

From: Betty Jo Mahan
Subject: Rezoning 6-C-07-RZ

>>> <mdstrunk@comcast.net> 6/2/2007 9:30 PM >>>

I am a resident of Wyndham Pointe Subdivision and have great concern over the rezoning request by Landview on Beaver Creek (6-C-07-RZ). They want to come inside our subdivision and construct an office building at the entrance beside the pool. This is a relatively new subdivision and there are many families living in this neighborhood now. Kids ride bikes up and down the streets. Families walk there children on these streets. Residents jog on these streets. There is no outlet so it is a great place to live i.e. no through traffic. To put an office building at the front not only would be unsafe but makes no sense. Landview built this neighborhood and waited to get all the houses built and then springs this on us. Wonder why they didn't try to build the office buildings at the beginning of the project. Think they might not sell as many homes?

Landview held a Homeowners Association meeting at the pool on Tuesday of this week. They talked about a proposed red light for our exit to Oak Ridge Hwy. They talked about how much safer it would be for us and the community park across the street. They discussed agreement with Ingles to help fund the road revision and red light. It will save lives. Then the kicker of course was they would do this if we agreed on the rezoning and office building. Our safety for their profit! Nothing like ethics!

THIS IS AN UNSAFE PROPOSAL FOR THE RESIDENTS OF WYNDHAM POINTE. THANKS

Mike Strunk
mdstrunk@comcast.net
6937 Wyndham Pointe Lane

Knox County Commission



#60

GREG LAMBERT
COMMISSIONER, SIXTH DISTRICT

Memorandum

To: Members of the Metropolitan Planning Commission
From: Commissioner Greg Lambert
Date: July 12, 2007
Re: Landview Development, LLC Request for Rezoning
(6-C-07-RZ)

I support Landview Developments Rezoning request for property located at Beaver Ridge Road and Wyndham Point Lane and urge the Metropolitan Planning Commission to approve this request.

I am familiar with this property and consider the proposed use to be appropriate.

As this property is located in the sixth district, I ask that you honor this request and approve this Rezoning request.

PETITION - Commercial Neighborhood (CN) Rezoning application objection

We, the undersigned, oppose Knox County MPC rezoning application number 6-C-07-RZ
for the Wyndham Pointe subdivision for the following reasons:

The proposed offices do not meet CN zoning regulations, Article 5, Section 5.38
It breaches the implied barrier of the neighborhood.

It is not consistent with the zoning of nearby residential areas.

It will change the character of the neighborhoods on Beaver Ridge Road.

The proposed offices will provide no benefit to the community

Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road.

This rezoning will open the door to commercial rezoning along Beaver Ridge Road.

It may have negative impacts on our property values.

#60

	Name	Address	Signature
1	DONALD M. ROGERS.	6941 Wyndham Pointe Ln.	Donald M. Rogers
2	Janet L. Rogers	6941 Wyndham Pointe Ln.	Janet L. Rogers
3	Sheila Jeter	6944 Wyndham Pointe Ln.	Sheila Jeter
4	Sean Jeter	6944 Wyndham Pointe Ln.	Sean Jeter
5	Kevin Kit	6928 Wyndham Pointe	Kevin Kit
6	Stephanie Kit	6928 Wyndham Pointe	Stephanie Kit
7	WILLIAM BUTLER	7031 WYNDHAM POINTE	Will Butler
8	NIKOMII BUTLER	7031 WYNDHAM POINTE	For NIKOMII With P/BeA
9	Tim Schornfelder	7035 Wyndham Pointe	Tim Schornfelder
10	Ann Schornfelder	7035 Wyndham Pointe	Ann Schornfelder
11	WARNER KEPLAR	7047 Wyndham Pointe	Warner Keplar
12	Briana Keplar	7047 Wyndham Pointe	Briana Keplar
13	Donald M. Breeden	6965 Wyndham Pointe Ln.	Donald M. Breeden
14	Amy R. Breeden	6965 Wyndham Pointe Ln.	Amy R. Breeden
15	Kelly Roberts	7039 Wyndham Pointe	Kelly Roberts
16	Tommy Roberts	7039 Wyndham Pointe	Tommy Roberts
17	Melissa Yager	7525 Ashton Pointe	Melissa Yager
18	John Yager	7525 Ashton Pointe	John Yager
19	Keith KORS	7513 Ashton PT. Ln.	Keith KORS
20	Loretta Bowling	7013 Wyndham Pointe Lane	Loretta Bowling

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The proposed offices will provide no benefit to the community.

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	Name	Address	Signature
1	Kin McCluskey	3312 Adams Gate	Kin McCluskey
2	Kin Russell	3342 Adams Gate	Kin Russell
3	Michael Byer	3362 Adams Gate	Michael Byer
4	Roy Burch	3424 Adams Gate	Roy Burch
5	Glenda Coffey	3431 Adams Gate	Glenda Coffey
6	PETER MURPHY	3454 ADAMS GATE RD	Peter Murphy
7	Jeff Cox	3460 Adams Gate	Jeff Cox
8	Jeffrey B. Hallford	3466 Adams Gate Rd Knoxville TN 37931	Jeffrey B Hallford
9	Angela Walden	3506 Adams Gate Rd	Angela Walden
10	T.J. Walden	3506 Adams Gate Rd	T.J. Walden
11	George Downs	3506 Adams Gate Rd	George Downs
12	Kelly Downs	3506 Adams Gate Rd	Kelly Downs
13	Quay Scarborough	3536 Adams Gate Rd	Quay Scarborough
14	Rich Scarborough	3536 Adams Gate Rd	Rich Scarborough
15	Tin Sumner	3518 Adams Gate Rd	Tin Sumner
16	Sherri Wade	3530 Adams Gate Rd	Sherri Wade
17	Marcus Wade	3530 Adams Gate Rd	Marcus Wade
18	Hazel Waggoner	2037 Cecil Johnson	Hazel Waggoner
19	Daniel Waggoner	2037 Cecil Johnson Rd	Daniel Waggoner
20	Cathy Davis	3542 Adams Gate Rd	Cathy Davis

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	Name (Print)	Address	Signature
1	Nancy Spoon	9305 Garrison Dr.	Nancy Spoon
2	Paris Heath	3318 Adams Gate	Paris Heath
3	D. Joyce	3406 Adams Gate	Doreen Joyce
4	J. Berry	3415 Adams Gate	Jeff Berry
5	Kim Brown	3430 Adams Gate	Kim Brown
6	B. RAINWATER	3448 ADAMS GATE	Brenda Rainwater
7	Xiaohui Cui	3459 Adams Gate	Xiaohui Cui
8	ALAN DUPES	3407 DABERT LN.	Alan Dupes
9	Ann Shugart	7706 Jerbaeler Dr	Ann Shugart
10	Sharon Adair	3548 Adams Gate Rd.	Sharon Adair
11	Patsy Smith	3535 Adams Gate Rd	Patsy Smith
12	Karen Thompson	3513 Adams Gate Rd	Karen L. Thompson
13	Deborah Davidson	3405 Adams Gate Rd	Deborah Davidson
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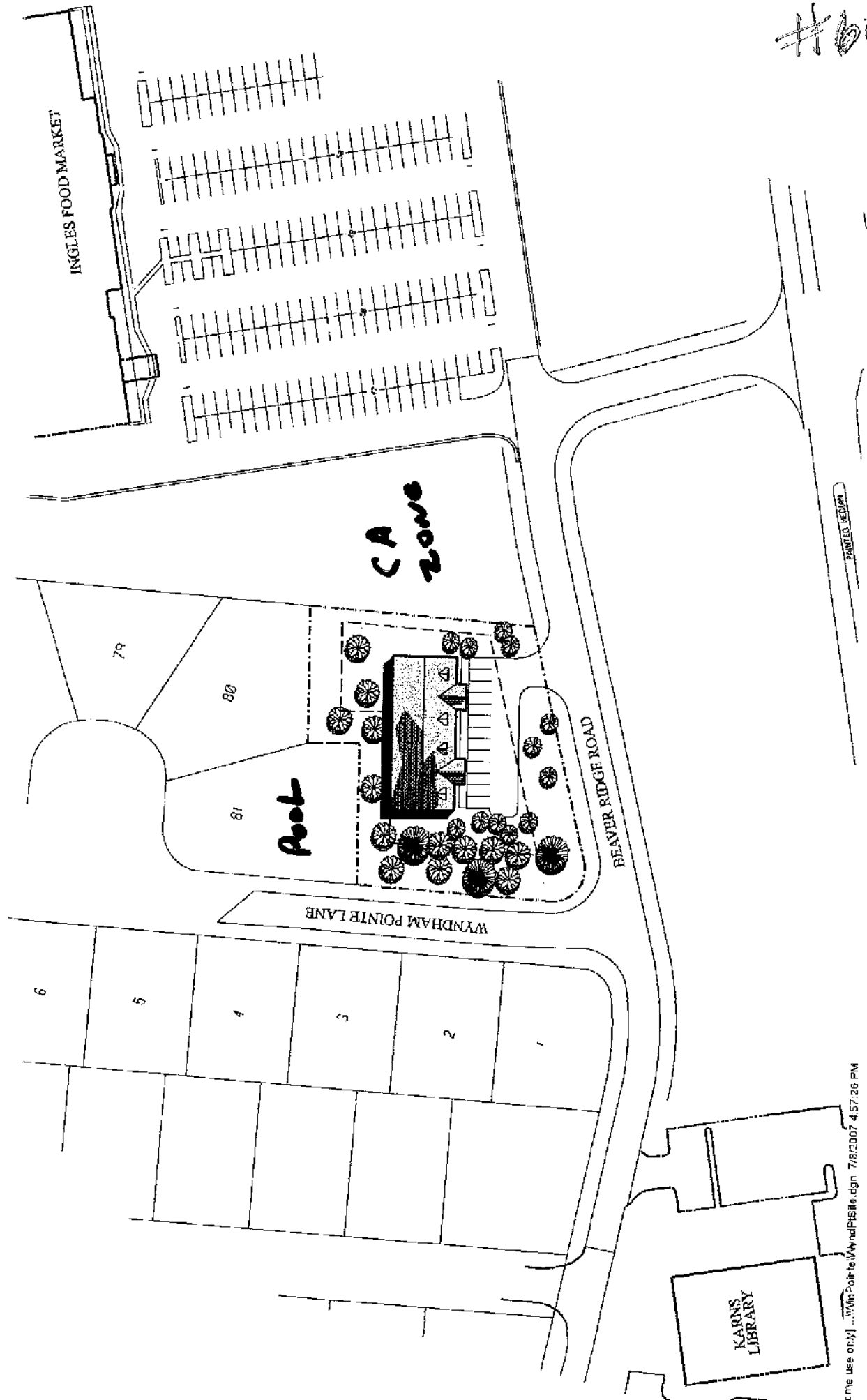
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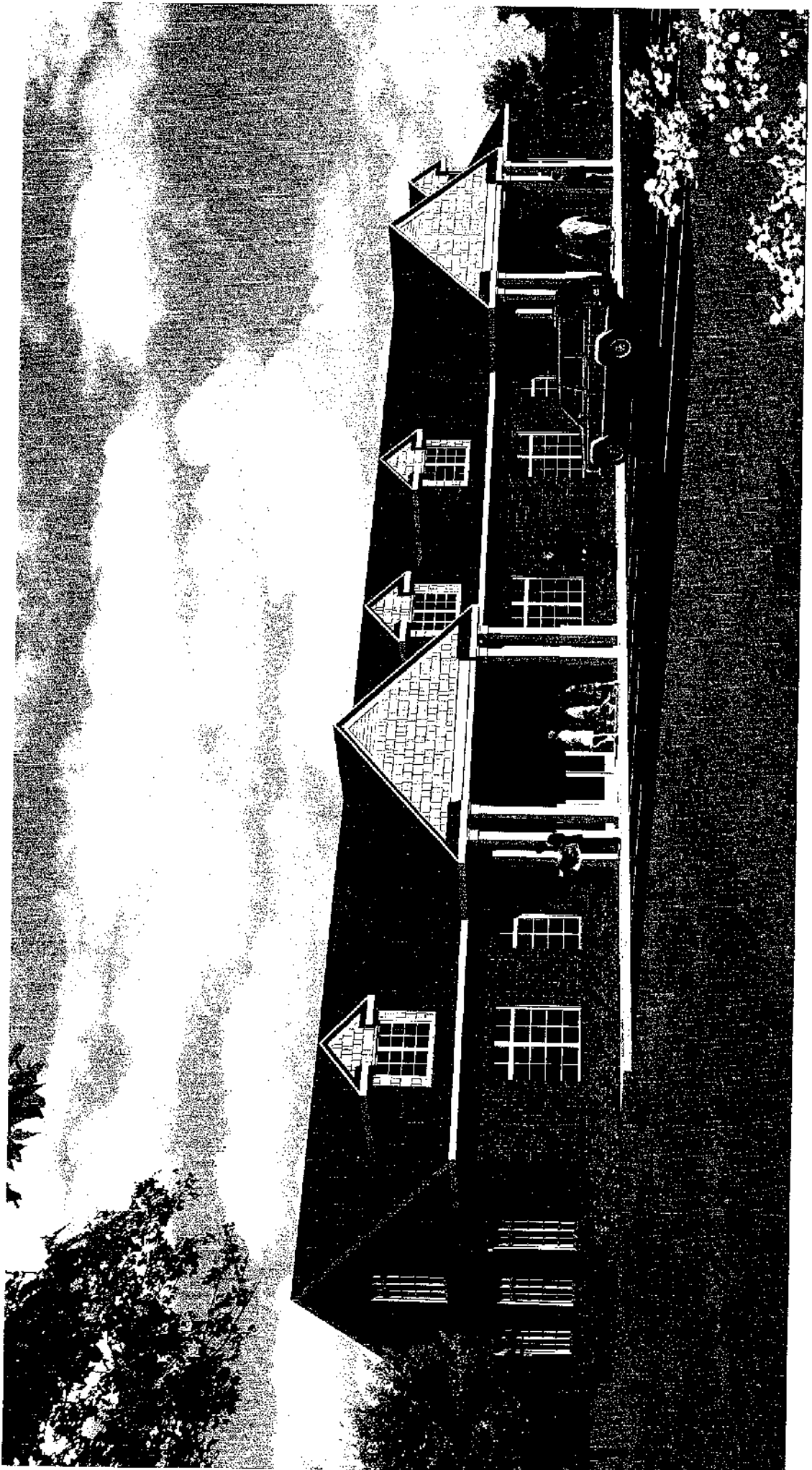
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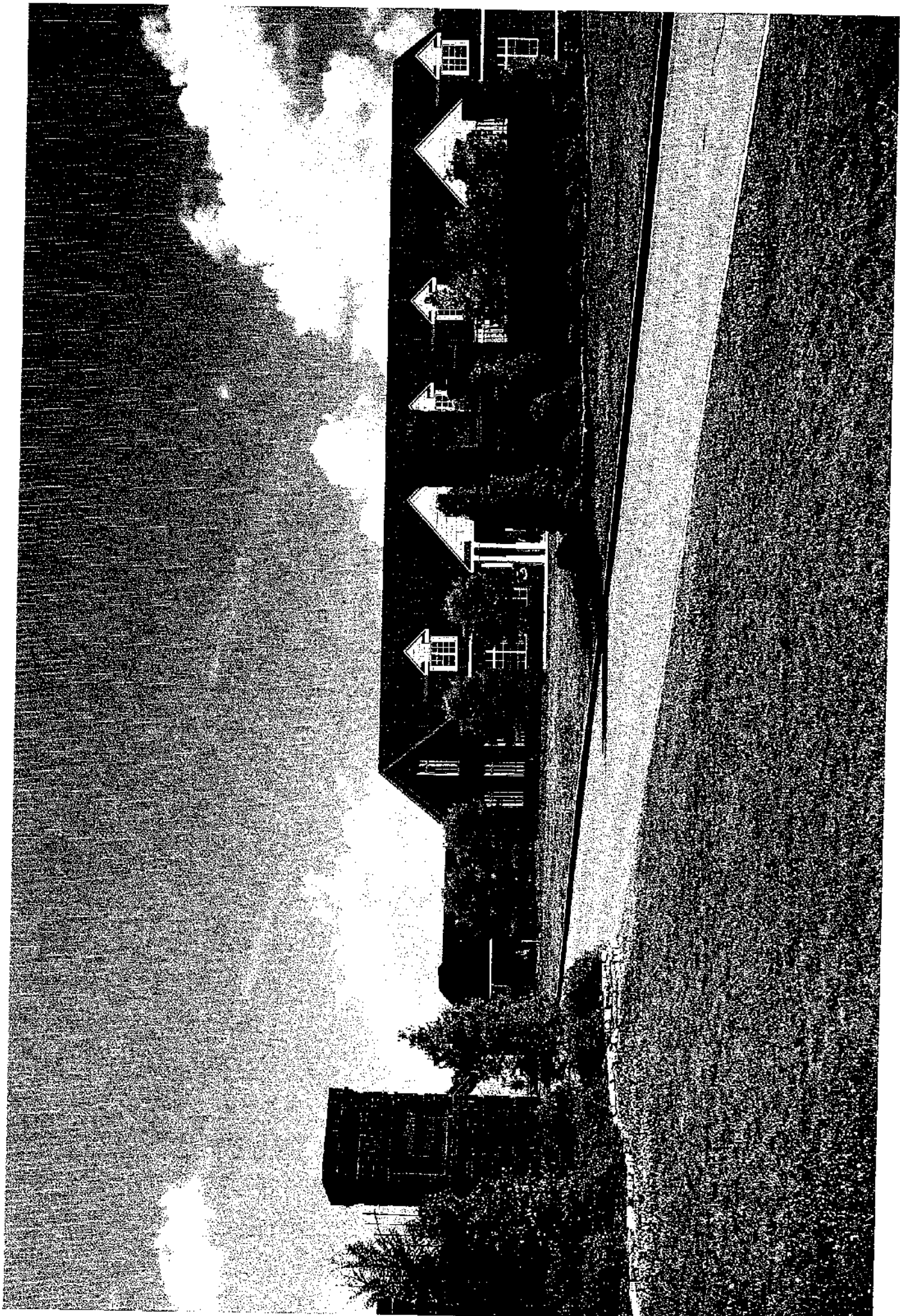
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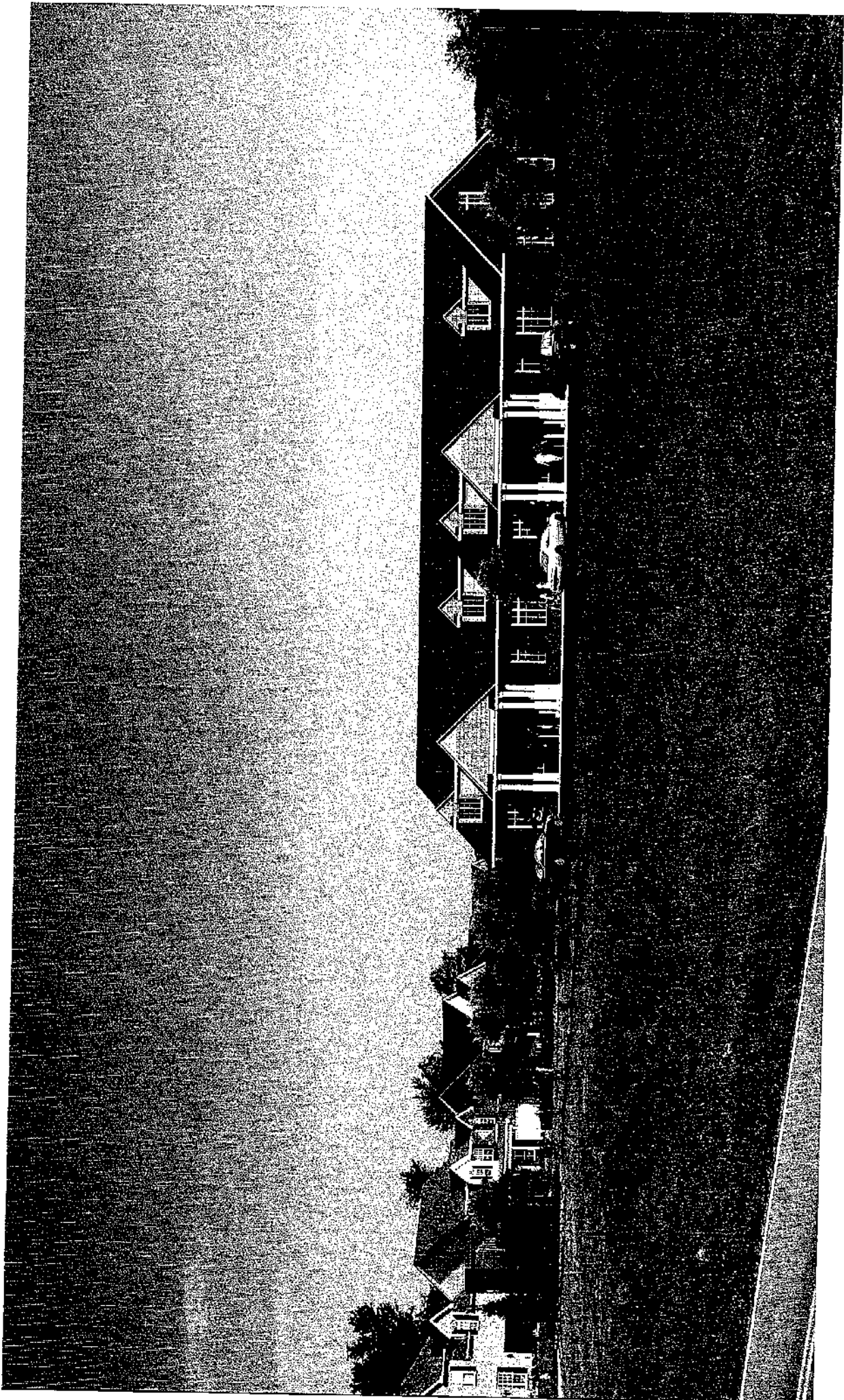
	Name	Address	Signature
1	Mark Jackson	3541 ADAMS Rd	Mark Jackson
2	Dolores Higgins	3442 Adams Gate	Dolores Higgins
3	Charles P. Higgins	"	Charles P. Higgins
4	Amanda J Fannon	3357 Adams Gate Rd	Amanda J Fannon
5	M Fannon	3357 Adams Gate Rd	M Fannon
6	Shelly Koo	7513 Ashdown Park Ln	Shelly Koo
7	Katie Koo	7513 Ashdown Park Ln	Katie Koo
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#60









From: "Tim Humphrey" <THumphrey@edfinancial.com>
To: <contact@knoxmpc.org>
Date: 7/5/2007 9:28:57 AM
Subject: Please add to file 6-c-07-rz

Tim Humphrey

6957 Wyndham Pointe Lane

Knoxville, TN 37931

The petition in support of commercial neighborhood re-zoning that has been submitted does not have anything to do with the re-zoning of the property inside of the implied barrier of the Wyndham Pointe Subdivision. If you will carefully read the introductory paragraph you will see that it indicates this is a project between Knox County and Ingles. The property which is requested to be re-zoned is not owned by Ingles. It is owned by Landview Development who developed the Wyndham Pointe Subdivision. The petition indicates that the property needs to be re-zoned so that the intersection at Beaver Ridge Road and Oak Ridge Highway can be re-worked and a traffic light installed.

We have asked the Knox County Engineering department and the Knox MPC if a tract of land needs to be re-zoned in order for it to be sold or donated to Knox County and the answer we received was that it could remain zoned Agricultural. If the developer would graciously choose to donate the required right-of-way Knox County this issue could be resolved. We believe this is an issue to be discussed by the Knox County Mayor's office, County Commissioners, Knox County Engineering, and the Tennessee Department of Transportation. This is in no way related to this re-zoning request.

The residents of Wyndham Pointe Lane would like to request that this property be rezoned to Planned Residential and have two additional home built to complete the implied front entrance to our neighborhood. We are very concerned about the integrity of our neighborhood and we feel that any commercial development at the entrance to our subdivision would disrupt it. The developer has only met with the residents once since

the re-zoning request has been applied for. He indicated that this whole re-zoning is about a road re-work and a traffic light. He also stated that in order for him to pay for the project he needed to recoup his cost by zoning the property commercial. This does not promote harmony between a community and a developer. He stated that if this does not get approved then there will be no new road and no traffic light. He is a developer not a County Commissioner. It is the responsibility of our elected officials to make decisions of this nature.

We have been unable to find any other communities in the surrounding area who have a commercial building within the entrance of their subdivision. If a commercial building were placed on this property and it became vacant we believe it would seriously affect surrounding property values.

This is the second request for this property to be zoned commercial. It was request before the subdivision was built (2003) and then re-submitted after 75% of the neighborhood has been completed. All of the current resident surveyed indicated that they would not have bought a home in this subdivision had this information been disclosed.

Thank you for your time and attention,

Tim Humphrey

CC: "Kelley Schlitz" <Kelley.Schlitz@knoxmpc.org>

From: "Mike Fox" <mikesfox@comcast.net>
To: <contact@knoxmpc.org>
Date: 6/11/2007 10:31:11 PM
Subject: Rezoning

To Whom It May Concern:

Our neighborhood is located just off of Beaver Ridge Rd behind the Karns Branch of the Knoxville Public Library. There is a rezoning meeting scheduled for June 14, 2007 where Landview will make a presentation of plans to modify Beaver Ridge Rd and add a traffic light at the intersection to Oak Ridge Highway (Hwy 62). The property is currently zoned agricultural and for this street modification and traffic light to be installed the property will need to be rezoned to commercial.

We are against the proposed rezoning for several reasons:

1. If the property is rezoned commercial, there is no guarantee that the proposed street/traffic light will ever be built. After the rezoning, anything could be built on that property.
2. We do not want additional traffic in or around our family neighborhood, especially when our neighborhood pool will be adjacent to this proposed structure. Our wives and children do not need to be swimming and sunbathing next to a commercial building.
3. I have never seen a commercial building located inside a small subdivision and it does not sound attractive no matter how nice the building may be proposed to look.
4. Our property values will be impacted by this commercial property and I cannot see it being a positive impact.
5. TDOT has done a study of the intersection and did not deem it necessary

to add a traffic light at this intersection because the road does not get enough vehicle volume nor are there enough accidents there to warrant a traffic light. Ingles may want the light to encourage customers and other neighborhoods may want the light to make it easier to merge with traffic on Oak Ridge Highway, but, there are other entrances to Oak Ridge Highway just 1/4 mile away. The proposed changes do not impact Ingles or the other neighborhoods in a negative way as it will ours.

6.. We were told by Landview at homeowners meetings that they were going to build homes on that property and we expect them to hold to their word. The land may be worth more as commercial property than as residential plots, but, this is our neighborhood not a business transaction.

I understand that Winston Cox has agreed to pay for the street and Ingles has agreed to pay for the traffic light. They both benefit from this rezoning. The people that will have to live with this every day more than any other are the people of the Wyndham Pointe subdivision and they will not benefit from the rezoning.

Please carefully consider the hundreds of people that live in Wyndham Pointe, the children that will be active in the immediate area of this proposed commercial zone, the negative impact of increased traffic near a neighborhood, and reject this proposed rezoning.

Thank you.

Mike and Bonnie Fox

7001 Wyndham Pointe Ln Knoxville, TN 37931

865-414-1330

mikesfox@comcast.net

From: "Lessard, Timothy L." <lessardtl@ornl.gov>
To: <contact@knoxmpc.org>
Date: 6/8/2007 12:02:58 PM
Subject: Rezoning comment for the agenda

Concerned residents of Wyndham Pointe subdivision in Karns are disturbed by a rezoning effort in work that can negatively impact our neighborhood. Our neighborhood is located just off of Beaver Ridge Rd behind the Karns Branch of the Knoxville Public Library. There is a rezoning meeting scheduled for June 14, 2007 where Landview will make a presentation of plans to modify Beaver Ridge Rd and add a traffic light at the intersection to Oak Ridge Highway (Hwy 62). The property is currently zoned agricultural and for this street modification and traffic light to be installed the property will need to be rezoned to commercial.

We are against the proposed rezoning for several reasons:

1. If the property is rezoned commercial, there is no guarantee that the proposed street/traffic light will ever be built. After the rezoning, anything could be built on that property. Although Landview presented a nice drawing of a possible building that might be built on the site, there is no way to be sure that anything even remotely similar to that would be erected.
2. We do not want additional traffic in or around our family neighborhood, especially when our neighborhood pool will be adjacent to this proposed structure. Our wives and children do not need to be swimming and sunbathing next to a commercial building.
3. I have never seen a commercial building located inside a small subdivision and it does not sound attractive no matter how nice the building may be proposed to look.
4. Our property values will be impacted by this commercial property and I cannot see it being a positive impact.
5. TDOT has done a study of the intersection and did not deem it necessary to add a traffic light at this intersection because the road does not get enough vehicle volume nor are there enough accidents there to warrant a traffic light. Ingles may want the light to encourage customers and other neighborhoods may want the light to make it easier to merge with traffic on Oak Ridge Highway, but, there are other entrances to Oak Ridge Highway just 1/4 mile away. The proposed changes do not impact Ingles or the other neighborhoods in a negative way as it will ours.
6. Winston Cox told the homeowners (and I paraphrase), "No rezoning, no

traffic light". I'm OK with that.

7. We were told by Landview at homeowners meetings that they were going to build homes on that property and we expect them to hold to their word. The land may be worth more as commercial property than as residential plots, but, this is our neighborhood not a business transaction.

I understand that Winston Cox has agreed to pay for the street and Ingles has agreed to pay for the traffic light. They both benefit from this rezoning. The people that will have to live with this every day more than any other are the people of the Wyndham Pointe subdivision and they will not benefit from the rezoning.

Please carefully consider the hundreds of people that live in Wyndham Pointe, the children that will be active in the immediate area of this proposed commercial zone, the negative impact of increased traffic near a neighborhood, and reject this proposed rezoning.

Thank you.

Timothy Lessard
6949 Wyndham Pointe Lane
796-3828
tglessard@comcast.net

From: "Deborah" <D.Davidson@nsci.net>
To: <contact@knoxmpc.org>
Date: 7/8/2007 3:36:41 PM
Subject: July 12, 2007 meeting

Metropolitan Planning Commission Representatives,

I understand that on the docit this coming Thursday that you will be deciding on a piece of property located on Beaver Ridge Road across the road and behind the Karns Library. You have been requested to approve the rezoning of that property to commercial neighborhood. I am requesting that you vote no on the rezoning from agricultural to CN.

Thanks,
Deborah Davidson
3405 Adams Gate Rd.

From: "Don Rogers" <rogers685@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 7/7/2007 9:55:42 PM
Subject: Rezoning Application 6-C-07-RZ

To the Knox County MPC,

I am a resident of Wyndham Pointe Subdivision in the Karns Community and wish to document my opposition to the rezoning of a section of property within the perimeter of my subdivision. The application in question is number 6-C-07-RZ, and is set to be heard before the MPC in July.

I further request that this letter be made part of the official file for this application and as such be distributed to the voting members of the commission.

The following are key reasons for which I oppose this application and respectfully request it to be denied:

. This request was previously approved by this commission and denied on appeal to the Knox County Commission in 2003.

. A reasonable person would conclude that the property is located within our neighborhood as determined by the design of the entrance. The property in question abuts the area set aside by the developer for the community swimming pool; again a reasonable person would consider the area to be additional residential lots.

. Increased traffic in the area will increase the risks to the children of our neighborhood as well as those located on Beaver Ridge Road.

. Mr. Winston Cox, at a meeting held on June 5, alluded the proposed businesses could be doctor's offices. According to Ms. Sharon Cawood, at the same meeting, the "CN" designation "could allow anything retail but not a gas station".

. A business complex inside the community and will not be utilized frequently by persons in the community or surrounding communities.

. This rezoning is inconsistent with the other communities on Beaver Ridge Road and will significantly affect the "character" of the Wyndham Pointe subdivision and other communities in the area.

. The commercial property in question is NOT at an intersection of a collector or arterial street.

. The rezoning, if approved, will open the door for other commercial rezoning within this residential area.

. This office complex, if approved, will have a negative impact on the home values within the surrounding communities while bringing no significant benefit. Landview Development recently lost a contract on a house directly across from the proposed because of this application.

. There is a significant amount of available office space and land to be commercially developed within the Karns community, most of which is located within a mile of the proposed location. One property is advertising "free rent", a shopping center across from Grace Baptist Church, and a brand new strip mall just west of Wyndham Pointe, which currently has one tenant. Is there really a need to build more to sit vacant?

. Mr. Cox and Ms. Cawood further presented approval of this application as necessary for a traffic light to be installed at the intersection of Oak Ridge Highway and Beaver Ridge Road. It is my understanding that traffic lights and roads are under the jurisdiction of the State of Tennessee and Knox County. Private developers should not be allowed to hold hostage sovereign governments and local communities for their personal gain.

. Had I been told 2.5 years ago about Mr. Cox's desire for commercial development inside the subdivision I would not have bought in Wyndham Pointe.

The quality of life and security of our families and community will be adversely affected by this rezoning, if approved by this commission

Please feel free to contact me directly if you need clarification or additional information in this regard.

Donald M. and Janet L. Rogers

6941 Wyndham Pointe Lane

865.670.9200

cc: Kelly Schlitz

CC: <kelly.schlitz@knoxmpc.org>

From: "Robert Davis" <rjdavisone@knology.net>
To: <kelley.schiltz@knoxmpc.org>
Date: 7/8/2007 6:33:28 PM
Subject: petition

To whom it may concern:

Yesterday a gentleman came by and asked to sign a petition for a red light at the end of Beaver Ridge and Oak ridge highway and my husband and I both signed it. Today some ladies came by and asked us to sign a petition against commercial zoning and informed us that we had signed a petition for it yesterday. I am new to the area and I do not want to see commercial zoning down Beaver Ridge at all. I would like a red light though. If the gentlemen's petition is for commercial zoning then please take my name off of it and my husband's because we signed there today. Also I think someone needs to warn everyone that this gentleman is out there lying to get his petition signed. Thank you very much. My name is Amanda Fannon and husband's name is Jeff Fannon address 3357 Adams Gate Rd. Please make sure that you are aware that the petition we signed is meant to be against commercial rezoning.

Sincerely
Amanda Fannon

CC: <contact@knoxmpc.org>

From: "Hatfield, Randy" <randy.hatfield@caremark.com>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/10/2007 10:16:57 AM
Subject: File # 6-C-07-RZ - Add to File

I am writing in reference to file # 6-C-07-RZ, AG to CN near the intersection of Beaver Ridge and Wyndham Pointe lane. I would like my email added to the official file for the meeting July 12. I am opposed to the rezoning.

I have read the MPC Commissioner's biographies and noted a few remarks made by five members:

- * Integrity of neighborhoods
- * Maintain the integrity of neighborhoods while allowing for growth and development
- * Keep a balance between development and community concerns
- * Common sense approach to help the community grow and develop in a way that protects the property rights of all individuals
- * Promote orderly, responsible growth and support economic development while respecting property rights and neighborhood character

Listed below are facts regarding the rezoning proposal:

- * The proposed site is located inside the subdivision entrance
- * Increased traffic near the commons area (neighborhood pool) compromises the safety for our children
- * The proposed offices do not meet CN zoning regulations (Article 5, Section 5:38)
- * It breaches the implied barrier of the neighborhood
- * The proposed rezoning is not consistent with the zoning of nearby residential areas
- * The proposed offices will provide no benefit to the community

- * Increased traffic at this location will decrease the safety of pedestrians on Beaver Ridge Road
- * Rezoning this property opens the door for future rezoning along Beaver Ridge Road
- * Rezoning this property will have a negative impact on our property value

Just as you all have stated in your biographies, we support economic development, but we want you to respect our property rights and the character of our neighborhood; we want to maintain the integrity of our subdivision. Landview may present the issue of adding a stop light at this intersection; this is not the issue. Rezoning this property is the concern, not the stop light.

The facts are clear and I ask that you vote 'NO' to the rezoning of this property.

Thanks.

Randy Hatfield

6940 Wyndham Pointe Lane

Knoxville, TN 37931

865-769-5697

CC: <tglessard@comcast.net>, <hatfield6940@bellsouth.net>



1 3 2007
6C-07-RZ

Sharon,

Thank you for forwarding the email about the MPC meeting on the 12th about the realignment of the Oak Ridge Hwy in front of Ingle Grocery store. This is a project the Business Association has been very adamant need to be completed. We took it upon ourselves to gather all the affected parties together to hammer out a consensus that all could live with. As of our last meeting, everything was a "GO" This project is vital to the traffic improvement in Karnis that we feel is very much needed. I will not be able to attend this meet as I have a child having oral surgery but please speak on my behalf and on the behalf of the Business Association that we full support this project and look forward to constructions beginning.

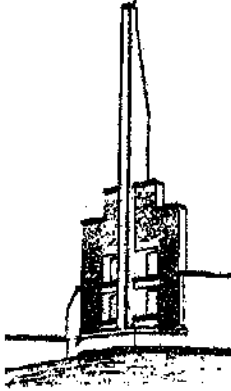
Sincerely,

A handwritten signature in black ink, appearing to read 'Roger Kane', with a large, decorative flourish extending to the right.

Roger Kane

Karnis Business Association- President

Po Box 7151
Knoxville, TN 37921



Karns church of Christ

6612 Beaver Ridge Road, Knoxville, TN 37931
865.691.7411 • Karns@discoveret.org

Elders:

Don Denton: 938.1858
Jim Hutson: 675.6134
Allen Mercer: 531.3725
Jeff Smith: 539.2576
Gregg Woodall: 470.0140

Ministers:

Edwin Jones
Pulpit Minister
Joshua Hartwigsen,
Associate Minister

Office Hours:

Monday - Friday
8 am - 4 pm

Phone Numbers:

Church Office:
865.691.7411

School Office:
865.691.7444

Fax: 865.691.9692

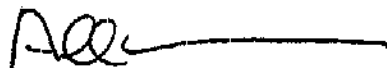
To Whom It May Concern:


6-C-07-RZ

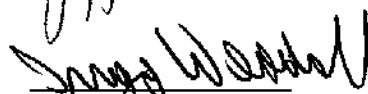
As the eldership of the Karns church of Christ, we voice our support for the proposed changes to the intersection of Beaver Ridge Road and Oak Ridge Highway adjoining our property. Our support has an unusually personal aspect as we lost one of our members in an accident there some years back. We are well aware of the dangerous nature of the intersection from personal experience and from complaints of the congregation. We believe the overall interests of the Karns community will be best served by the projected changes.

Sincerely,


Don Denton


Allen Mercer


Jeff Smith

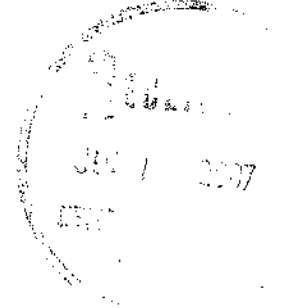

Gregg Woodall



Karns Volunteer Fire Department

P.O. Box 7184
Knoxville, TN 37921

Emergency Phone: 691-1212
Business Phone: 691-1333



6C-07-RZ

July 9, 2007

Knox County Metropolitan Planning Commission:

This letter is to show our support for the rezoning of the property that is located on Beaver Ridge Rd next to Ingles and Oak Ridge Highway. This rezoning is to install a red light at Beaver Ridge Rd and Oak Ridge Highway which is necessary to provide the safety of our community residents and the fire departments personnel. If there is anything else that we can do to help this project so that it may go forward please don't hesitate to contact me.

Respectfully,

Jay Gregory
Corporate President/ Captain
Karns Volunteer Fire Department
865-389-3635 cell
pres@kvfd.com

Jake Stafford
Fire Chief
Karns V.F.D.
865-789-6341 Cell
chief@kvfd.com

Andy Francis
Chairman of Board of Directors
Karns V.F.D.

From: "Randy Hatfield" <hatfield6940@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 6/5/2007 11:41:44 PM
Subject: Rezoning Comment for the Agenda

On June 14, 2007, Landview will present information to rezone part of their Wyndham Pointe subdivision, located at Wyndham Pointe Lane off of Beaver Ridge Road in Karns. Their goal is to rezone the agriculture property to commercial property. The property lies inside the main entrance of the subdivision and just in front of the neighborhood pool. Landview property owners held a homeowners meeting during the last week of May to inform every one of their plans. Winston Cox and employees of Landview were present. They tried to persuade the homeowners to allow this change of the property in exchange for a stop light at the junction of Beaver Ridge Road and Oak Ridge Highway. Mr. Cox stated he would put up his own money to fund the project. Granted, this is a dangerous intersection to Oak Ridge Highway, but the homeowners in Wyndham Pointe are not the only people who use Beaver Ridge Road; therefore, I and many homeowners are opposed to the rezoning for many reasons.

* We should not hold the responsibility of giving up property to ensure a stop light; the stop light concerns should be a Knox county initiative, not a barter between homeowners and land owners

* We do not want additional traffic in or around this family oriented neighborhood

* We do not want commercial property just outside of the pool area for safety concerns of our children

* The drawing Mr. Cox presented is nice, but there are no guarantees of the type of business that will occupy the space

* I've never seen a business located inside the entrance of a subdivision

* I think commercial property placed inside the entrance of our subdivision would have a negative impact on our home values

Thanks.

Randy Hatfield
6940 Wyndham Pointe Lane
865-769-5697

From: "Bonnie Fox" <flstatefox@hotmail.com>
To: <contact@knoxmpc.org>
Date: 6/26/2007 10:48:56 AM
Subject: Knox County MPC rezoning application number 6-C-07-RZ

To Whom it May Concern:

I am a relatively new Knox County resident and I am very concerned with the rezoning of the property at the front of my neighborhood. It is unacceptable to put a commercial building inside of a subdivision. I bought my house in a small subdivision to keep my children safe. Please reconsider the rezoning of a small neighborhood into a commercial area for the profit one individual.

We oppose Knox County MPC rezoning application number 6-C-07-RZ for the Wyndham Pointe subdivision for the following reasons:

It breaches the implied barrier of the neighborhood.

It is not consistent with the zoning of nearby residential areas.

The proposed doctors office will not provide recurring shopping and personal services needs.

The proposed doctors office will not be frequently patronized by neighborhood residents.

The commercial property is not at an intersection to a collector or arterial street.

It will change the character of the neighborhoods on Beaver Ridge Road.

The proposed commercial offices will provide no benefit to the community.

Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road.

This rezoning will open the door to commercial rezoning along Beaver Ridge Road.

We are concerned about the integrity of our neighborhood and the potential impact of commercial zoning.

It may have negative impacts on our property values.

Please add this letter to the file for the rezoning meeting.

thank you for your attention in this matter,

Bonnie Fox
7001 Wyndham Pointe Ln
Knoxville, TN

From: Nicole Shanklin <nicshanklin@yahoo.com>
To: <contact@knoxmpc.org>
Date: 6/26/2007 10:34:40 AM

My husband and I oppose Knox County MPC rezoning application number 6-C-07-RZ for the Wyndham Pointe subdivision for the following reasons:

It breaches the implied barrier of the neighborhood.
It is not consistent with the zoning of nearby residential areas.
The proposed doctors office will not provide recurring shopping and personal services needs.
The proposed doctors office will not be frequently patronized by neighborhood residents.
The commercial property is not at an intersection to a collector or arterial street.
It will change the character of the neighborhoods on Beaver Ridge Road.
The proposed commercial offices will provide no benefit to the community.
Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road.
This rezoning will open the door to commercial rezoning along Beaver Ridge Road.
We are concerned about the integrity of our neighborhood and the potential impact of commercial zoning.
It may have negative impacts on our property values.

Please add our letter to the file to be reviewed by the commission board at the hearing.
Sincerely,

Nicole & Frank Shanklin, Jr.

From: "Lynn Morgan" <lmorgan@concordps.com>
To: <contact@knoxmpc.org>
Date: 6/26/2007 4:27:25 PM
Subject: Attn: Kelley Schlitz

Ms. Schlitz,

I am writing today because my husband and I are opposed to the following rezoning application:

Knox County MPC rezoning application number 6-C-07-RZ for the Wyndham Pointe subdivision

For the following reasons:

*****It breaches the implied barrier of the neighborhood*****

As well as:

It is not consistent with the zoning of nearby residential areas.
The proposed doctors office will not provide recurring shopping and personal services needs.
The proposed doctors office will not be frequently patronized by neighborhood residents.
The commercial property is not at an intersection to a collector or arterial street.
It will change the character of the neighborhoods on Beaver Ridge Road.
The proposed commercial offices will provide no benefit to the community.
Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road.
This rezoning will open the door to commercial rezoning along Beaver Ridge Road.
We are concerned about the integrity of our neighborhood and the potential impact of commercial zoning.
It may have negative impacts on our property values.

Please add my letter to the file and also distribute to other commission members.

Thank you very much,

Lynn & Joe Morgan
7009Wyndham Pointe Lane
Knoxville, TN 37931
865-207-2980

Lynn Morgan
Concord Personnel Services

Phone: 865-675-0930 x37

Fax: 865-675-0432

CONFIDENTIALITY NOTICE:

If you have received this email in error, please immediately notify the sender by email at the address shown. This email transmission may contain confidential information. This information is intended only for the use of the individual(s) or entity to whom it is intended even if addressed incorrectly. Please delete it from your files if you are not the intended recipient. Thank you for your compliance.

From: Betty Jo Mahan
Date: 6/26/2007 5:17:48 PM
Subject: Fwd: Regarding rezoning application number 6-C-07-RZ

I am a resident of Wyndham Pointe Subdivision in the Karns Community and wish to document my opposition to the rezoning of a section of property within the perimeter of my subdivision. The application in question is number 6-C-07-RZ, and is set to be heard before the MPC in July.

Please ensure this letter is added to the file for this application and is distributed to the voting members of the commission.

The following are key reasons for which I oppose this application and respectfully request it to be denied:

- . The property in question is clearly located within the residential boundaries of the Wyndham Point Subdivision and positioned directly beside the private community swimming pool.
- . The proposed business will increase traffic in the area thereby creating additional risk for my children while at play.
- . The proposed business (a physician's office) does not add value to the community and will not be utilized frequently by any persons in the community or surrounding communities.
- . This rezoning is inconsistent with the other communities on Beaver Ridge Road and will significantly affect the "character" of the Wyndham Pointe subdivision and other communities in the area.
- . The commercial property in question is NOT at an intersection of a collector or arterial street.
- . The rezoning, if approved, will open the door for other commercial rezoning within this residential area.
- . This office complex, if approved, will have a negative impact on the home values within the surrounding communities while bringing no significant benefit.

The quality of life and security of our families and community will be negatively affected by this rezoning, if approved by the MPC.

Please feel free to contact me directly if you need clarification or additional information in this regards.

Sincerely,
Michael E. Copeland & Tiffany L. Copeland
7505 Ashton Pointe LN

Knoxville, TN 37931 865.256.3882

From: <sdarrow05@comcast.net>
To: <contact@knoxmpc.org>, <contact@knoxmpc.org>
Date: 6/29/2007 6:34:42 AM
Subject: Knox County MPC rezoning application number 6-C-07-RZ for the Wyndham Pointe subdivision

Attention Kelley Schlitz:

We oppose Knox County MPC rezoning application number 6-C-07-RZ for the Wyndham Pointe subdivision for the following reasons:

It breaches the implied barrier of the neighborhood.

It is not consistent with the zoning of nearby residential areas.

The proposed doctors office will not provide recurring shopping and personal services needs.

The proposed doctors office will not be frequently patronized by neighborhood residents.

The commercial property is not at an intersection to a collector or arterial street.

It will change the character of the neighborhoods on Beaver Ridge Road.

The proposed commercial offices will provide no benefit to the community.

Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road. Our children are required to

walk to elementary and middle school on Beaver Ridge Road which has no side walks or space to walk.

This rezoning will open the door to commercial rezoning along Beaver Ridge Road.

We are concerned about the integrity of our neighborhood and the potential impact of commercial zoning.

It may have negative impacts on our property values.

Please add this letter to the file and distribute to the commission members.

Regards,

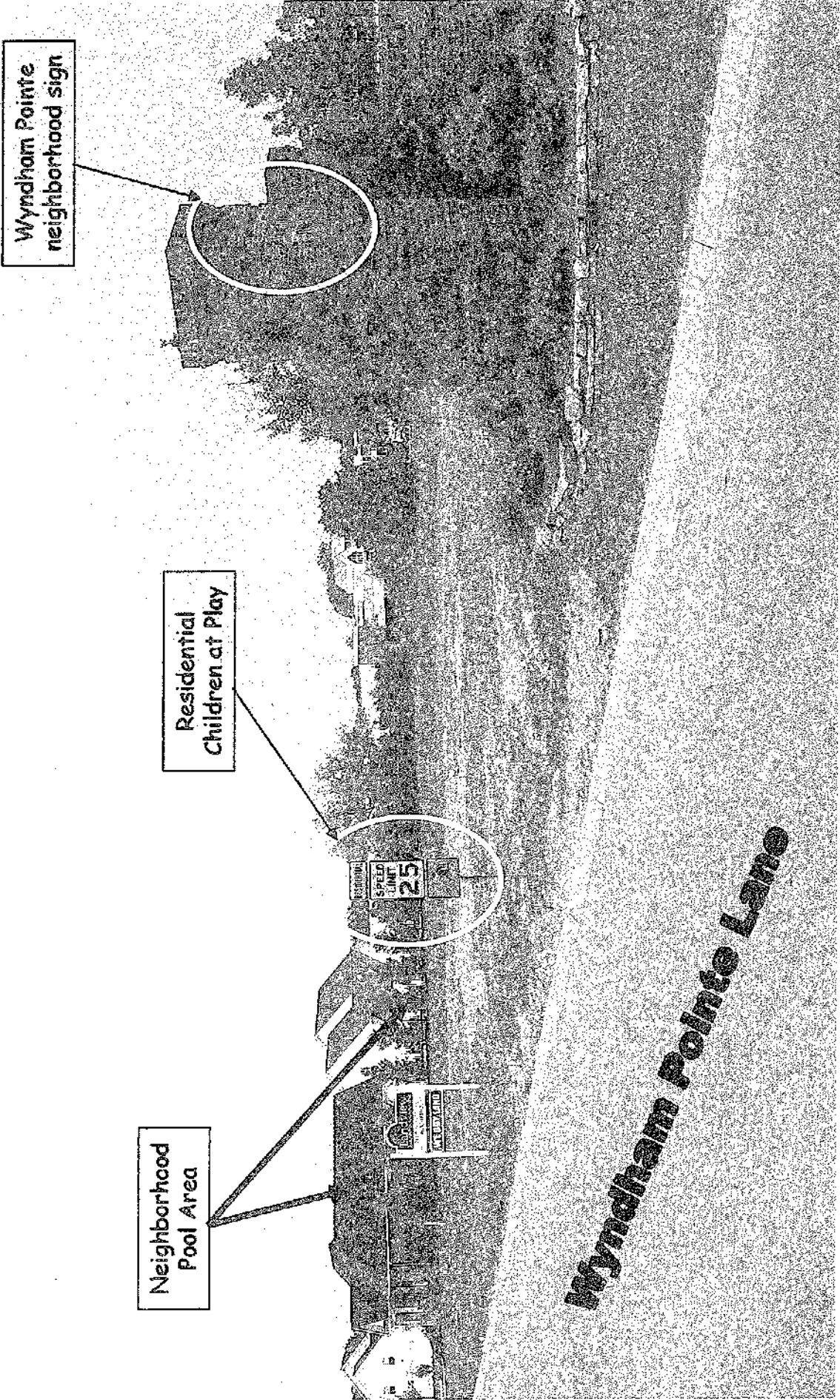
Shelia and Ronnie Darrow

6925 Wyndham Pointe

Wyndham Pointe Subdivision
Opposition to Rezoning
Application

File # 6-C-07-RZ

Clear indicators of property intended for residential development.

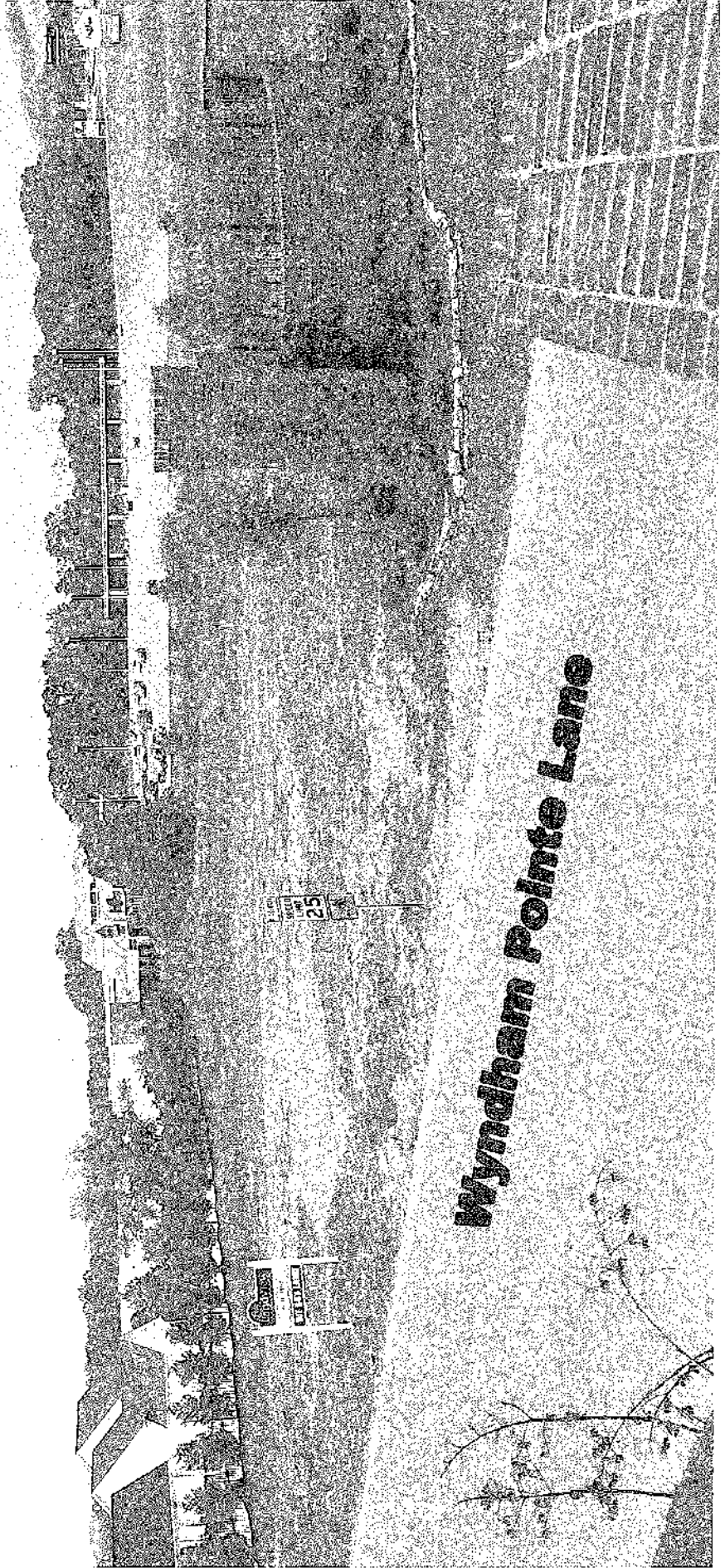


Neighborhood Pool Area

Residential Children at Play

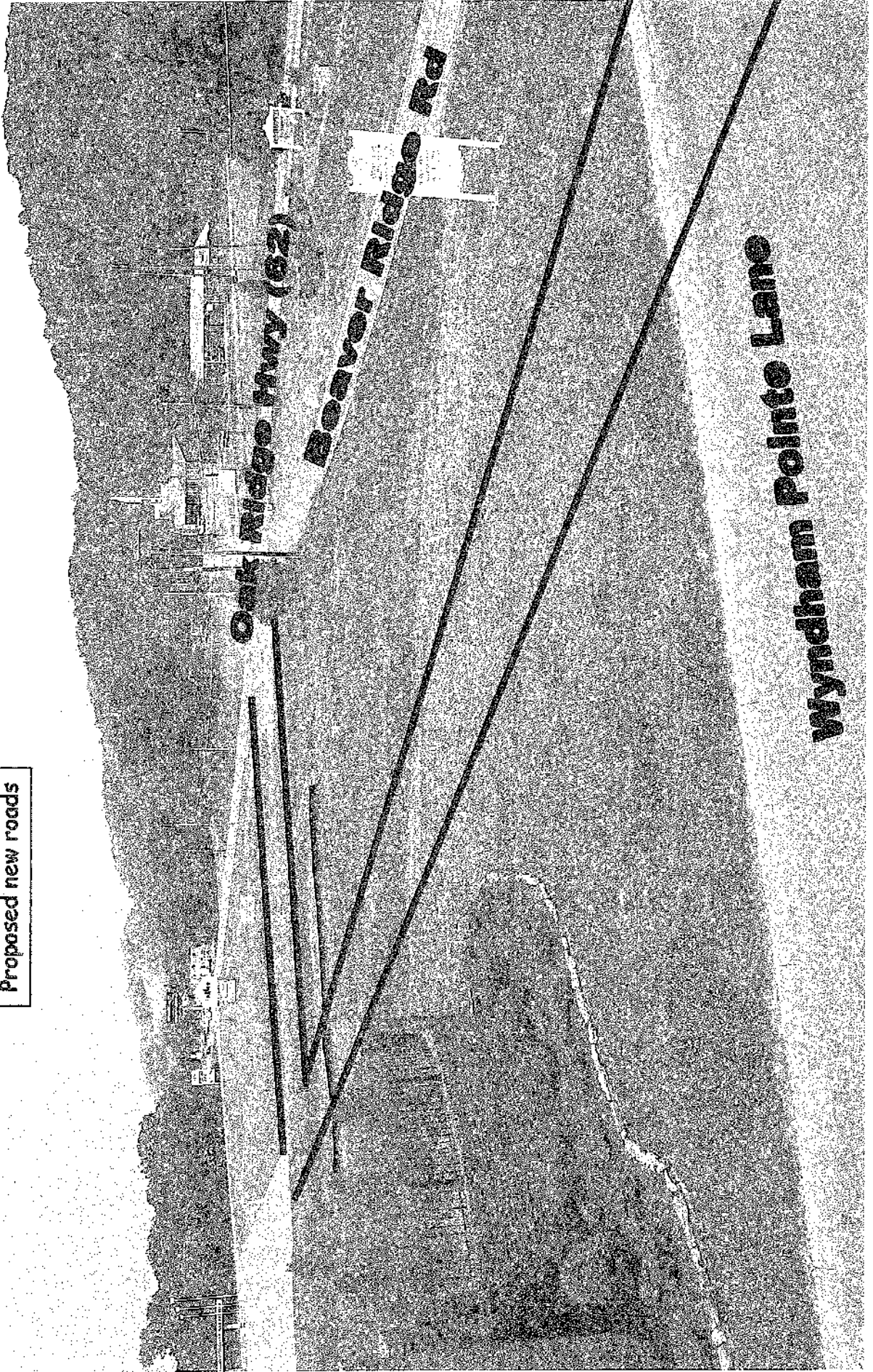
Wyndham Pointe neighborhood sign

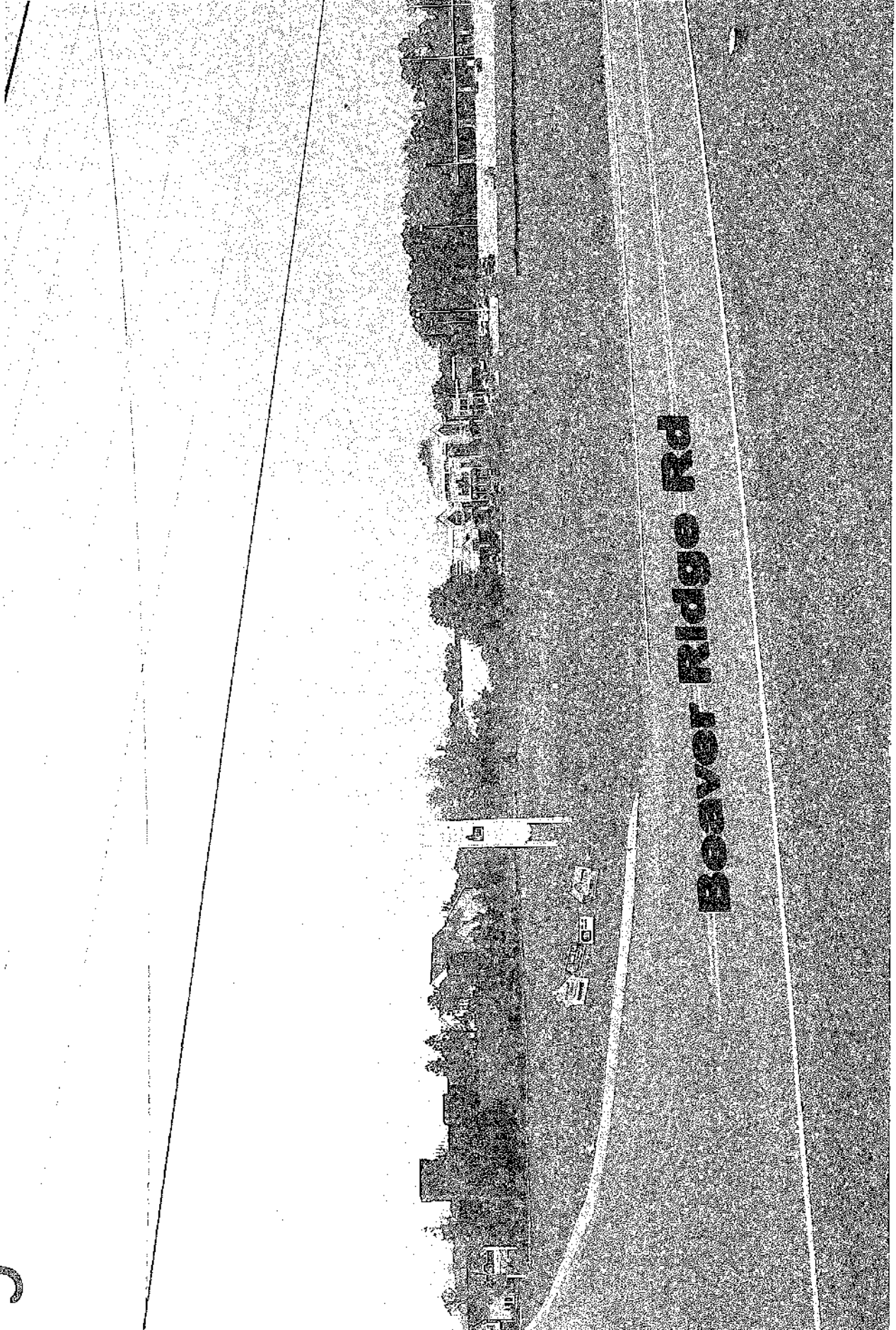
Wyndham Pointe Lane



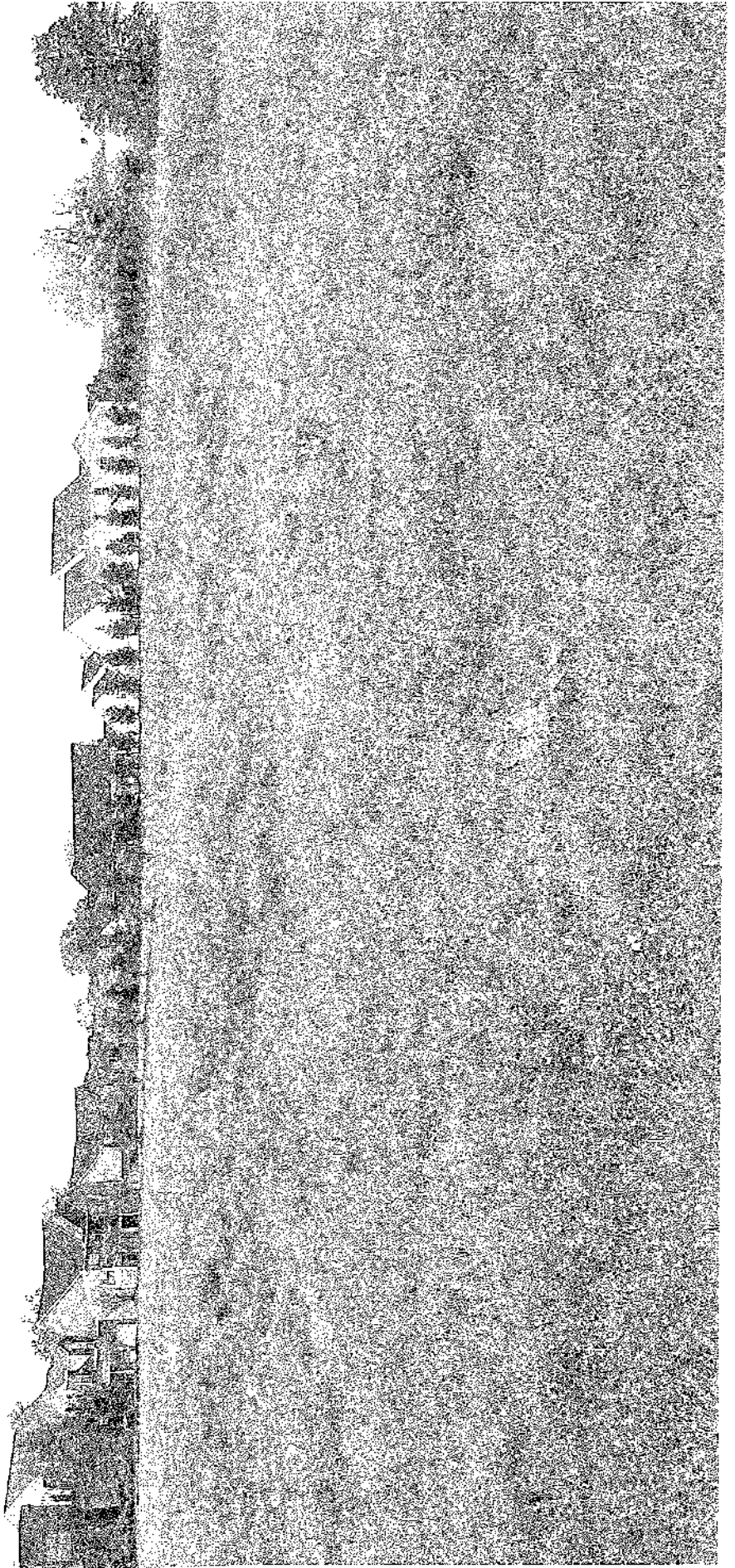
Wynndham Pointe Lane

Proposed new roads



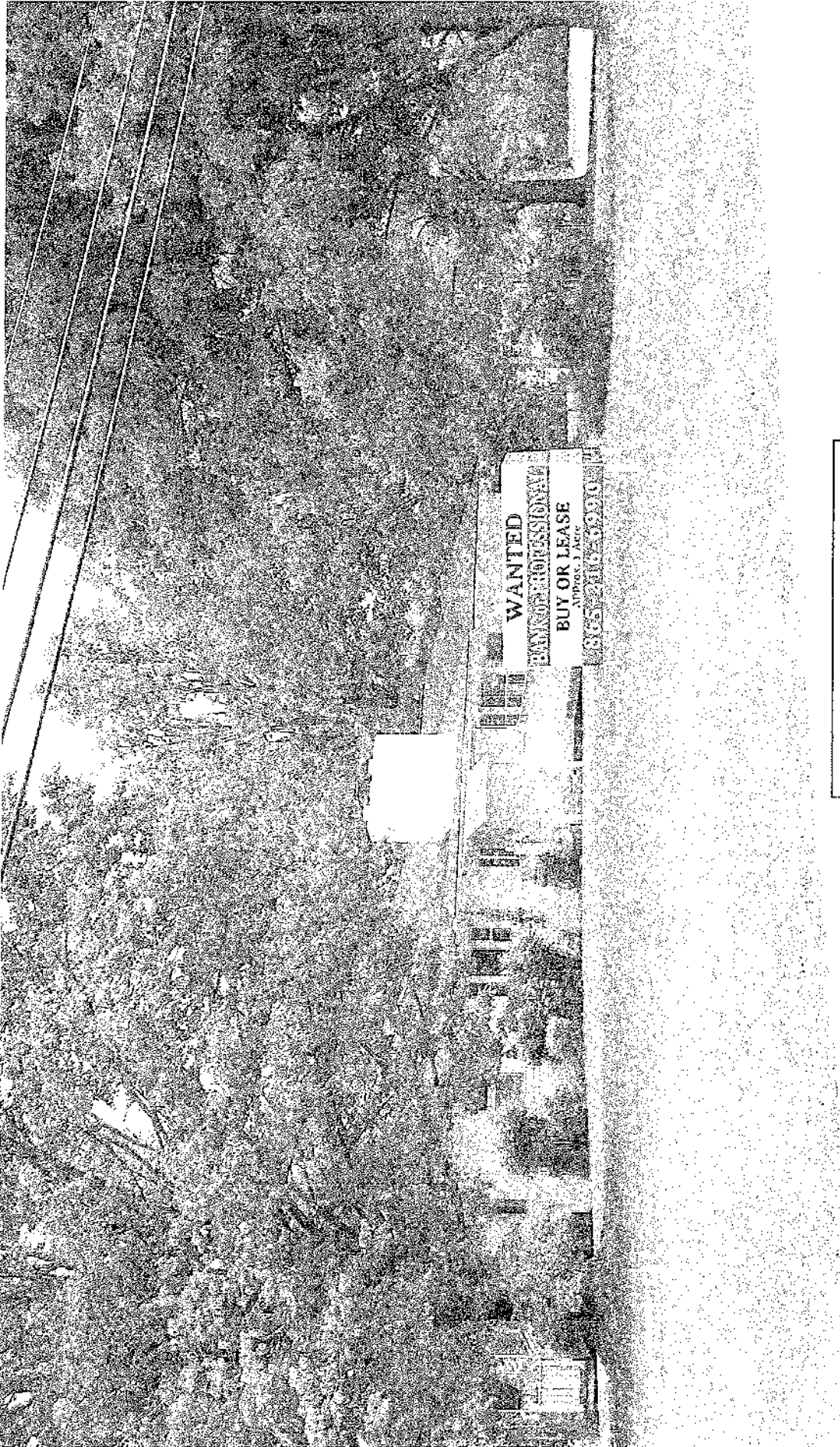


Beaver Ridge Rd



7

Other commercial property
available in the immediate area

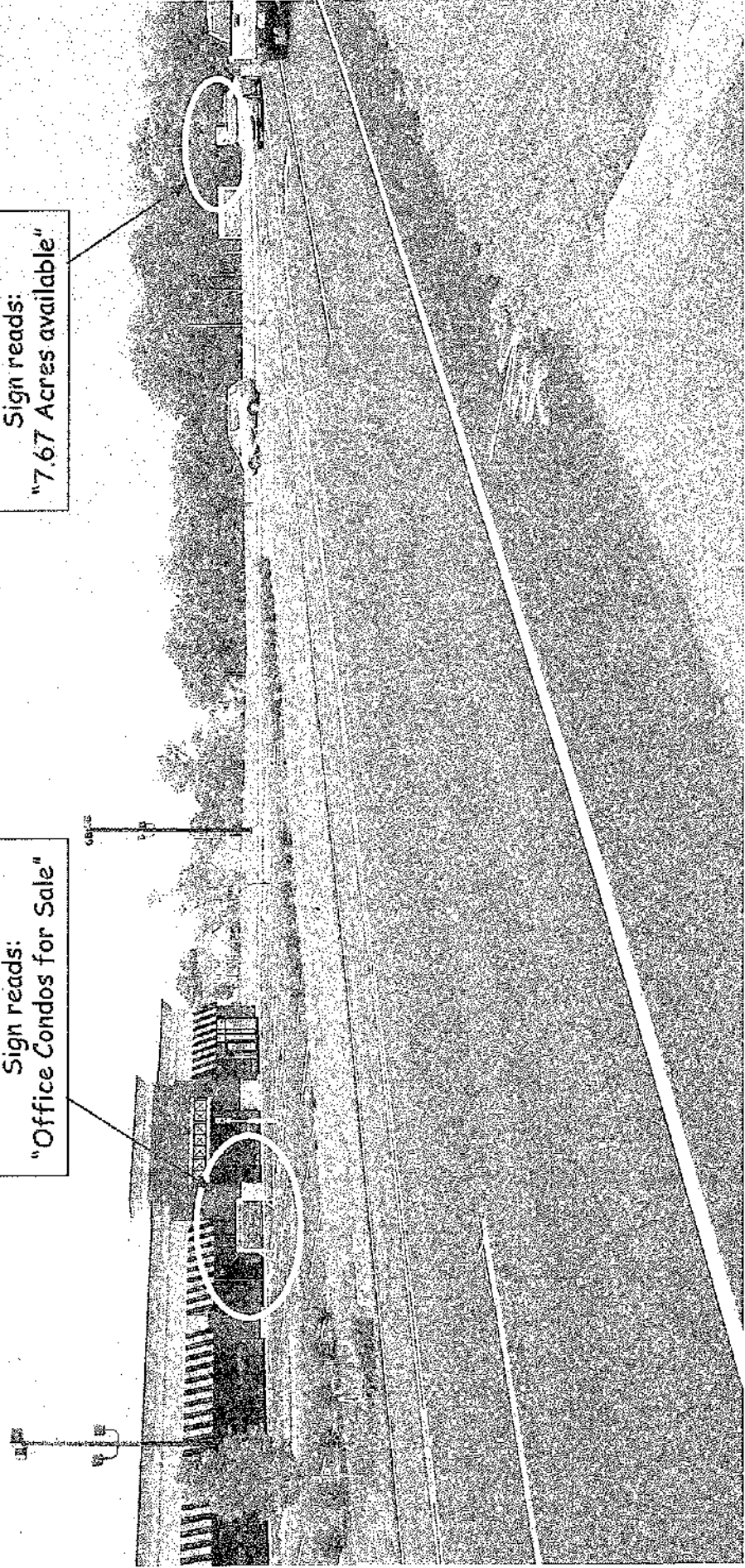


This property is just .3 miles west on Oak Ridge Hwy.

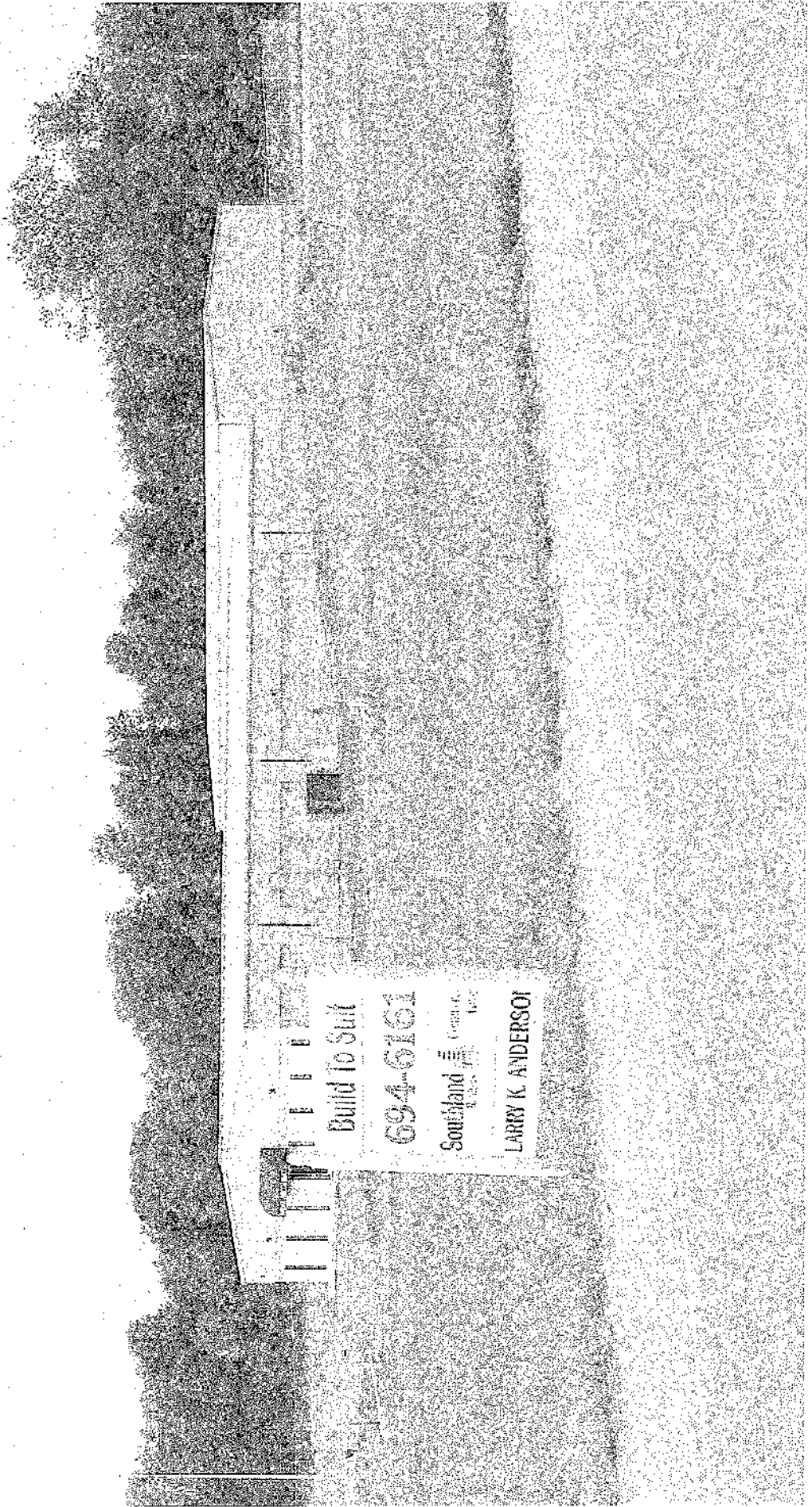
This property is between Oak Ridge Hwy and Beaver Ridge Road east of Karns Elementary School.

Sign reads:
"Office Condos for Sale"

Sign reads:
"7.67 Acres available"



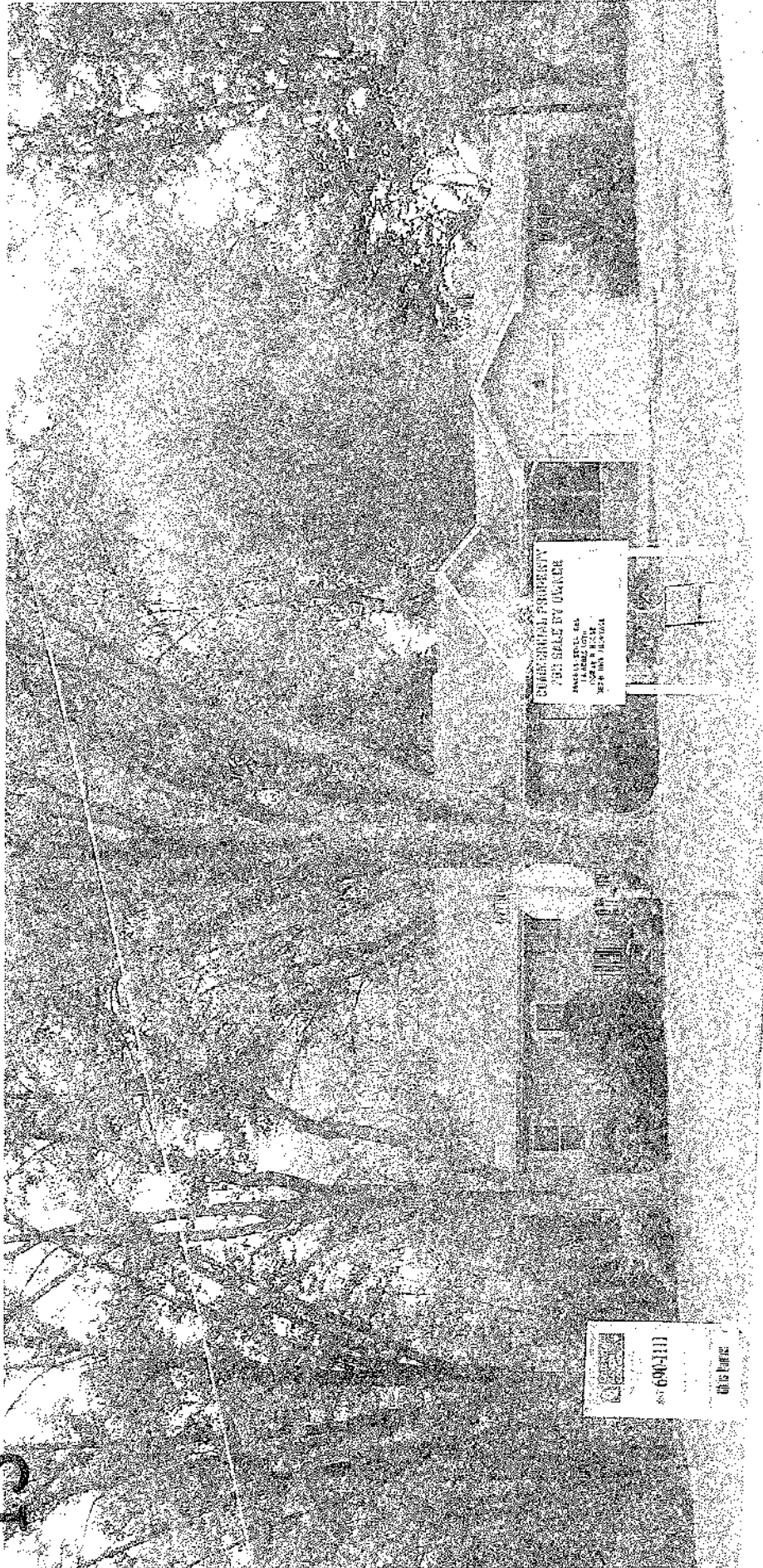
This property is .39 miles east
on Oak Ridge Hwy.



This property is .41 miles east
on Oak Ridge Hwy.

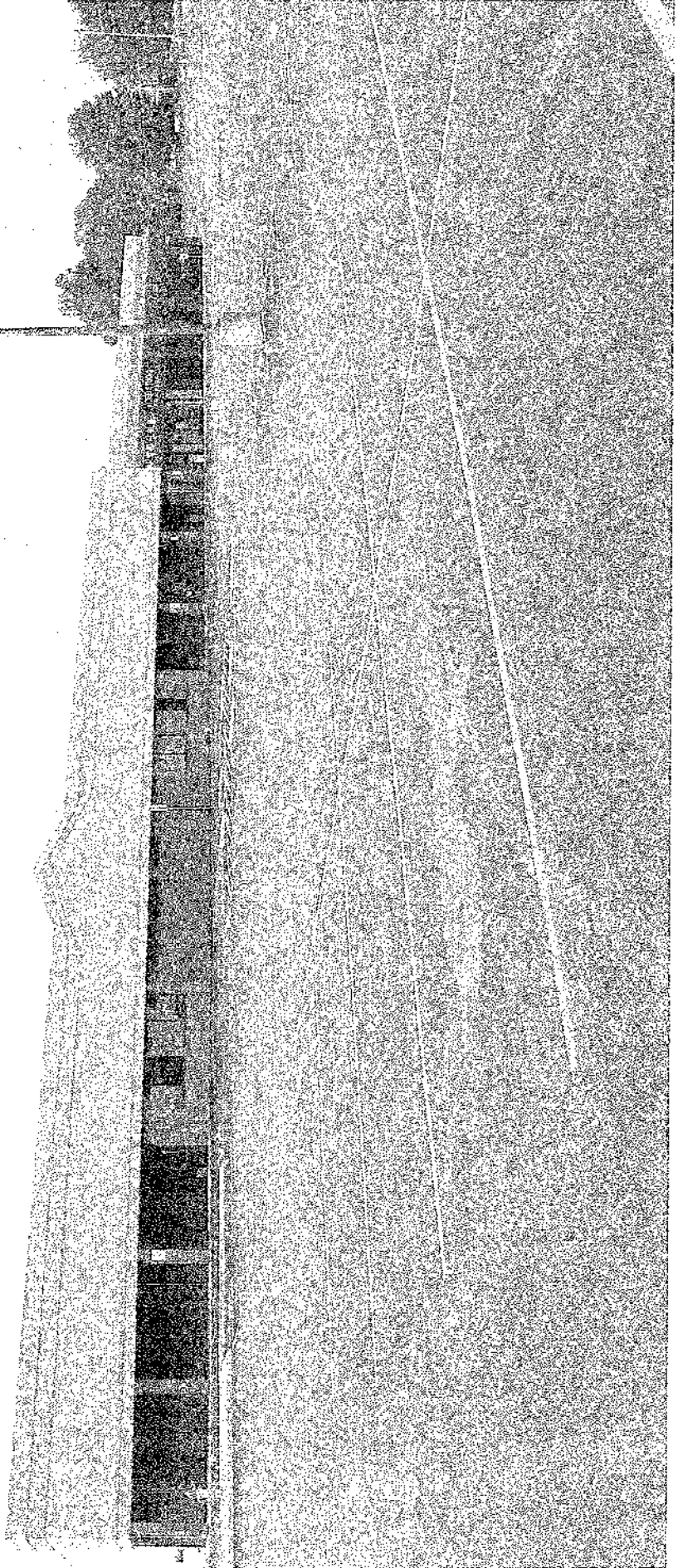






This property is .8 miles east on Oak Ridge Hwy directly across the street from the property in the previous slide.

This property is 1.2 miles east
on Oak Ridge Hwy.



Support Rezoning to Neighborhood Commercial

6-C-07-RZ
584 Total

We, the community neighbors of Karns, support rezoning to neighborhood commercial the property near the intersection of Beaver Ridge Road and Oak Ridge Hwy. This rezoning is necessary to complete the traffic light project with Ingles and Knox County at that intersection. The intersection is dangerous, carries tremendous traffic and residents do not have viable alternatives to gain access or cross Oak Ridge Hwy. At the intersection we have a church, fire department, community center, community pool, and ball fields with traffic trying to enter and exit. The traffic light is needed for our safety and rezoning this piece of property to neighborhood commercial will make the project possible.

Print Name	Sign Name	Complete Mailing Address	Phone number
Wendy Hames		3405 Branch Hill Lane KNOXVILLE TN 37931	470-7381
Kelly Dunlop		3650 Broken Wins Rd KNOXVILLE TN 37931	531-8692
SCOTT NELSON		2708 TSAWASI RD KNOXVILLE TN 37931	539-2206
Dawn Williams		2900 Mucuna Ln KNOX TN 37918	687-7151
LATONYA LOVE		9757 Dawn Chase Way KNOX TN 37931	300 6018
Melissa Buck		1100 Burning Tree Ln KNOXVILLE TN 37931	693-2618
GREG STOREY		2623 CRESTHAR RD KNOXVILLE TN 37921	660 5887
Rachel Lamberto		3308 Miller Creek Dr KNOXVILLE TN 37931	414-4137
Cathy Storey		2425 Crest Park Rd KNOXVILLE TN 37931	919-1317
KEITH KOSPER		3308 Miller Creek Dr KNOXVILLE TN 37931	705-0707
Tonia Kishel		6356 Cadbury Dr.	
Rhonda walker		3010 Sanderson Rd	661-6992
Cathy Walsh		2909 Mont Bell Dr	357-2785

A total of 584 people signed this petition.

PETITION - Commercial Neighborhood (CN) Rezoning application objection

We, the undersigned, oppose Knox County MPC rezoning application number 6-C-07-RZ

for the Wyndham Pointe subdivision for the following reasons:

The proposed offices do not meet CN zoning regulations, Article 5, Section 5 38
It breaches the implied barrier of the neighborhood.

It is not consistent with the zoning of nearby residential areas.

It will change the character of the neighborhoods on Beaver Ridge Road.

The proposed offices will provide no benefit to the community.

Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road.

This rezoning will open the door to commercial rezoning along Beaver Ridge Road

It may have negative impacts on our property values

117 signatures
Total Oppose.

	Name	Address	Signature
1	TIMOTHY LESSARD	6949 WYNDHAM POINTE LN	Timothy L. Lessard
2	GLADYS LESSARD	6949 WYNDHAM POINTE LN	Gladys Lessard
3	Peter Ritter	6933 Wyndham Pointe Lane	Peter Ritter
4	Randy Hatfield	6940 Wyndham Pt. Ln	Randy Hatfield
5	Timothy Humphrey	6957 Wyndham Pt. Ln	Timothy Humphrey
6	Heather Hatfield	6940 Wyndham Pt. Ln	Heather Hatfield
7	Vickie Smith	7008 Wyndham Pt. Ln	Vickie Smith
8	Dawn Ritter	6933 Wyndham Pointe Ln	Dawn M Ritter
9	Stacy Bowling	7013 Wyndham Pointe Ln	Stacy Bowling
10	Shelia Darrow	6925 Wyndham Pointe Ln	Shelia J. Darrow
11	Heather Humphrey	6957 Wyndham Pointe Ln.	Heather Humphrey
12	JANETT BRALSON	1017 Sugar Creek	Janett Bralson
13	Eric & Bradlyn	1017 Sugar Creek	Eric & Bradlyn
14	Yvonne Shanklin	7508 Wyndham Pointe Ln	Yvonne Shanklin
15	Jerry M & Tracy	305 McGinnely	Jerry & Tracy
16	SAM O EREXSON	6919 WYNDHAM POINTE	Sam O Erexson
17	JOYCE B EREXSON	6919 WYNDHAM POINTE	POA Joyce Erexson
18	Rebecca Brown	6919 Wyndham Pointe	Rebecca Brown
19	Michael Fox	7001 Wyndham Pointe	M. Fox
20	Carolyn Davis	7027 Wyndham Pointe Ln.	Carolyn Davis

From: "Tim Humphrey" <THumphrey@edfinancial.com>
To: <contact@knoxmpc.org>
Date: 7/5/2007 9:28:57 AM
Subject: Please add to file 6-c-07-rz

Tim Humphrey

6957 Wyndham Pointe Lane

Knoxville, TN 37931

The petition in support of commercial neighborhood re-zoning that has been submitted does not have anything to do with the re-zoning of the property inside of the implied barrier of the Wyndham Pointe Subdivision. If you will carefully read the introductory paragraph you will see that it indicates this is a project between Knox County and Ingles. The property which is requested to be re-zoned is not owned by Ingles. It is owned by Landview Development who developed the Wyndham Pointe Subdivision. The petition indicates that the property needs to be re-zoned so that the intersection at Beaver Ridge Road and Oak Ridge Highway can be re-worked and a traffic light installed.

We have asked the Knox County Engineering department and the Knox MPC if a tract of land needs to be re-zoned in order for it to be sold or donated to Knox County and the answer we received was that it could remain zoned Agricultural. If the developer would graciously choose to donate the required right-of-way Knox County this issue could be resolved. We believe this is an issue to be discussed by the Knox County Mayor's office, County Commissioners, Knox County Engineering, and the Tennessee Department of Transportation. This is in no way related to this re-zoning request.

The residents of Wyndham Pointe Lane would like to request that this property be rezoned to Planned Residential and have two additional home built to complete the implied front entrance to our neighborhood. We are very concerned about the integrity of our neighborhood and we feel that any commercial development at the entrance to our subdivision would disrupt it. The developer has only met with the residents once since

the re-zoning request has been applied for. He indicated that this whole re-zoning is about a road re-work and a traffic light. He also stated that in order for him to pay for the project he needed to recoup his cost by zoning the property commercial. This does not promote harmony between a community and a developer. He stated that if this does not get approved then there will be no new road and no traffic light. He is a developer not a County Commissioner. It is the responsibility of our elected officials to make decisions of this nature.

We have been unable to find any other communities in the surrounding area who have a commercial building within the entrance of their subdivision. If a commercial building were placed on this property and it became vacant we believe it would seriously affect surrounding property values.

This is the second request for this property to be zoned commercial. It was request before the subdivision was built (2003) and then re-submitted after 75% of the neighborhood has been completed. All of the current resident surveyed indicated that they would not have bought a home in this subdivision had this information been disclosed.

Thank you for your time and attention,

Tim Humphrey

CC: "Kelley Schlitz" <Kelley.Schlitz@knoxmpc.org>

From: "Robert Davis" <rjdavisone@knology.net>
To: <kelley.schiltz@knoxmpc.org>
Date: 7/8/2007 6:33:28 PM
Subject: petition

To whom it may concern:

Yesterday a gentleman came by and asked to sign a petition for a red light at the end of Beaver Ridge and Oak ridge highway and my husband and I both signed it. Today some ladies came by and asked us to sign a petition against commercial zoning and informed us that we had signed a petition for it yesterday. I am new to the area and I do not want to see commercial zoning down Beaver Ridge at all. I would like a red light though. If the gentleman's petition is for commercial zoning then please take my name off of it and my husband's because we signed there today. Also I think someone needs to warn everyone that this gentleman is out there lying to get his petition signed. Thank you very much. My name is Amanda Fannon and husband's name is Jeff Fannon address 3357 Adams Gate Rd. Please make sure that you are aware that the petition we signed is meant to be against commercial rezoning.

Sincerely
Amanda Fannon

CC: <contact@knoxmpc.org>

From: "Deborah" <D.Davidson@nsci.net>
To: <contact@knoxmpc.org>
Date: 7/8/2007 3:36:41 PM
Subject: July 12, 2007 meeting

Metropolitan Planning Commission Representatives,

I understand that on the docit this coming Thursday that you will be deciding on a piece of property located on Beaver Ridge Road across the road and behind the Karns Library. You have been requested to approve the rezoning of that property to commercial neighborhood. I am requesting that you vote no on the rezoning from agricultural to CN.

Thanks,
Deborah Davidson
3405 Adams Gate Rd.

From: "Don Rogers" <rogers685@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 7/7/2007 9:55:42 PM
Subject: Rezoning Application 6-C-07-RZ

To the Knox County MPC,

I am a resident of Wyndham Pointe Subdivision in the Karns Community and wish to document my opposition to the rezoning of a section of property within the perimeter of my subdivision. The application in question is number 6-C-07-RZ, and is set to be heard before the MPC in July.

I further request that this letter be made part of the official file for this application and as such be distributed to the voting members of the commission.

The following are key reasons for which I oppose this application and respectfully request it to be denied:

. This request was previously approved by this commission and denied on appeal to the Knox County Commission in 2003.

. A reasonable person would conclude that the property is located within our neighborhood as determined by the design of the entrance. The property in question abuts the area set aside by the developer for the community swimming pool; again a reasonable person would consider the area to be additional residential lots.

. Increased traffic in the area will increase the risks to the children of our neighborhood as well as those located on Beaver Ridge Road.

. Mr. Winston Cox, at a meeting held on June 5, alluded the proposed businesses could be doctor's offices. According to Ms. Sharon Cawood, at the same meeting, the "CN" designation "could allow anything retail but not a gas station".

. A business complex inside the community and will not be utilized frequently by persons in the community or surrounding communities.

. This rezoning is inconsistent with the other communities on Beaver Ridge Road and will significantly affect the "character" of the Wyndham Pointe subdivision and other communities in the area.

. The commercial property in question is NOT at an intersection of a collector or arterial street.

. The rezoning, if approved, will open the door for other commercial rezoning within this residential area.

. This office complex, if approved, will have a negative impact on the home values within the surrounding communities while bringing no significant benefit. Landview Development recently lost a contract on a house directly across from the proposed because of this application.

. There is a significant amount of available office space and land to be commercially developed within the Karns community, most of which is located within a mile of the proposed location. One property is advertising "free rent", a shopping center across from Grace Baptist Church, and a brand new strip mall just west of Wyndham Pointe, which currently has one tenant. Is there really a need to build more to sit vacant?

. Mr. Cox and Ms. Cawood further presented approval of this application as necessary for a traffic light to be installed at the intersection of Oak Ridge Highway and Beaver Ridge Road. It is my understanding that traffic lights and roads are under the jurisdiction of the State of Tennessee and Knox County. Private developers should not be allowed to hold hostage sovereign governments and local communities for their personal gain.

. Had I been told 2.5 years ago about Mr. Cox's desire for commercial development inside the subdivision I would not have bought in Wyndham Pointe.

The quality of life and security of our families and community will be adversely affected by this rezoning, if approved by this commission

Please feel free to contact me directly if you need clarification or additional information in this regard.

Donald M. and Janet L. Rogers

6941 Wyndham Pointe Lane

865.670.9200

cc: Kelly Schlitz

CC: <kelly.schlitz@knoxmpc.org>

From: "Tim Humphrey" <THumphrey@edfinancial.com>
To: <contact@knoxmpc.org>
Date: 7/5/2007 9:28:57 AM
Subject: Please add to file 6-c-07-rz

Tim Humphrey

6957 Wyndham Pointe Lane

Knoxville, TN 37931

The petition in support of commercial neighborhood re-zoning that has been submitted does not have anything to do with the re-zoning of the property inside of the implied barrier of the Wyndham Pointe Subdivision. If you will carefully read the introductory paragraph you will see that it indicates this is a project between Knox County and Ingles. The property which is requested to be re-zoned is not owned by Ingles. It is owned by Landview Development who developed the Wyndham Pointe Subdivision. The petition indicates that the property needs to be re-zoned so that the intersection at Beaver Ridge Road and Oak Ridge Highway can be re-worked and a traffic light installed.

We have asked the Knox County Engineering department and the Knox MPC if a tract of land needs to be re-zoned in order for it to be sold or donated to Knox County and the answer we received was that it could remain zoned Agricultural. If the developer would graciously choose to donate the required right-of-way Knox County this issue could be resolved. We believe this is an issue to be discussed by the Knox County Mayor's office, County Commissioners, Knox County Engineering, and the Tennessee Department of Transportation. This is in no way related to this re-zoning request.

The residents of Wyndham Pointe Lane would like to request that this property be rezoned to Planned Residential and have two additional home built to complete the implied front entrance to our neighborhood. We are very concerned about the integrity of our neighborhood and we feel that any commercial development at the entrance to our subdivision would disrupt it. The developer has only met with the residents once since

the re-zoning request has been applied for. He indicated that this whole re-zoning is about a road re-work and a traffic light. He also stated that in order for him to pay for the project he needed to recoup his cost by zoning the property commercial. This does not promote harmony between a community and a developer. He stated that if this does not get approved then there will be no new road and no traffic light. He is a developer not a County Commissioner. It is the responsibility of our elected officials to make decisions of this nature.

We have been unable to find any other communities in the surrounding area who have a commercial building within the entrance of their subdivision. If a commercial building were placed on this property and it became vacant we believe it would seriously affect surrounding property values.

This is the second request for this property to be zoned commercial. It was request before the subdivision was built (2003) and then re-submitted after 75% of the neighborhood has been completed. All of the current resident surveyed indicated that they would not have bought a home in this subdivision had this information been disclosed.

Thank you for your time and attention,

Tim Humphrey

CC: "Kelley Schlitz" <Kelley.Schlitz@knoxmpc.org>

From: "Mike Fox" <mikesfox@comcast.net>
To: <contact@knoxmpc.org>
Date: 6/11/2007 10:31:11 PM
Subject: Rezoning

To Whom It May Concern:

Our neighborhood is located just off of Beaver Ridge Rd behind the Karns Branch of the Knoxville Public Library. There is a rezoning meeting scheduled for June 14, 2007 where Landview will make a presentation of plans to modify Beaver Ridge Rd and add a traffic light at the intersection to Oak Ridge Highway (Hwy 62). The property is currently zoned agricultural and for this street modification and traffic light to be installed the property will need to be rezoned to commercial.

We are against the proposed rezoning for several reasons:

1. If the property is rezoned commercial, there is no guarantee that the proposed street/traffic light will ever be built. After the rezoning, anything could be built on that property.
2. We do not want additional traffic in or around our family neighborhood, especially when our neighborhood pool will be adjacent to this proposed structure. Our wives and children do not need to be swimming and sunbathing next to a commercial building.
3. I have never seen a commercial building located inside a small subdivision and it does not sound attractive no matter how nice the building may be proposed to look.
4. Our property values will be impacted by this commercial property and I cannot see it being a positive impact.
5. TDOT has done a study of the intersection and did not deem it necessary

to add a traffic light at this intersection because the road does not get enough vehicle volume nor are there enough accidents there to warrant a traffic light. Ingles may want the light to encourage customers and other neighborhoods may want the light to make it easier to merge with traffic on Oak Ridge Highway, but, there are other entrances to Oak Ridge Highway just 1/4 mile away. The proposed changes do not impact Ingles or the other neighborhoods in a negative way as it will ours.

6.. We were told by Landview at homeowners meetings that they were going to build homes on that property and we expect them to hold to their word. The land may be worth more as commercial property than as residential plots, but, this is our neighborhood not a business transaction.

I understand that Winston Cox has agreed to pay for the street and Ingles has agreed to pay for the traffic light. They both benefit from this rezoning. The people that will have to live with this every day more than any other are the people of the Wyndham Pointe subdivision and they will not benefit from the rezoning.

Please carefully consider the hundreds of people that live in Wyndham Pointe, the children that will be active in the immediate area of this proposed commercial zone, the negative impact of increased traffic near a neighborhood, and reject this proposed rezoning.

Thank you.

Mike and Bonnie Fox

7001 Wyndham Pointe Ln Knoxville, TN 37931

865-414-1330

mikesfox@comcast.net

From: "Lessard, Timothy L." <lessardtl@ornl.gov>
To: <contact@knoxmpc.org>
Date: 6/8/2007 12:02:58 PM
Subject: Rezoning comment for the agenda

Concerned residents of Wyndham Pointe subdivision in Karns are disturbed by a rezoning effort in work that can negatively impact our neighborhood. Our neighborhood is located just off of Beaver Ridge Rd behind the Karns Branch of the Knoxville Public Library. There is a rezoning meeting scheduled for June 14, 2007 where Landview will make a presentation of plans to modify Beaver Ridge Rd and add a traffic light at the intersection to Oak Ridge Highway (Hwy 62). The property is currently zoned agricultural and for this street modification and traffic light to be installed the property will need to be rezoned to commercial.

We are against the proposed rezoning for several reasons:

1. If the property is rezoned commercial, there is no guarantee that the proposed street/traffic light will ever be built. After the rezoning, anything could be built on that property. Although Landview presented a nice drawing of a possible building that might be built on the site, there is no way to be sure that anything even remotely similar to that would be erected.
2. We do not want additional traffic in or around our family neighborhood, especially when our neighborhood pool will be adjacent to this proposed structure. Our wives and children do not need to be swimming and sunbathing next to a commercial building.
3. I have never seen a commercial building located inside a small subdivision and it does not sound attractive no matter how nice the building may be proposed to look.
4. Our property values will be impacted by this commercial property and I cannot see it being a positive impact.
5. TDOT has done a study of the intersection and did not deem it necessary to add a traffic light at this intersection because the road does not get enough vehicle volume nor are there enough accidents there to warrant a traffic light. Ingles may want the light to encourage customers and other neighborhoods may want the light to make it easier to merge with traffic on Oak Ridge Highway, but, there are other entrances to Oak Ridge Highway just 1/4 mile away. The proposed changes do not impact Ingles or the other neighborhoods in a negative way as it will ours.
6. Winston Cox told the homeowners (and I paraphrase), "No rezoning, no

traffic light". I'm OK with that.

7. We were told by Landview at homeowners meetings that they were going to build homes on that property and we expect them to hold to their word. The land may be worth more as commercial property than as residential plots, but, this is our neighborhood not a business transaction.

I understand that Winston Cox has agreed to pay for the street and Ingles has agreed to pay for the traffic light. They both benefit from this rezoning. The people that will have to live with this every day more than any other are the people of the Wyndham Pointe subdivision and they will not benefit from the rezoning.

Please carefully consider the hundreds of people that live in Wyndham Pointe, the children that will be active in the immediate area of this proposed commercial zone, the negative impact of increased traffic near a neighborhood, and reject this proposed rezoning.

Thank you.

Timothy Lessard
6949 Wyndham Pointe Lane
796-3828
tglessard@comcast.net

From: "Hatfield, Randy" <randy.hatfield@caremark.com>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/10/2007 10:16:57 AM
Subject: File # 6-C-07-RZ - Add to File

I am writing in reference to file # 6-C-07-RZ, AG to CN near the intersection of Beaver Ridge and Wyndham Pointe lane. I would like my email added to the official file for the meeting July 12. I am opposed to the rezoning.

I have read the MPC Commissioner's biographies and noted a few remarks made by five members:

- * Integrity of neighborhoods
- * Maintain the integrity of neighborhoods while allowing for growth and development
- * Keep a balance between development and community concerns
- * Common sense approach to help the community grow and develop in a way that protects the property rights of all individuals
- * Promote orderly, responsible growth and support economic development while respecting property rights and neighborhood character

Listed below are facts regarding the rezoning proposal:

- * The proposed site is located inside the subdivision entrance
- * Increased traffic near the commons area (neighborhood pool) compromises the safety for our children
- * The proposed offices do not meet CN zoning regulations (Article 5, Section 5:38)
- * It breaches the implied barrier of the neighborhood
- * The proposed rezoning is not consistent with the zoning of nearby residential areas
- * The proposed offices will provide no benefit to the community

- * Increased traffic at this location will decrease the safety of pedestrians on Beaver Ridge Road
- * Rezoning this property opens the door for future rezoning along Beaver Ridge Road
- * Rezoning this property will have a negative impact on our property value

Just as you all have stated in your biographies, we support economic development, but we want you to respect our property rights and the character of our neighborhood; we want to maintain the integrity of our subdivision. Landview may present the issue of adding a stop light at this intersection; this is not the issue. Rezoning this property is the concern, not the stop light.

The facts are clear and I ask that you vote 'NO' to the rezoning of this property.

Thanks.

Randy Hatfield

6940 Wyndham Pointe Lane

Knoxville, TN 37931

865-769-5697

CC: <tglessard@comcast.net>, <hatfield6940@bellsouth.net>

From: "Lessard, Timothy L." <lessardtl@ornl.gov>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/10/2007 10:51:57 AM
Subject: Opposition to 6-C-07-RZ

Knox County MPC Commissioners and staff,

I would like to express my opposition to rezoning application 6-C-07-RZ. I am a resident of the Wyndham Pointe subdivision and there are a number of reasons why this rezoning will have negative impacts upon our neighborhood.

First, this proposed commercial property will be inside the brick signage welcoming you to Wyndham Pointe. No resident ever expected this property to be anything other than two more homes. Landview never informed any resident of any intent to zone this property commercial and intentionally deceived us by leaving it open and never disclosing their future plans. Since the property is inside the neighborhood sign, why would we think anything other than two more homes? The questionable ethics behind this deception is alarming.

The developer has never indicated to the neighborhood what the commercial intent for this property would be. An artist's rendition of a potential building was flashed at a homeowners meeting with the phrase similar to "it will be something like this". No copies were handed out for our review, just a quick flash and then back in the briefcase. This just seems like more deception. We have heard rumors that it might be a doctors office or some other professional office building. My question to that is: how does this provide any benefit to the neighborhood?

This rezoning would be inconsistent with any other rezoning in the Karns community. We searched and could not find any other neighborhoods with commercial property inside their neighborhood.

Why would the developer continue to pursue this rezoning when he clearly knows that the neighborhood is strongly opposed to it? This is our neighborhood not a business transaction. I ask that the commission deny this rezoning. Please make a stand for the integrity of our neighborhood, for the character of our neighborhood, and for responsible community development. The entire neighborhood stands opposed to this rezoning. Other neighborhoods along Beaver Ridge Road are also opposed to this rezoning. We need our officials to stand for the rights of our neighborhood and deny this rezoning.

The neighbors of Wyndham Pointe ask that this property be zoned PR and that two homes in similar style, size, landscaping, and quality of construction be built on these two lots. Its the right thing to do since the builder has implied a community when he built the brick signage at the entrance to our neighborhood. Stop the deception.

Timothy Lessard
6949 Wyndham Pointe Ln
Knoxville, TN 37931

Please attach this letter to the agenda package and distribute to the staff and members of the commission.

CC: Tim and Gladys Lessard <tglessard@comcast.net>, Tim Humphrey <THumphrey@edfinancial.com>, Randy Hatfield <hatfield6940@bellsouth.net>

From: "Tim Humphrey" <THumphrey@edfinancial.com>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/10/2007 1:36:12 PM
Subject: Opposition to MPC item file # 6-C-07-RZ

Knox County MPC Commissioners and staff,

I would like to express my opposition to rezoning application 6-C-07-RZ. I am a resident of the Wyndham Pointe subdivision. I believe that this rezoning will have negative impacts upon our neighborhood.

When you visually examine where the proposed commercial property is located it is inside the brick entrance sign for the Wyndham Pointe subdivision. I was told by my realtors and the developer that this property would be lots for homes or left as greenspace. Landview never informed any resident of any past or future intent to zone this property commercial. I always assumed the property is inside the neighborhood sign, why would we think anything other than additional homes. Knowing this in advance would have caused me not to buy a home in this subdivision.

The developer has never indicated to the neighborhood what the commercial intent for this property would be. All we saw was a brief glimpse at a picture of a potential building was at a homeowners meeting with the phrase similar to "it will be something like this". We were never given copies of the proposed use of this property. We felt like we were being misled.

This rezoning is inconsistent with any other rezoning in the Karns community near other residential subdivisions. We searched and could not find any other neighborhoods with commercial property inside their neighborhood.

Why would the developer continue to pursue this rezoning when he clearly knows that the neighborhood is strongly opposed to it? We made it very clear the night he presented this. What is his motivation? This is our neighborhood not a business transaction. I ask that the commission deny this rezoning. Please make a stand for the integrity of our neighborhood, for the character of our neighborhood, and for responsible community development. The entire neighborhood stands opposed to this rezoning. Other neighborhoods along Beaver Ridge Road are also opposed to this rezoning. We need our officials to stand for the rights of our neighborhood and deny this rezoning.

The neighbors of Wyndham Pointe ask that this property be zoned PR and that two homes in similar style, size, landscaping, and quality of construction be built on these two lots. It is the right thing to do since the builder has implied a community when he built the brick entrance sign to the neighborhood. Thank you for your time in considering this matter.

Tim Humphrey

6957 Wyndham Pointe Lane

Knoxville, TN 37931

Please attach this letter to the agenda package and distribute to the staff and members of the commission.

From: "Tim and Gladys Lessard" <tglessard@comcast.net>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <grafhomes@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/10/2007 1:12:56 PM
Subject: Rezoning (File 6-C-07-RZ)

To Knox County MPC Commissioners,

I am writing in reference to the rezoning application (file 6-C-07-RZ). I am asking that you deny the request for rezoning from agriculture to commercial neighborhood for the property in the Wyndham Pointe Development on Thursday, July 12th. I am opposed to the idea of a commercial property in my neighborhood for the following reasons:

- 1) The integrity of our neighborhood would be compromised.
- 2) There is community concern even outside of this neighborhood. What kind of precedent would this set for other neighborhood developments being built. Any homeowner would be justly concerned about that.
- 3) The people of this neighborhood had a right to know the full intention of the developer for the property in front of our neighborhood pool.

The people in this neighborhood were never informed that there may have been a commercial building inside of the neighborhood. Most homeowners would not have bought a home in Wyndham Pointe knowing that. That should have been disclosed to buyer before they bought their homes. The developer tried to get that property rezoned commercial in 2003 and it was denied. At that time, there were no homes being built. Now there are many homes in here so why would anyone think a commercial building of any sort would be appropriate. This reasoning leads into my fourth point for opposing the rezoning:

- 4) This application does not support responsible development. As a mother I feel a commercial building right next to a family pool is well beyond irresponsible. With so many worries out there for parents keeping their children safe how could any developer think that building a commercial building, office building, or whatever is appropriate? With the number of predators on the rise in this nation, why would we allow a commercial building right next to our pool where our children swim and we sunbathe? I ask that you help us keep our neighborhood safe and deny this application. I request that you encourage the developer to zone this property PR and build two more homes on this site consistent with the existing homes.

I appreciate your time and consideration in this very serious matter of

commercial rezoning for Wyndham Pointe.

Gladys Lessard
6949 Wyndham Pointe Lane
Knoxville, TN 37931

Please attach this letter to the agenda file. Thank you.

From: <chuck.moses@comcast.net>
To: <contact@knoxmpc.org>
Date: 7/10/2007 5:42:12 PM
Subject: RE: File # 6-C-07-RZ

Dear Sirs/Madams,

I wish to let you know that I am strongly opposed to the re-zoning of the tract of land inside the entrance to Wyndham Pointe subdivision to NC. There are several reason why I feel this is inappropriate:

- 1) The proposed offices do not meet CN zoning regulations (Article 5, Section 5:38).
- 2) Other neighborhoods in the vicinity do not have similar zoning
- 3) Although the land owner stated that they want to put offices there, there is no recourse for the residents to fight if the landowner has a change of heart and puts some other commercial operation there later that will reduce property value even more then the current plan.
- 4) This will negatively impact my property value
- 5) The tract is inside our subdivision and is inside the implied barrier of the subdivision.

I would ask that you please include this e-mail into the offical file for this application.

Kind Regards,

Chuck Moses
7522 Willowcreek Pointe Lane
865-692-3422

From: Loretta Bowling <llboncology@yahoo.com>
To: <contact@knoxmpc.org>
Date: 7/11/2007 9:43:12 AM
Subject: Opposition to the rezoning of file #6-C-07-RZ

To whom it may concern:

I am writing this letter in opposition to the rezoning of the property located at the intersection of Beaver Ridge Road and Wyndham Pointe Lane. The file # is 6-C-07-RZ.

My husband, myself and our three children purchased a home in Wyndham Pointe Subdivision on June 22, 2007 without any knowledge there was a rezoning taking place. Once we heard the facts about it, we were completely against it. We chose this subdivision not only for the schools but also because it was the quiet, safe neighborhood we were looking for. There is very little travel through the subdivision because there is only one entrance and exit which cuts down on unnecessary traffic. This is a big concern of ours since we do have children. If this property is rezoned for commercial use then the traffic will increase and therefore decrease the safety of our children in the neighborhood.

Also, I have learned it breaches the implied barrier of the neighborhood. Just a few feet from where the said property is located there is the neighborhood community pool. This area is where myself and my children enjoy going everyday. As a mother who works from home, I have the ability to take my children to the pool just about every afternoon and feel comfortable doing so. But with the new proposed commercial property I will not have that safety. And I do not think it is in the best interest of the neighborhood to allow commercial property so close to an area designated to where are children enjoy playing and hanging out with there friends. It would compromise there safety.

It is also inconsistent with the zoning of nearby residential areas. When my husband and I looked at Wyndham Pointe Subdivision for the first time, the one thing we noticed was all along Beaver Ridge Road are neighborhoods, family living, and that attracted us to this area. But if there had been a commercial building in the front of Wyndham Pointe Subdivision like the one being proposed to you now, I can say with certainty we would not have purchased the home we live in today.

Finally, what will the proposed offices provide to our community? Nothing! It will only take away from our community. For one, it will have a negative impact on our property value. Our homes are suppose to be an investment but that will be compromised if the rezoning takes place. I also believe the selling of new homes in the neighborhood will decrease. It will draw families away from this subdivision. It will also compromise the safety of the children in our community and I cannot think of anything that is worth that.

I do however, think something should be done with the property in question. I feel that building additional homes there would be an asset to the community, but to allow it to be zoned commercial would not.

So, I appeal to you today to oppose the rezoning of the property located at the intersection of Beaver Ridge Road and Wyndham Pointe Lane to commercial. Instead rezone it for residential

use only. This would be in the best interest of all involved. There is plenty of commercial property along Oak Ridge Hwy that is available and better suited for an office building, unlike the property in front of our community.

Thank you for your time and concern with this issue.

Sincerely,

Loretta Bowling and Family
7013 Wyndham Pointe Lane
Knoxville, TN 37931

Be a better Globetrotter. Get better travel answers from someone who knows.
Yahoo! Answers - Check it out.

CC: <tglessard@comcast.net>

From: "Lessard, Timothy L." <lessardtl@ornl.gov>
To: <RANDY@MASSEYELECTRIC.COM>, <Rayknoxmpc@aol.com>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <contact@knoxmpc.org>
Date: 7/11/2007 11:03:26 AM
Subject: Concerns about 6-C-07-RZ

Knox County MPC Commissioners and staff,

I need to draw your attention to some new information that was recently posted under Changes and Corrections to agenda item 6-C-07-RZ, Landview Development. I see three new letters of particular interest. One from the Karns Business Association, one from the Karns Church of Christ, and one from the Karns Volunteer Fire Department. Each of these letters clearly supports a red light at the intersection of Oak Ridge Hwy and Beaver Ridge Road. I find these submittals very disturbing and let me explain why. This item is an application for rezoning. Unless I am unable to see it on the application, no where in it does this application mention a road change and a traffic light. These letters do not apply to this particular case and I request that they be removed from the packet and given to the Engineering or Transportation department where they need to be addressed.

I spoke to the Karns Fire Department Corporate President/Captain, Jay Gregory last night after seeing this posting and he was not even remotely aware of the commercial rezoning of the land inside Wyndham Pointe. His letter even states, "This rezoning is to install a red light at Beaver Ridge Rd and Oak Ridge Hwy...". His concern for his community and for his crews at the fire department is exemplary, but, when I spoke to him he was surprised to find out the real rezoning issue at hand.

The letter from the Karns Church of Christ states, "we voice our support for the proposed changes to the intersection of Beaver Ridge Rd and Oak Ridge Hwy...", but, no where does the rezoning get mentioned. This letter is completely off subject.

As a resident of Karns, it saddens me to see such a campaign of misinformation.

There has been considerable attention given to the potential for a traffic light. A drawing prepared for Ingles in 2005 is even posted in the Karns Branch Public Library lobby to stir interest and deflect the true issue here. The true issue of rezoning this property to commercial has been pushed aside by those in favor of a light at this dangerous intersection. This is clearly a tactic to get the MPC's attention off

of the rezoning. This curve ball needs to be disregarded. Please do not allow the developer to dangle this carrot in front of the people of Karns and this commission to sway the vote for this rezoning. Although the road change and traffic light will clearly make this intersection safer, it is not the item up for discussion and is just being used as a distraction from the real issue. If the developer would just donate the land in its current zoning, the road and light could be built. Why do we need to sacrifice the integrity of our neighborhood to commercial property for a sliver of land that could easily be donated?

Many people in Karns have clearly been misinformed about this rezoning issue. They have been lead to believe that if they support this rezoning they will get a traffic light. We all want a traffic light at that intersection so we can safely enter Oak Ridge Hwy. The property does not need to be zoned any particular way to make that happen. All it takes is a developer with a true sense of community pride to donate the required sliver of land.

Timothy Lessard
6949 Wyndham Pointe Ln
Wyndham Pointe Subdivision

CC: Tim Humphrey <THumphrey@edfinancial.com>, Tim and Gladys Lessard <tglessard@comcast.net>, Randy Hatfield <hatfield6940@bellsouth.net>, Tim & Heather Humphrey <tandh327@bellsouth.net>

From: <ceseaver@comcast.net>
To: <contact@knoxmpc.org>
Date: 7/11/2007 11:34:57 AM
Subject: Rezoning Application # 6-C-07-RZ

Attn: Kelley Schlitz, please add my letter to the file for distribution to commission members.
Thank you.

Dear Metropolitan Planning Commission:

Concerning the rezoning of the property located at Beaver Ridge Road and Wyndham Point Lane (application # 6-C-07-RZ) to neighborhood commercial (NC): I would like to express my opposition and seek your support in voting NO against this rezoning for the following reasons:

- 1.) The property is located inside the Wyndham Pointe subdivision, behind the entrance sign and immediately in front of the subdivision recreational facility.
- 2.) The "proposed" commercialization of this property by Mr. Winston Cox is for general commercial offices for rent, which is ambiguous and would unlikely serve the needs of the neighborhood.
- 3.) The rezoning to NC would be inconsistent with adjacent residential and agricultural zones located on Beaver Ridge Road.

The community has been deceived into believing the proposed rezoning is for the effort of a red-light installation at that intersection through Mr. Cox's petitions. However, the facts are this rezoning is only to do with the commercialization of the property in question. Mr. Cox has however explained that he is willing to "donate" property in conjunction with Ingles financing to perhaps install a red-light with the state's blacktopping support.

Whilst I support the installation of a red-light at this dangerous intersection, I am opposed to the commercialization of the subdivision property. I welcome Mr. Cox's property donation for the red-light with the current zoning or perhaps with a residential development consistent with the existing subdivision.

Thank you for your support,

Chad Seaver

7526 Willowcreek Pointe Lane
Knoxville, TN. 37931

CC: <ceseaver@comcast.net>

From: "Kevin Kit" <kit.kevin@gmail.com>
To: <contact@knoxmpc.org>
Date: 7/11/2007 9:54:43 PM
Subject: Rezoning application number: 6-C-07-RZ

Metropolitan Planning Commission Representatives,

I would like to express my opposition to rezoning application 6-C-07-RZ which proposes to rezone land that lies inside the Wyndham Pointe community gates from A (Agricultural) to CN (Neighborhood Commercial). If approved, the rezoned land will, according to the proposal, allow "any use permitted in the CN zone". I would like to reiterate that this land is inside the brick gates that denote the entrance to the Wyndham Pointe subdivision and serve as an implied barrier between our subdivision and Beaver Ridge Road and Oak Ridge Highway. Currently, only single family homes and a neighborhood pool lie inside these gates.

We purchased our home in the Wyndham Pointe subdivision just two weeks ago (June 27, 2007) and were never notified by Landview that this rezoning proposal was under consideration by the Knox County Metropolitan Planning Commission. If we had known, we may not have gone through with the purchase of our home. There are three new houses currently for sale or under construction within several hundred feet of the property under consideration and also within 300 feet of our house. We fear that approval of the rezoning to CN will discourage potential homeowners from purchasing these three homes, leaving several unoccupied (and potentially poorly maintained) homes close to our home and at the very entrance to the Wyndham Pointe subdivision which contains some 75 single family homes. We would also like to point out that there are two homes directly across Wyndham Pointe Lane from the property which could be rezoned CN. This land is also directly adjacent to our neighborhood pool.

Additional concerns we have regarding this proposed zoning change are:

- 1) Increased traffic will decrease the safety of pedestrians on Beaver Ridge Road which serves the Karns branch library and Karns Elementary School.
- 2) The rezoning will open the door to commercial rezoning along Beaver Ridge Road.
- 3) The rezoning to NC would be inconsistent with adjacent residential and agricultural zones located on Beaver Ridge Road.
- 4) A commercial property at this location will provide no benefit to

the Karns community as a whole and especially not to the residential communities that lie off of Beaver Ridge Road.

5) The "proposed" uses for this land are vague and could result in a vacant, blighted site in a few years time.

We know there are several groups (Karns Business Association, Karns Church of Christ, Karns Volunteer Fire Department) that support a new traffic light at the intersection of Beaver Ridge Road and Oak Ridge Highway near the entrance to Ingels, but this rezoning application is a separate issue. The addition of a traffic light and rerouting of Beaver Ridge Road does not require rezoning of property within Wyndham Pointe subdivision to CN.

We respectfully and justifiably ask that you do not approve this rezoning proposal.

Please attach this correspondence to the agenda package and distribute to the staff and members of the commission.

Sincerely,

Kevin and Stephanie Kit
6828 Wyndham Pointe Lane
Knoxville TN
July 11, 2007

CC: <tglessard@comcast.net>