles and play throughout the neighborhood. By approving this plan, you are taking that option away from the homeowners and more importantly those children.

That is only in the subdivision. Thompson School Road is not built for the added traffic either. Sure, they are making improvements to the Emory Road intersection, but it is not intended to withstand the types of traffic that this plan would increase. Additionally, taking your children to school it is much better to use Karns Road and Barker Road. However, those roads are even smaller and certainly not built to withstand the additional traffic. If you meet a school bus on Karns Road, you had better hope that you find a driveway to pull into.

5/15/2020

Knoxville - Knox County Planning Mail - commission - knoxplanning.org admins: Message Pending [{}IKODvb\_Qto7ceSoCcWswBkxsv9T...

Gibbs Middle School was just reopened two years ago. At the point it was opened, we were told that it was already going to be overcrowded. How, if it is already over capacity, would it withstand adding the numbers of children that this type of plan would add? As difficult as it was to get a Middle School, we know we will not be getting any additional schools. Gibbs High School is overcrowded as well, not to mention in desperate need of a facelift. Is it going to be able to handle an additional 100 or perhaps 200 kids?

I hope you will consider these points as you make your decisions concerning the future of our community.

Sincerely,

Steve Bowers

Sent from [Mail](#) for Windows 10



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

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**[Planning Commission Comment] 6-A-20-UR**

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**Katrina Butler** <Katrinalynn86@hotmail.com>

Fri, May 15, 2020 at 10:24 AM

Reply-To: [katrinalynn86@hotmail.com](mailto:katrinalynn86@hotmail.com)To: "commission@knoxplanning.org" <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>Cc: "mayor@knoxvilletn.org" <[mayor@knoxvilletn.org](mailto:mayor@knoxvilletn.org)>

Hello,

I live in Edwards Place Subdivision in Corryton. Our community has been informed that a developer is wanting to build an apartment complex behind our subdivision. I have so many concerns with this. My greatest concern is traffic and the safety of all the children that ride bicycles, scooters, etc in our subdivision. As we all know with apartment complexes comes a great deal of traffic that would flow on our main road in the subdivision. I feel as if this apartment complex was added I would not feel safe long many kids play outside due to increased traffic. Other roads that lead to subdivision are also very small and not intended for high traffic. Another concern of mine is the overcrowding of our Gibbs Schools. Our schools are already crowded and the student/teacher ratio is concerning with adding this apartment complex. We also do not have public transportation in our area for people with no vehicle and there are not many stores within walking distance. Might I add the stores that are closer such as IGA there is not a safe way to get there such as sidewalks. We moved to the Gibbs community 10 years ago because we love the quiet country setting. Unfortunately, if this is approved we will not have that anymore with traffic and bigger buildings and we would look into moving. Thank You

Katrina Butler

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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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**[Planning Commission Comment] 6-A-20-UR**

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**'Kaitlyn Scanlon' via Commission** <commission@knoxplanning.org>

Fri, May 15, 2020 at 12:43 PM

Reply-To: kaitlyn\_scanlon@yahoo.com

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

Cc: "mayor@knoxvilletn.org" &lt;mayor@knoxvilletn.org&gt;, "richie.beeler@knoxcounty.org" &lt;richie.beeler@knoxcounty.org&gt;

Good afternoon,

I am writing to you on behalf of my family, neighborhood, and community pleading with you not to allow apartments to be built in the back of Edward's Place subdivision. My husband, 3 little boys (ages 6, 4, & 2) and brand new baby girl have lived here for just over a year and half, and we really love and want to preserve the home we have invested in. We moved here specifically to live more out in the country and to avoid the congestion of Fountain City. My boys are outside 24/7, rain or shine, and as it is, we have to watch them closely in order to ensure that they are safe. With increased traffic, congestion, and neighbors, they would not remain safe in a neighborhood that already struggles with people parking in the street and bad pavement situations. The strongest part of a community is the ability to help families feel safe, so this is very important to us.

In addition, I work as a high school Special Education teacher within this community. The commute to work is already congested with the layout of the infrastructure. Getting in and out of the Elementary school in the morning to drop off my sons, and then getting to work myself is difficult with all of the traffic. In addition, the schools are already pushing maximum capacity, so adding more students would decrease the quality of the education that each student is receiving. Our kids deserve normal classroom sizes and appropriate teacher to student ratios in order to raise up the next generation.

There are plenty of areas to develop housing for people who need it. Please consider another space that will not disadvantage the families that live here and the education systems already in place. My family is relying on your wisdom and discernment in this matter.

Thank you,

*Kaitlyn Scanlon*

Gibbs Community Member  
Edward's Place Subdivision  
Knox County Teacher

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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] Against apartments in the Edwards Place subdivision

1 message

**Beth Taylor** <beth2389@gmail.com>

Wed, May 13, 2020 at 7:58 PM

Reply-To: beth2389@gmail.com

To: commission@knoxplanning.org

We have caught wind of apartments being added on to our subdivision. I am writing to express my feelings for this matter more on a mothers outlook. Yes, I am concern with my property value, but my main concern stem more towards pedestrian safety.

We already have such a huge issue with traffic in our subdivision to the point that speed bumps have been mentioned a dozen of times. I have witnessed multiple incidents myself. One in particular, I was outside with my children when I looked up to see two kids on their bikes trying to get out of the way of a speeding vehicle while the mother was screaming trying to get their attention. Luckily, no one was injured. You add apartments to this area and that issue will only worsen.

I am a mother of a special needs child and a toddler. I stay on top of them, but I want to feel safe on our family walks around the subdivision. We are self isolating from the public so outside is our only escape. To be honest, I don't want to be bothered by constant run ins with construction trucks and noise at this time either. We're already under so much stress here.

I know our community would greatly appreciate your help in preventing this from happening. My family especially! Thank you and stay well!

Sincerely,  
Beth Taylor (Edwards Place Subdivision)

Sent from my iPhone

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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] File #6-SA-20-C**

1 message

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**cbeeler81@comcast.net** <cbeeler81@comcast.net>

Wed, May 13, 2020 at 8:26 PM

Reply-To: cbeeler81@comcast.net

To: commission@knoxplanning.org

I am a resident of Edwards Place subdivision. We have been made aware of an 80 unit housing complex that is proposed to built on the property adjacent to the subdivision. I am strongly opposed to any such housing to be built in the area. I have lived in this community my entire life and have seen a dramatic increase in growth in the last several years. The amount of units that are proposed could greatly affect the rural beauty of the area, as well as roadway congestion within not only the community, but particularly the subdivision itself. It is my understanding that the proposal includes an entrance from the subdivision as well as the increase vehicle traffic would increase the risk for accidents to our children. Please put a stop to proposal 6-SA-20-C. Thank you for your time.

Chris Beeler  
7702 Longshanks Road  
Corryton, Tn 37721

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] File # 6-SA-20-C

1 message

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**'Julie Wagner' via Commission** <commission@knoxplanning.org> Wed, May 13, 2020 at 9:38 PM  
Reply-To: jawagner87@yahoo.com  
To: commission@knoxplanning.org

Attn: Knox County Commissioners

I have received information regarding a new housing development that will be attached next to my home on Lawgiver Circle in Edwards Place subdivision in Corryton. Myself and along with everyone in our neighborhood are strongly against this new development. Our neighborhood, especially Lawgiver Circle, is already congested with children playing outside and riding their bikes on the street. The streets are already narrow due to parking so this new entry way would be dangerous to our children. In addition to safety concerns, this would be detrimental to our equity in our homes. Most of us here are young families and can not afford to take a loss in the value of our homes and that's exactly what the new development would do. Please consider our concerns.

Thank you,  
Julie Wagner

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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]

1 message

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**Chris Taylor** <ctwhs2007@gmail.com>

Wed, May 13, 2020 at 8:57 PM

Reply-To: ctwhs2007@gmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, county.mayor@knoxcounty.org, "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>

I am emailing in response to the proposed addition of the multi family properties or apartments to the back of Edwards Place subdivision. I am and the entire neighborhood is extremely against this measure. This community is already over crowded that we do not need the addition of these properties in this area. This is not even mentioning the negative effects it will have on the resources of this community i.e. roads, natural beauty, safety of children.

I hope that you can help us achieve this by blocking this developer from coming and starting the process of destroying this beautiful community.

Thank you,  
Chris Taylor

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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] Edwards Place development

1 message

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**Chris Taylor** <ctwhs2007@gmail.com>

Wed, May 13, 2020 at 7:55 PM

Reply-To: ctwhs2007@gmail.com

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

I am emailing in response to the proposed addition of the multi family properties or apartments to the back of Edwards Place subdivision. I am and the entire neighborhood is extremely against this measure. This community is already over crowded that we do not need the addition of these properties in this area. This is not even mentioning the negative effects it will have on the resources of this community i.e. roads.

I hope that you can help us achieve this by blocking this developer from coming and starting the process of destroying this beautiful community.

Thank you,  
Chris Taylor

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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] New development in Edward's Place Subdivision**

1 message

**'ANDREA DIVINE' via Commission**

&lt;commission@knoxplanning.org&gt;

Reply-To: andrea.divine@knoxschools.org

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

Wed, May 13, 2020 at 7:35 PM

Greetings,

I am a resident that lives in Edwards Place Subdivision. Today notices were placed in our subdivision about new development. It is my understanding that they wish to put apartments in our neighborhood. That just does not seem like a smart move and I wanted to make you aware of my discomfort with this decision when you go to share our thoughts. First, this area is not lucrative for employment and is far from the interstate or public transportation. Second, I am an employee of Knox County Schools and Gibbs Elementary and Middle are both almost at max capacity with current high student to teacher ratios. I just feel this is not a smart move when it pertains to using this location for an apartment complex. Thank you for hearing my concerns and sharing those concerns with people that are making decisions for our

neighborhood. I encourage the developers to look at the school student ratios and for the accessibility to transportation.

Thank you,

Andrea Divine

[Sarah Moore Greene Magnet Academy](#)

Instructional Coach

[andrea.divine@knoxschools.org](mailto:andrea.divine@knoxschools.org)

**"In the best schools, everyone in every position is a teacher. There are dozens of job titles, but they all share the same role: CHANGE A KID'S LIFE!"**

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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] Agenda 6-A-20-UR

2 messages

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**jn porter** <jnporterhouse@gmail.com>  
Reply-To: jnporterhouse@gmail.com  
To: commission@knoxplanning.org  
Cc: gibbspublicinfo@gmail.com

Mon, May 11, 2020 at 3:12 PM

Good afternoon,

I'm emailing I regards to the June agenda item  
6-A-20-UR.

I cannot find a concept plan for this property other than one map on kgis. Do you have any additional information other than the application that was filed for multi-dwelling unit? I cannot find anything in the backlogs.

I would also like to voice my opposition to the June agenda meeting. If it is to be held over "zoom," I request access to this specific meeting or the postponement to where the public can attend or a formal invitation for the public to attend over zoom.

These commission meetings cannot continue when the public cannot be acknowledged or included/formally invited to these meetings.

Nadine Porter  
Corryton Planning Advocates  
7421 Openview Lane  
Corryton, TN 37721  
(865) 258-4031

Sent from my iPhone

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

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**jn porter** <jnporterhouse@gmail.com>  
Reply-To: jnporterhouse@gmail.com  
To: Liz Albertson <liz.albertson@knoxplanning.org>  
Cc: commission@knoxplanning.org, gibbspublicinfo@gmail.com

Mon, May 11, 2020 at 3:14 PM

Sent from my iPhone

Begin forwarded message:

**From:** jn porter <[jnporterhouse@gmail.com](mailto:jnporterhouse@gmail.com)>  
**Date:** May 11, 2020 at 3:12:15 PM EDT  
**To:** [commission@knoxplanning.org](mailto:commission@knoxplanning.org)  
**Cc:** [gibbspublicinfo@gmail.com](mailto:gibbspublicinfo@gmail.com)  
**Subject:** **Agenda 6-A-20-UR**

Good afternoon,  
[Quoted text hidden]

[Quoted text hidden]