

1506-RZ/7-E-06-SP

**MPC Commission:**

I am contacting you in reference to the proposed industrial park located in the Midway Rd./Thorngrove Pk. Community which the Knox Co. Development Corp. will bring to the MPC meetings agenda on July 13<sup>th</sup>.

**Environment:**

This area is rural agricultural area with some of the only "pristine views" of the Great Smoky Mts. that are left in the area and it is linked to the French Broad Preservation Corridor. The area is filled with underground caves & at least 70% of the community utilizes wells as their source for drinking. The proposed property to be purchased has a huge sinkhole (Which they hauled damaged concrete blocks & dumped into the cave for over a period of two years. It was possible to hear water splashing as they filled due to the confluence of underground streams.) That has been filled but, still is still sinking presently. There has been "NO" environmental studies done "before" contracting to buy the property. The area of run off from this site will directly effect Tuckahoe Creek which is Federally protected. This park would not only damage our communities drinking water supply by pollution, (As was done with the Coster Shop debacle),but would impact local roads that are not adequate to support more than 1000 people going/coming to work less than 1 ½ miles from Carter High School. The amount proposed to just "buy" the site is 11 million dollars with a conservative estimate to have the property site ready, (before the 1<sup>st</sup> tenant could move in) being over 33 million.

**Viable alternatives:**

The utilization of sites already established:  
Forks of the River, less than half capacity.  
Waterbridge 188 acres left.

**Infrastructures already installed or readily available:**

River View Crossing

This area already has all the infrastructures at the road frontage along with traffic lights. There is a huge farm adjacent to this large expanse of land that I'm sure would be twice the size of the proposed site with easy access to the interstate system. Also, this area would have to be considered a brown zone as the site was used as a land fill in the 1960's. The site is also adjacent to the cement plant & the area would be much more suitable for the "heavy commercial zoning they are trying to change on our community from "light industrial" without renewing our sector plan.

Cash Rd. Asheville Hwy. – Neils Landing

This is a huge expanse of property that should be readily available for development that is easily accessed that possibly be more than 3000 acres. All infrastructure is readily available at the road frontage of Asheville Hwy.

Traffic impact in school zone/surrounding areas:

The surrounding roads leading to the proposed site are narrow & curvy with barely enough room to pass a school bus. (Carter School Rd./Thorngrove Pk.) During the winter months many traffic accidents occur due to ice/snow.

School Zone of Carter Elementary/Middle/High School:

Asheville Hwy. is a two lane Rd. without adequate turn lanes adjacent to the Hwy. in order for parents to turn in & wait in line to pick up their children from the Middle/Elementary. I have seen cars in a bumper to bumper lined all the way up to the Quick Mart at the intersection of Strawberry Plains Pk. As people are trying to get their children to school on time from 7:30-8:15. I have spent 20 minutes in the traffic trying to reach my home on Cooper Rd.

Direction of travel for most of the employees of the park:

Given the socioeconomic status of the jobs pay rate many of the employees will be coming this from this direction as more of the lower income housing is located north of this area putting as much as 70% more traffic on this already congested area during the peak time of school travel/work shift starting at a plant facility. This would put our communities children at great peril with impatient people afraid of job loss driving recklessly to make it to their place of employment on time. This "is" the only available route to the park heading in a southerly direction. During times when accidents have happened on the interstate system heading west/east, there are huge amounts of tractor trailers that use Asheville Hwy. as their alternative route creating the most dangerous situation you've ever encountered with never ending lines of traffic coming over a rise leaving a driver very little time to pull out onto the hwy. I have sat waiting for an opportunity to merge for 20 minutes during this high traffic time.

The roads are not capable of handling the influx of this type of traffic during the school year.

Unjust practices:

The Knox Development Corp:

1. Is procuring land "Before" environmental studies can be done adequately on the proposed land purchase. Instead of buying property that will not be suitable for such a project leaving a large parcel of property with the zoning changes already made and our community to suffer at the hands of incompetent business practices along with the tax paying public as was done with the Rifle Range Rd. debacle. The money that has been wasted in the follies of this inept group could have funded our schools and went a long way towards making them some of the best in the country along with paying our teachers adequately.
2. The group has not adequately explored any other possible acquisition of available properties including the ones that I have mentioned as they would be much more financially feasible with a great deal more available land with infrastructures readily available.
3. With this portion of the sector riddled with caves & sinkholes, this group of incompetents insists on gambling 11 million dollars of taxpayer money without doing the proper research on water runoff, polluting our drinking water & waterways.

The MPC:

1. This group has purposely let our Sector Plan "Lapse"(a period of 18 months) in order to catch our community by surprise and "Push" this project through. The Knox Development Corp.'s contract runs out in September coinciding with the end of the property options held on the proposed land.
2. The group is changing "WITHOUT" Public Community consent in agreement with our Sector Plan of 2000-2005 & without post phoning any amending until such a time that a new Sector Plan can be drawn up with meetings & public input from "Light Industrial" to "HEAVY INDUSTRIAL." This is Illegal! I implore the Commission to bring to bear pressure on the MPC & give us as a community, proper due diligence in this process post phoning the decision on the project until such a time as our "New Sector Plan" can be drawn up properly & environmental studies can be completed in accordance with "GOOD" business practices.
3. At the Knox Development Corp. meeting we asked the members of the MPC for a delay on this decision so as to be able to re-write our Sector Plan with Public/Community input & were refused.
4. During one of the meetings with the French Broad Preservation Society Representatives the MPC members stated our zoning was to stay "Light Industrial" & yet on the proposed rezoning it is stated as "Heavy Industrial."

I'm asking this group to do the "RIGHT" thing & post phone/turn down this request on "ALL" rezoning on the proposed industrial site as well as the commercial change to Victor Jernigan's properties that are located adjacently.

Kyle K. Smith

706 Cooper Rd.

Strawberry Plains, TN. 37871 Ph. # 865-933-7852

**From:** Mike Carberry  
**To:** Kara Wilson  
**Date:** 7/5/2006 1:13:16 PM  
**Subject:** Re: Please help the Thorngrove Community!

I am passing your correspondence on to our Development Services staff. It will be included in the packet to MPC for their consideration at the upcoming meeting.

>>> "Kara Wilson" <KWilson\_mwflm@hotmail.com> 7/5/2006 11:59:43 AM >>>  
Mr Carberry,

I am a resident of the Thorngrove Community in far East Knox County. I am sure you are aware to the issue brewing out here, Knox County Development Corp has received approval for \$11 million dollars to pursue an Industrial Park at the 402 Exit off I-40 and the Thorngrove Pike area. I have been born and raised in the Thorngrove Community, we are a simple farming area with a beautiful landscape. We do not want this Industrial park! We have also been told that there will be a sewage treatment center as a part of this park, most of the community are on wells. What is this going to do to our water supply? KCDC is wanting to purchase this property with no traffic studies, water supply studies or any kind of enviromental studies, I don't understand spending this much money without any research. I understand that their property options expire in August, but that is no reason to push this through the MPC without any research on the area. These properties are covered with underground caves, sink holes (some filled in over the years as with Donnie Fox's poperty and some not filled in). Our community would much rather see this \$11 million dollars go to the school systems, ie: a new school to replace the aged and molding Carter Elementary or school improvements overall, teacher raises, or even the pension plan for the Sheriff's dept. There are much better way the county can use this money than an Industrial Park where it is not wanted. Our community is totally against a Heavy Industrial park, please help preserve our community! We are the only true farm land left in the County! Please vote against this rezoning on July 13th!

Thank you for your time, and any help you can give would be greatly appreciated.

Kara Wilson  
KWilson\_mwflm@hotmail.com

**From:** Mark Donaldson  
**To:** Betty Jo Mahan  
**Date:** 7/6/2006 1:45:52 PM  
**Subject:** Fwd: Midway rd/thorn grove industrial park

>>> "Bentley, Susanne" <Susanne.Bentley@BellSouth.com> 7/6/2006 12:25 PM >>>  
I would like to make you aware of the fact I am unhappy with this development....I believe the \$30 million Dollars , should go to the School system...Our teachers should be paid more, and more funding for the new school, out west ...possibly for desks, and Chairs, and books....My name is Susanne Bentley, at 2704 Voltz Lane, Knoxville, district 8/email address [susanne.bentley@bellsouth.com](mailto:susanne.bentley@bellsouth.com)

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**From:** Buz Johnson  
**To:** Betty Jo Mahan  
**Date:** 7/10/2006 9:11:15 AM  
**Subject:** Fwd: thorn grove pke /Industrial Park

BJ:

Please copy for the blue sheets.

Thanks, Buz

>>> "sue newton" <[sun4set@usa.net](mailto:sun4set@usa.net)> 7/9/2006 8:02 PM >>>

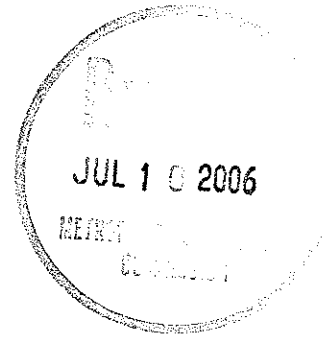
I am against the Midway Rd/Thorn grove Pke Industrial Park..It is wrong, on almost every level...I believe you need to rethink this, and don't make a wrong decision on such an important issue...The significance of this decision will be extremely long lasting, and on your conscience...I know you realize over \$30 Million dollars could go for something positive, such as schools, or teachers.....

Thanks

Susanne Bentley  
2703 Voltz Lane  
Knoxville,tn  
[sun4set@usa.net](mailto:sun4set@usa.net)

July 6, 2006

7-5-06-RZ  
7-E-06-SP



Mr. C. Randy Massey  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Dear Mr. Massey,

I am writing in regards to the proposed industrial park that Knox County Development Corporation wants to put at Midway Rd./Thorngrove Pk. Area. This matter is going before the MPC on Thursday, July 13<sup>th</sup>. I am a resident of East Knox County and this proposal concerns me greatly. My concerns are outlined below:

- The Environment of the Area:

This area is a agricultural area with many working farms. There is a spectacular view of The Smokies, which shouldn't be lost. The properties involved are undermined with underground caves and sinkholes. Some sinkholes on the have been filled in with trash and concrete blocks over the years, but they are still there, just not visible. At least 75% of the residents in the area are still on well water. We do not want to see what happened in South Knoxville (due to the Coster shop project) to happen in Strawberry Plains. Please don't forget the runoff from the project will affect Tuckahoe Creek, which is now federally protected creek. There have been no environmental studies done of any kind to protect the water supply. Air quality is also a major issue in Knox County. Wasn't our Air Quality rating one of the worst in the country? What is going to happen to the air quality with this industrial park, and all of it's traffic?

- Traffic Congestion Concerns

The roads leading in and out of the proposed area are narrow & curvy with barely enough room for school buses in some areas. During the winter months there are multiple accidents due to snow/ice. Also, Carter Elementary, Middle, and High School are less than 1 1/2 from this site with the added traffic this puts our children at risk. Asheville Highway is a two-lane road around the school zone area already. It is not unusual for traffic to be backed up over a mile around the school during peak hours. Parents must park on the sides of Asheville Highway (because there are no right turn lanes) in order to get in line to pickup their children. This is dangerous in itself! This industrial park will only make these matters worse! Our roads are not capable of handling the influx of traffic this will bring.

I feel that there are may more Alternatives Sites available, that should be looked into more closely before any decision is made:

- Forks of the River, is at less that half capacity. Why not restructure and remodel The area to make it more attractive for prospective companies. This is an existing park why not use it?

- River View Crossing on Asheville Highway at John Sevier Highway. There are Adequate roads, utilities, red lights and infrastructures in place. There is a huge property adjacent to this expanse area that I feel would be twice the size of the proposed park in Thorngrove. It also has easy interstate access! The site is also adjacent to the cement plant, and the area would be much more suitable for a "heavy industrial zoning" than our rural farming community.

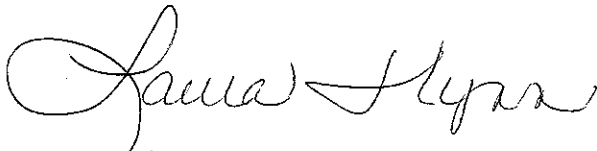
- Cash Road/Asheville Highway the area around Neil's Landing. This is a very Property that should be readily available for development that can easily be more that 3000 acres. All of the infrastructures ( electrical, water, sewage, interstate availability) are readily available at the road frontage of Asheville Highway

As for the Knox County Development Corporation, I feel many of their practices are rather unjust. They came and met with our community and treated us with less than respect. They treated us rudely and did not answer the majority of the questions posed to them. They were asked at least twice during that meeting to allow us a postponement until the community concerns could be answered. We were told no, that there property agreements ran out in September, therefore, there would be **no postponements**. We also asked about environmental testing, and were told by Mr. Edwards with KCDC to trust them **"they could tell the property was viable due to their experience in the business."** I don't trust anyone's experience when it comes to spending \$11 million dollars to buy property that has not been researched. I don't understand why the KCDC is procuring the land without any environmental studies. Instead of buying property that will not be suitable for the proposed purpose, leaving our farmland and community to suffer. We have worked hard for what we have and don't want to see our heritage ruined! It doesn't make any sense to me why they are already handing out promise money to the landowners willing to sell before any decisions have been made. It seems to me that KCDC is trying to effectively "cram this project down the citizens throat". Our community is outraged over this. Shouldn't we have a say in what happens in our community?

There are so many better places to spend this money! Carter Elementary is in desperate need of a new building, their building is decomposing due to the mold issues. Our County Teacher's need pay raises, to be competitive and keep them from leaving our school system. Our Sheriff's Department needs a pension plan. There are so many other areas in need of this money. Why build another Industrial Park that the community involved doesn't even want?

I am asking as a voter and member of the Thorngrove Community that you help the Knox County Government and the MPC to "DO THE RIGHT THING" and deny the rezoning requests of KCDC and Victor Jernigan who has the adjoining property. Please help save the last of the beautiful farm lands in Knox County!

Thank you for your time,



Laura Flynn  
8020 Strawberry Plains Pike  
Knoxville TN 37924



July 7, 2006

Mr Mark Donaldson  
Metropolitan Planning Commission  
Suite 403 City/County Building  
400 Main Street  
Knoxville TN 37902

Dear Mr. Donaldson,

I am writing in regards to the proposed industrial park that Knox County Development Corporation wants to put at Midway Rd./Thorngrove Pk. Area. This matter is going before the MPC on Thursday, July 13<sup>th</sup>.

I have huge concerns with this proposed rezoning and industrial park. My concerns are outlined below:

❖ The Environment of the Area:

This area is a agricultural area with many working farms, such as my and my wife's family. We have a spectacular view of The Smokies, which we don't want to lose to this park. The property in question is undermined with underground caves and sinkholes. Some of the Sinkholes on the have been filled in with trash and concrete blocks over the years, but they are still there just not visible. At least 70%-80% of the residents in the area are still on well water (including our families). We do not want what happened in South Knoxville (due to the Coster shop project) to happen in Strawberry Plains. Don't forget the runoff from the project will affect Tuckahoe Creek, which is now federally protected. There have been no environmental studies to date of any kind to protect the water supply. Air quality is also a major issue in Knox County, what is going to happen to the air quality with this industrial park, and all of it's traffic?

❖ Traffic Congestion and Dangers

The roads leading in and out of the proposed area are narrow & curvy with barely enough room for school buses in some areas. During the winter months there are multiple accidents due to snow/ice. Also, Carter Elementary, Middle, and High School are less than 1 ½ from this site with the added traffic this puts our children at risk. Asheville Highway is a two-lane road around the school zone area already. It is not unusual for traffic to be backed up over a mile around the school during peak hours. Parents must park on the sides of Asheville Highway (because there are no right turn lanes) in order to get in line to pickup their children. This is dangerous in itself. This industrial park will only make these matters worse. Our roads are not capable of handling the influx of traffic this will bring.

I feel that there are much more Viable Alternatives already available, that should be looked into more closely before decisions are made:

❖ Forks of the River, is at less that half capacity. Why not restructure and remodel The area to make it more attractive for prospective companies. This is an existing park why not use it?

❖ River View Crossing on Asheville Highway at John Sevier Highway. There are Adequate roads, utilities, red lights and infrastructures in place. There is a huge property adjacent to this expanse area that I feel would be twice the size of the proposed park in Thorngrove. It also has easy interstate access! The site is also adjacent to the cement plant, and the area would be much more suitable for a "heavy industrial zoning" than our rural farming community.

❖ Cash Road/Asheville Highway the area around Neil's Landing. This is a very Property that should be readily available for development that can easily be more than 3000 acres. All of the infrastructures are readily available at the road frontage of Asheville Highway.

As for the Knox County Development Corporation, I feel many of their practices are rather unjust. They came and met with our community and treated us with less than respect. They treated us rudely and did not answer the majority of the questions posed to them. They were asked at least twice during that meeting to allow us a postponement until the community concerns could be answered. We were told no, that there property agreements ran out in September, therefore, there would be no postponements. We also asked about environmental testing, and were told by Mr. Edwards with KCDC to trust them "they could tell the property was viable due to their experience in the business." I don't trust anyone's experience when it comes to spending \$11 million dollars to buy property that has not been researched. I don't understand why the KCDC is procuring the land without any environmental studies. Instead of buying property that will not be suitable for the proposed purpose, leaving our farmland and community to suffer. It doesn't make any sense to me why they are already handing out promise money to the landowners willing to sell before any decisions have been made. It seems to me that KCDC is trying to effectively "cram this project down the citizens throat". Our community is outraged over this. Shouldn't we have a say in what happens in our community?

There are so many better places to spend this money! Carter Elementary is in desperate need of a new building, their building is decomposing due to the mold issues. Our County Teacher's need pay raises, to be competitive and keep them from leaving our school system. Our Sheriff's Department needs a pension plan. There are so many other areas in need of this money. Why build another Industrial Park that the community involved doesn't even want?

I am asking as a voter and member of the Thorngrove Community that you help the Knox County Government and the MPC to "DO THE RIGHT THING" and deny the rezoning requests of KCDC and Victor Jernigan who has the adjoining property. Please help save the last of the beautiful farm lands in Knox County!

Thank you for your time,



Travis Wilson  
702 Cooper Rd  
Strawberry Plains, TN 37871  
(865) 933-9104  
leahsjdeeredaddy@hotmail.com

July 6, 2006

7-5-06-RZ  
7-E-06-SP

JUL 07 2006

Mr. Mark Donaldson  
Knoxville-Knox County Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville TN 37902

Dear Mr. Donaldson,

I am writing concerning the proposed industrial park that Knox County Development Corporation wants located at Midway Rd./Thorngrove Pk. Area. This matter is going before the MPC on Thursday, July 13<sup>th</sup>.

I have major concerns with this proposed rezoning and industrial park. I have outlined my concerns in the following bullet points:

❖ Environmental:

This area is a rural agricultural area with many working farms, such as my family's. We have beautiful views of The Great Smoky Mountains, few people in Knox County can say that. The area in question is riddled with underground caves and sinkholes. Some of the Sinkholes on the property owned by Mr. Fox have been filled in with trash and concrete blocks over the years, but they are still there. At least 70% of the residents in the area are still on well water (including my family). We do not want what happened in South Knoxville (due to the Coster shop project) to happen in Strawberry Plains. Don't forget the runoff from the project will affect Tuckahoe Creek, which is now federally protected. There have been no environmental studies of any kind to protect the water supply. Air quality is a major issue in Knox County, what is going to happen to the air quality with this industrial park, and all of it's traffic?

❖ Traffic

The roads leading in and out of the proposed area are narrow & curvy with barely enough room for school buses in some areas. During the winter months there are multiple accidents due to snow/ice. Also, Carter Elementary, Middle, and High School are less than 1 ½ from this site with the added traffic this puts our children at risk. Asheville Highway is a two-lane road around the school zone area already. It is not unusual for traffic to be backed up over a mile around the school during peak hours. This industrial park will only make these matters worse. Our roads are not capable of handling the influx of traffic this will bring.

I feel that there are much more Viable Alternatives already available:

❖ Forks of the River, is at less that half capacity. Why not restructure and remodel The area to make it more attractive for prospective companies.

❖ River View Crossing on Asheville Highway at John Sevier Highway. There are Adequate roads, utilities, and infrastructures in place. There is a huge property adjacent to this expanse area that I feel would be twice the size of the proposed park in Thorngrove. It also has easy interstate access! The site is also adjacent to the cement plant, and the area would be much more suitable for a “heavy industrial zoning” than our rural farming community.

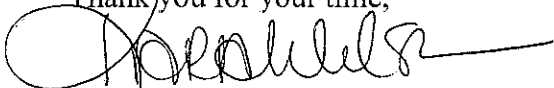
❖ Cash Road/Asheville Highway the area around Neil’s Landing. This is a very Property that should be readily available for development that can easily be more than 3000 acres. All of the infrastructures are readily available at the road frontage of Asheville Highway.

As for the Knox County Development Corporation, I feel a lot of their practices are rather unjust. They came and met with our community and treated us with less than respect. Mr. Mike Edwards was rude and demeaning to our residents, which was totally uncalled for.

I don’t understand why the KCDC is procuring the land without any environmental studies. Instead of buying property that will not be suitable for the proposed purpose, leaving our farmland and community to suffer. It doesn’t make any sense to me why they are already handing out promise money to the landowners willing to sell before any decisions have been made. It seems to me that KCDC is trying to effectively “cram this project down the citizens throat”. Our community is outraged over this. Please help save our farms!

I am asking as a voter and member of the Thorngrove Community that you help the Knox County Government and the MPC to “DO THE RIGHT THING” and deny the rezoning requests of KCDC and Victor Jernigan who has the adjoining property. Please help save the last of the beautiful farm lands in Knox County!

Thank you for your time,



Kara Wilson  
702 Cooper Rd  
Strawberry Plains, IN 37871

July 5, 2006

7-5-06-RZ  
7-E-06-SP

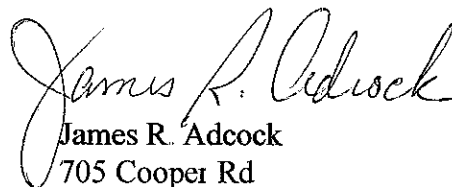
Mark Donaldson  
MPC Executive Director  
Suite 403, City/ County Building  
400 Main Street  
Knoxville, TN 37902

Dear Mr. Donaldson:

As a member of the community affected by the proposed Midway Industrial Park, I strongly urge you to reject this Sector Plan Change and the rezoning of land. As a lifelong resident, we have enjoyed the rural family life now threatened by this development. We see no benefit of this development for community or even the county. When you consider that a sewage treatment plant would be necessary in this "park".

If you do need places to generate jobs, I suggest that areas such as Coster Shop and other urban/ renewal lots would suffice. There is no synergistic effect of having several businesses located in one park.

It is immoral to attempt to force this activity on 200-300 residents who do not want it for the benefit of 6-8 people who do. I sincerely urge to consider our desires and reject this industrial park in our neighbor hood.



James R. Adcock  
705 Cooper Rd  
Strawberry Plains, TN 37871

Phone # 865/932-1337

Janis Waggoner  
1000 Cooper Rd  
Strawberry Plains, TN 37871  
July 3, 2006

7-506-RZ  
7-E06-SP

JUL 07 2006

Mark Donaldson  
MPC Directive Director  
Suite 403 City-County Bldg.  
400 Main St.  
Knoxville, TN 37902

Dear Mr. Donaldson,

Re: Rezoning of Midway Rd at Thorngrove Pike and East Knox County

I have lived in the Thorngrove Community for 47 years and would like our community to remain the same.

I oppose the rezoning for Agricultural to Commercial at Thorngrove Pike and Midway Rd

I, also, oppose the change of the sector plan to change to industrial

We own property on Thorngrove Pike at the dead end of Carter School Rd. A cave adjoins this property. This cave is less than a quarter mile from the proposed industrial park. There are also caves on the other side of our Thorngrove Pike property. Another Cave is located on Carter Mill Rd. This one is less than two miles from the area you want to build an industrial park. Now, do you not think these caves are connected to each other? Caves are all over the area

The Development Corp. met with us at Thorngrove Baptist Church on June 29, 2006. They agreed there were sink holes in the area. Don't you think sink holes are a result of caves?

Why spend tax payer money to secure land when there needs to be a study on the land?

I understand that Knox County has a responsibility to protect its waters from overdevelopment. The IN Dept of Environment and Conservation has sent the County a 25 page compliance investigation letter documenting Knox County's non-compliance with state and federal clean water laws.

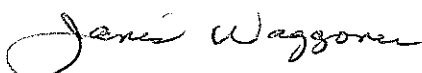
The lack of an effective, legal, and enforced storm water ordinance means there would be no effective control over the practices of developers constructing the proposed industrial park.

There are no regulations or ordinances preventing a developer from directing (polluted) storm water into a sinkhole, thereby polluting the groundwater which the community depends on for its drinking water.

The Development Corp presentation made no mention of plans for sewage treatment. 800 potential employees would produce a lot of sewage; what would be done with it? Would the Development Corp. build a sewage treatment plant? Would they pump the sewage back to a plant in Knoxville? What about industrial wastewater that would probably contain heavy metals and/or toxic substances? How would that waste stream be treated? What would be the effect of heavy construction over 400 acres on the community's water supplies, given that most people get their water from wells?

Why don't you spend the money to improve the two industrial parks in East Knox County before ruining our beautiful community?

Thank you,



Janis Waggoner

R. Wayne Waggoner  
1000 Cooper Rd.  
Strawberry Plains, TN 37871  
July 3, 2006

7-5-06-RZ  
7-E-06-SP

JUL 07 2006

To all MPC commissioners,

I have lived in the Thorngrove Community for 66 years. I want our community to remain as it is.

I oppose the rezoning from agricultural to commercial at Thorngrove Pike and Midway Rd.

I, also, oppose the change of the sector plan to change from agricultural to industrial. The terrain is not suitable for what you are proposing.


Our rural area is the shortest distance from Knoxville. Many people like to travel though our community to go to the Smokies because it is like an extension to the Smokies.

An Industrial Park would devalue our land that adjoins the proposed area. Where do you think we could go and buy for the amount we would get for our homes?

Your track record on the two closest industrial parks has not been proved that we need an additional industrial park. Besides, there is not a rail system near the Thorngrove area. With fuel prices going up there seems to be a need to be near a rail system.

I ask you to please not do this to our community!

Thank you,



R. Wayne Waggoner

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 7/11/2006 11:24:41 AM  
**Subject:** Fwd: Opposition to MPC Agenda item 103 on July 13, 2006

>>> "Patricia Harmon" <tnkitty@centurytel.net> 7/11/2006 12:08 AM >>>

I am in opposition to MPC Agenda item #103 a. and b.; MPC file # 7-E-06-SP and #7-S-06-RZ.

I do not want YOUR East County Sector Plan amended. I DON'T want "Heavy Industrial" planned for this area.

This Development Corporation of Knox County is planning to use yours and our tax dollars for the purchase and development of land that has not been studied from the standpoint of environmental impact, and the acres stand near to the French Broad River. Land owners are on wells and septic systems.

These millions of dollars would surely be more valuable for raises for teachers, police, firemen.

If this is going to be pushed on us out here, we need this to be done right and with quality. Don't amend the sector plan; revisit the sector plan with community involvement.

Sincerely,  
Patty Harmon  
tnkitty@centurytel.net



# NEKPA

Northeast Knox Preservation Association



P.O. Box 5863  
Knoxville, Tennessee 37928  
[www.neknox.org](http://www.neknox.org)

July 12, 2006

Metropolitan Planning Commission  
Knoxville, TN

VIA FAX

RE: Proposed Rezoning at Midway Road by The Development Corporation

Dear Commissioners,

NEKPA supports the majority of citizens and organizations in the Thorngrove/Midway Road area who are opposed to the rezoning of several large tracts of land at Midway Road for an industrial park.

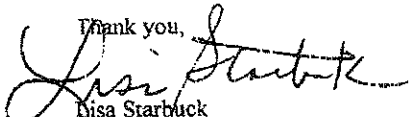
This is a violation of the East County Sector Plan, which calls for low-density residential and office development in that area because of environmental constraints such as sinkholes and caves. There is inadequate road infrastructure in the immediate surrounding area and no sanitary sewer. There have been no substantial changes in the area that would warrant a sector plan change of this magnitude. Area residents were kept in the dark on this project until after it was announced, and there has not been sufficient public input, nor has there been a study on the impacts of this development as would be normally performed for a project of this scope.

Midway Road is the last interstate exit on I-40 before the Sevierville/Pigeon Forge/Gatlinburg exit and has a tremendous amount of potential as a gateway to the Smokies. Surely Knox County can find better uses for this scarce land resource than to put an industrial park on it. An idea that immediately comes to mind is an Equestrian Center, which would suit the area's rural character, would not require sewer, would attract a lot of visitors and tax revenue, would not pollute air and water like an industrial development, and would be a development that would be a good investment for Knox County taxpayers.

We deserve better than the same old tired business park idea that seems to be the only thing The Development Corporation knows how to do, and they don't even do that well if you look at their track record. Let the citizens participate in an overdue Sector Plan update and a special study to evaluate the merits of building an industrial park vs. other types of economic development, and turn serious citizen opposition into enthusiastic citizen participation.

We would appreciate your consideration in opposing this property rezoning and your support of allowing the citizens to participate in a study to evaluate the best uses of this land.

Thank you,

  
Lisa Starbuck  
President

7-5-06-RZ  
7-E-06-SP  
JUL 12 2006

Bd. of Directors: Lisa Starbuck, President; Doug Beeler, Vice President; Barbara Harvey, Treasurer; Karen Hylton, Secretary; Linda Clevenger, Archivist; O.C. Arms, Jr., Steve Hunley, Bruce Johnson, Faye Loftis, Bill Phillips, Bill Standifer, Steve Webb, Board Members

SUPPORT LETTER FOR 7-S-06-RZ/7-E-06-SP, ITEM NO. 103

Teresa Hodges

[earthlink315@earthlink.net](mailto:earthlink315@earthlink.net)

EarthLink Revolves Around You.

I agree with the plan to place industry in the area of exit 402 on East I-40. I have thought of a few of the benefits:

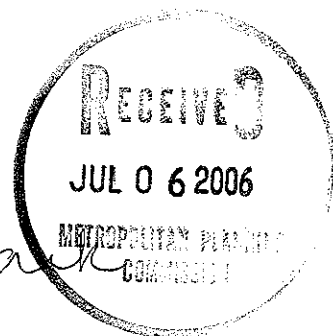
1. Knox county will have land and infrastructure to support a growing population.
2. Tax revenue will increase.
3. Subdivisions will be built.
4. Small businesses that provide services such as dry cleaning and beauty salons will be needed
5. Tourist will need restaurants and hotels.
6. Grocery and Gas stations will be built.
7. Lawyers, Dentists, and Physicians will be needed in the area.

The plan to have a industrial park may not be the first choice for a type of industry to be in the area, however, it will get the infrastructure built that future generations will need. I think the planning commission is trying to do the job of planning for the future. I live at River Islands Plantation Subdivision which is on the French Broad River at River Islands Golf Course. I have confidence that our government can develop the area without destroying the environment around the area. Chattanooga, TN has brought industry to river front areas in that city, so, surely Knoxville's government can do the same for our area.

Teresa Hodges

To whom it may concern:

7-E-06-SP  
7-S-06-RZ



I want to express my desire that the industrial park proposed for the Thorn Grove Community not be approved. We chose to live in a rural community without the hustle and bustle of city life. This proposed park would change my view from my front porch to one that does not reflect the rural community that we now enjoy!

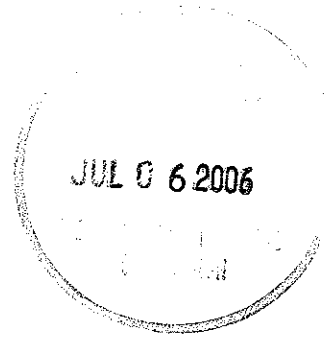
Thank you,

Brandi Rood

Brandi Rood  
600 S Carter School Rd  
Strawberry Plains, TN 37871  
865-932-3744

July 2, 2006

MPC Executive Director Mark Donaldson  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902



7-506-RZ  
7E-065P

Dear Mr. Donaldson:

Why would Knox County want to spend \$11,000,000 and another \$20,000,000 to \$30,000,000 to develop an Industrial Business Park on land that has caves all under it? The MPC wants to rezone this land with its many caves and sinkholes for an industrial park that will be located off Midway Road, Carter Road, Cooper Road, and Thorngrove Pike.

All of the many caves under this land connect to the Mammoth Caves in Kentucky. My son, while going to UT to get his Master's degree in Environmental Engineering, did research and wrote many papers on these caves that run under this land. The sink holes are only a small part of it. Already we have had many ponds to lose their water when they split open at the bottom and all the water went into the caves. That's why we have these big sink holes on the land.

After they started digging and blasting on I-40, that's when at least five ponds just disappeared and became sinkholes. Our pond had been stocked with fish that the state had provided and they disappeared along with the water into the caves. This is what will happen to the land and ponds when they start working and digging on this land because of the caves that are present.

I can't believe that Knox County plans to spend all this money on land of which they don't even know if the Federal Emergency Management Agency will approve it.

Sincerely,

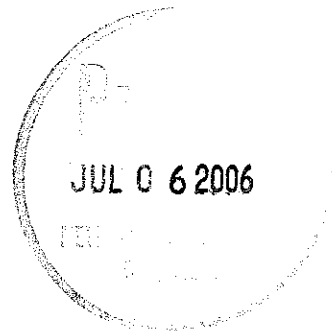
A handwritten signature in cursive script that reads "Bodine J. Stultz".

Bodine J. Stultz

6745 Thorngrove Pike  
Knoxville, TN 37914

July 2, 2006

Mark Donaldson, MPC Executive Director  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902



7-S-06-RZ  
7-E-06-SP

Dear Mr. Donaldson:

I am probably offering a different opinion regarding the proposed rezoning on Thorngrove Pike for an industrial park than most, but I recognize the value to the community of the park and its site. I can and will support the zoning change, but there must be attached to its approval a requirement to address what is currently a dangerous situation that will only get worse when the industrial park is developed.

The situation I refer to is the fact that Thorngrove Pike between John Sevier Highway and Midway Road is already dangerous by virtue of its path and size, and once the park is established this will be a preferred route for all traffic between the south county, Forks of the River Park and the new park. As it exists right now, Thorngrove Pike, and particularly the section between John Sevier Highway and Kodak Road is too narrow to allow a school bus and a truck to safely pass one another, it has no shoulders so any vehicles dropping off the side tend to over correct and either roll over or cross into the other lane, and it has been the site of numerous property damage and personal injury accidents, especially since it was repaved a few years ago.

To add to the problems associated with the narrow road surface, all vehicles entering Thorngrove Pike from Wayland Road are in serious danger due to a blind intersection with restricted views to the east. This corner is always covered with glass and car parts, testifying to the danger. If the zoning change is to be approved it must be contingent upon widening Thorngrove Pike in anticipation of the increase in both volume and size of vehicles sure to use the road, and such widening should also provide safety shoulders to avoid the severe drop offs from the road surface that now exist.

Sincerely,



Jon W. Wehrenberg

>>> "Bentley, Susanne" <[Susanne.Bentley@BellSouth.com](mailto:Susanne.Bentley@BellSouth.com)> 7/3/2006 12:55 PM >>>  
My name is Susanne Bentley , I live at 2703 Voltz Lane, in the 8th district...I oppose the Industrial Park at Midway Rd...I think the money

Would be better spent, for the school system, possibly for desk's and chairs, or gosh maybe even new books...What an idea, to build a new school, and not have any desk's or chairs, this money would certainly help... Thank You Susanne Bentley

>>> "Bentley, Susanne" <[Susanne.Bentley@BellSouth.com](mailto:Susanne.Bentley@BellSouth.com)> 7/6/2006 12:27 PM >>>  
would like to make you aware of the fact I am unhappy with this development....I believe the \$30 million Dollars , should go to the School system...Our teachers should be paid more, and more funding for the new school, out west ...possibly for desks, and Chairs, and books....My name is Susanne Bentley, at 2703 Voltz Lane, Knoxville, district 8/email address [susanne.bentley@bellsouth.com](mailto:susanne.bentley@bellsouth.com)

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>>> "Coffman, Jo B" <[Jo.Coffman@BellSouth.com](mailto:Jo.Coffman@BellSouth.com)> 7/3/2006 4:05 PM >>>  
I am against the Midway Rd Industrial Park you want to build. I believe the \$30 Million dollars could be better spent for the school system. I am located in district 2 in Knox County and district 5 in Knox city.My address is 3331 Miami St and I pay too much for county and city taxes. Thank you. Jo Coffman

>>> "Hollingsworth, Vicki" <[Vicki.Hollingsworth@BellSouth.com](mailto:Vicki.Hollingsworth@BellSouth.com)> 7/4/2006 11:33 AM >>>  
I am against the Midway Road Industrial Park you want to build. I believe the \$30 million dollars could be spent better for the school system, maybe for desks, chairs, and books. Also, the educators could definitely use a raise.

Vicki S. Hollingsworth  
4854 Lindsey Blair Lane  
Knoxville, TN 37918  
[Vicki.hollingsworth@bellsouth.com](mailto:Vicki.hollingsworth@bellsouth.com)  
District 7

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