

From: Sarah Powell
To: Betty Jo Mahan
Date: 5/6/2007 10:37:26 AM
Subject: Fwd: MPC File 3-C-07-SP and File 3-F-07-RZ

Hey, Betty Jo. This was posted as a blue sheet change for April's meeting, too.

SP

>>> "Janice L. Musfeldt" <musfeldt@utk.edu> 5/5/2007 1:15:39 PM >>>
To Whom It May Concern,

Please see that my opinion on this zoning issue is included in the commissioner's packets. As you can see from the original date, it is well within the deadline. I do not appreciate its omission from the current May 10 agenda.

Jan Musfeldt

----- Original Message -----

Subject: MPC File 3-C-07-SP
Date: Tue, 10 Apr 2007 12:23:52 -0500
From: Janice L. Musfeldt <musfeldt@utk.edu>
To: contact@knoxmpc.org
CC: rayknoxmpc@aol.com, anders@holstongases.com,
tbenefield@benefieldrichters.com, susan.brown@idleaire.com,
bartcarey@comcast.net, avc524@aol.com, md4ktn2u@aol.com,
grafhomes@aol.com, khenry@site-incorporated.com,
snjventures@comcast.net, rebeccalongmire@hotmail.com

Members of the MPC,

I am writing to express my strong opposition to the proposed rezoning of the property at 9329 Middlebrook Pike (file numbers 3-C-07 SP and 3-F-07-RZ) from LDR and SLPA to O and PR to OB.

Frankly, I am shocked that the Commission would entertain such an unreasonable proposal. It flies in the face of the rights of those who live in the neighborhood, and it positively encourages others with parcels on the road to make similar applications.

The property in question is firmly established in a residential zone. As a part of the Wayne Provence Subdivision, it must comply with the associated bylaws. These rules stipulate that office park and other business activities (and their associated traffic) that would be a nuisance to the neighborhood are forbidden.

I agree that the road widening was unfortunate, but that is no excuse for the Balkanization of the local area and the violation of other property owners rights.

Please vote against the proposed rezoning of this property (cases 3-C-07 SP and 3-F-07-RZ).

Best Wishes,

Jan Musfeldt
2434 Hardin Farms Lane
Knoxville, TN 37932

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Prof. Janice L. Musfeldt musfeldt@utk.edu
Department of Chemistry +1 (865) 974-3392 (voice)
University of Tennessee +1 (865) 974-3454 (fax)
Knoxville, TN 37996 USA <http://web.utk.edu/~musfeldt/>

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Knoxville, TN 37996 USA <http://web.utk.edu/~musfeldt/>

RECEIVED

APR 3 2007

PROPERTY

April 2, 2007

Dear MPC and Commissioners,

I am writing in opposition to the rezoning of a residential home on the north side of Middlebrook Pike, west of Andes Road at 9325 Middlebrook Pike. File numbers(s) 3-C-07-SP & 3-F-07-RZ. Residential homes are located on Middlebrook Pike west of Andes Road to Food City. I feel rezoning of a residential home to OB in the middle of residential area will change the integrity of the neighborhood. We need to stop the crawling of commercial and office rezoning along Middlebrook Pike. The rezoning needs to stop at the intersection of Middlebrook Pike and Andes Road. One of the residential homes that are rezoned office/commercial east of Andes Road is already for sell. Rezoning of this residential home to an office building is not compatible with the area. This section of Middlebrook Pike is part of the state scenic highway. The business would have to comply with state guidelines for scenic highways.

Also this property is located in Wayne Provence Subdivision and there are restrictive covenants for this subdivision. The restrictive covenants are filed with Register of Deeds in Book 1612, Page 207. One of the covenants states "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon may be or become an annoyance or nuisance to the neighborhood."

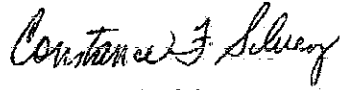
In the MPC staff recommendation notes it is stated that rezoning would "afford this property owner, and others similarly situated, the opportunity to pursue a compatible alternative uses for the site." Also in this report it was stated that the rezoning "would establish a precedent for extending limited office uses further along Middlebrook Pike for the lots directly fronting on the arterial street". I am not interested in selling my home. I own my home and I do not wish to move and start over. I built my home in 1984 under the covenants mentioned above. I was the first one to purchase and build a home in this subdivision.

Another issue involves traffic flow along Middlebrook Pike. Traffic traveling west on Middlebrook Pike will have to make a U Turn to enter the business. Drivers leaving the business office will have to make a U Turn if they wish to travel east on Middlebrook Pike. This fall, after several years, road construction was completed on Middlebrook Pike and I am concerned that more construction would be needed to alleviate traffic problems.

I am also concerned about a medical office located in the middle of residential homes and the possibility of individuals breaking in to steal drugs. There are several families with children located at Atlee Fields Subdivision which is adjacent to this home. Across the street from this home is Hunting Ridge Subdivision also with families with children.

Thank you for considering voting against the rezoning of 9325 Middlebrook Pike from LDR to OB. File number(s) 3-C-07-SP & 3-F-07-RZ

Sincerely,

A handwritten signature in cursive script that reads "Constance F. Silvey".

Constance F Silvey
9337 Middlebrook Pike
Knoxville, TN 37931
865.690.8033
Lot 5 of Wayne Provence Subdivision

#71



February 27, 2007

Dear MPC and County Commissioners,

I am writing in opposition to the rezoning of a residential home on the north side of Middlebrook Pike, west of Andes Road at 9325 Middlebrook Pike. File number(s) 3-C-07-SP & 3-F-07-RZ. Residential homes are located on Middlebrook Pike west of Andes Road to Food City. I feel the rezoning of a residential home to OB in the middle of residential area will change the integrity of the neighborhood. Also this property is located in Wayne Provence Subdivision and there are restrictive covenants for this subdivision. One of the covenants states "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon may be or become an annoyance or nuisance to the neighborhood."

I am also concerned about a medical office located in the middle of residential homes and possibility of individuals breaking in to steal drugs.

Another issue involves traffic flow along Middlebrook Pike. Traffic traveling west on Middlebrook Pike traffic will have to make a U Turn to enter the business. Drivers leaving the business office would have to make a U Turn if they wish to travel east on Middlebrook Pike. This fall road construction was completed on Middlebrook Pike and I am concerned that more construction would be needed to alleviate traffic problems.

Thank you for considering voting against the rezoning of 9325 Middlebrook Pike from LDR to OB. File number(s) 3-C-07-SP & 3-F-07-RZ

Sincerely,

Constance F. Silvey

Constance F. Silvey
9337 Middlebrook Pike
Knoxville, TN 37931
(865) 609-8033

Dear Knox MPC,

March 1, 2007

This is in regard to the re-zoning of the property 9329 Middlebrook Pike (parcel ID 105IC002) file #'s 3-C-07-SP and 3-F-07-RZ (Dan Fisher), former owner John Atwell. My wife and I are opposed to this re-zoning from LDR and SLPA to O and PR to OB. With the location of our small sub-division (Wayne Provence) and the location of two other sub-divisions (Atlee Fields and Hunting Ridge) we feel this will change our neighborhood. When looking at the zoning map on your web site, this section of Middlebrook Pike is very residential and zoned accordingly PR, LDR and A. Once Atlee Fields came into being we felt that it firmly set a precedent for a residential zone. Heading east from Andes Road towards the Krogers at Cedar Bluff Road it has been gradually re-zoned to OA with various small business's opening up.

The addition of another office at this section of Middlebrook Pike would bring in needless traffic to a parcel that is surrounded by residential. The thought of a medical office next door is frightening with the likely change in crime, which has been non-existent in our area. You hear on the news all the time about break-ins and people looking for drugs. This also brings more attention to our adjacent lot with all the extra people frequenting the proposed medical office. We feel fortunate with our crime situation due to the neighbors watching out for each other and no other people going back deep onto our lots. My wife works in a medical office and sees first hand that when patients have to wait for appointments in non-smoking facilities, they go outside to smoke. We do not feel that our property would be protected with both of us working full time day jobs. There is also the issue of others using our driveway as a turn around if they miss the proposed Medical Office due to mistaking our house for the office because the homes share similar styling. The widening of Middlebrook did not leave an opening in the median for that property to enter or exit easily both east and west which would be problematic for the business and possibly us.

Please look at our attached "Declaration of Restrictions for Wayne Provence Sub-Division". This is what we used to comply with when constructing our home in the Fall 1997. Please pay special attention to numbers 1, 4, 9 and 12 of this declaration. My wife and I feel that these restrictions should not be discarded to make room for one business. The widening project of Middlebrook should not have been a springboard to have business's invade our residential neighborhood.

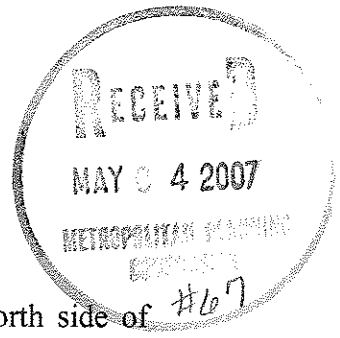
Please feel free to come and observe first hand our neighborhood. We would be glad to talk to you and show you our concerns.

Thank you,

Charles and Kathy Anderson
9333 Middlebrook Pike
Knoxville, TN 37931
Lots 3 and 4 of Wayne Provence Sub-division

Telephone: 865 604-4374

May 1, 2007



Dear MPC and Commissioners,

I am writing in opposition to the rezoning of a residential home on the north side of Middlebrook Pike, west of Andes Road at 9325 Middlebrook Pike. File numbers(s) 3-C-07-SP & 3-F-07-RZ. Residential homes are located on Middlebrook Pike west of Andes Road to Food City. I feel rezoning of a residential home to OB in the middle of residential area will change the integrity of the neighborhood. We need to stop the crawling of commercial and office rezoning along Middlebrook Pike. The rezoning needs to stop at the intersection of Middlebrook Pike and Andes Road. One of the residential homes that are rezoned office/commercial east of Andes Road is already for sell. Rezoning of this residential home to an office building is not compatible with the area. This section of Middlebrook Pike is part of the state scenic highway. The business would have to comply with state guidelines for scenic highways.

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In the MPC staff recommendation notes it is stated that rezoning would "afford this property owner, and others similarly situated, the opportunity to pursue a compatible alternative uses for the site." Also in this report it was stated that the rezoning "would establish a precedent for extending limited office uses further along Middlebrook Pike for the lots directly fronting on the arterial street". I am not interested in selling my home. I own my home and I do not wish to move and start over. I built my home in 1984 under the covenants mentioned above. I was the first one to purchase and build a home in this subdivision.

Another issue involves traffic flow along Middlebrook Pike. Traffic traveling west on Middlebrook Pike will have to make a U Turn to enter the business. Drivers leaving the business office will have to make a U Turn if they wish to travel east on Middlebrook Pike. This fall, after several years, road construction was completed on Middlebrook Pike and I am concerned that more construction would be needed to alleviate traffic problems.

I am also concerned about a medical office located in the middle of residential homes and the possibility of individuals breaking in to steal drugs. There are several families with children located at Atlee Fields Subdivision which is adjacent to this home. Across the street from this home is Hunting Ridge Subdivision also with families with children.

Thank you for considering voting against the rezoning of 9325 Middlebrook Pike from LDR to OB. File number(s) 3-C-07-SP & 3-F-07-RZ

Sincerely,

Constance F. Silvey

Constance F. Silvey
9337 Middlebrook Pike
Knoxville, TN 37931
865.690.8033
Lot 5 of Wayne Provence Subdivision

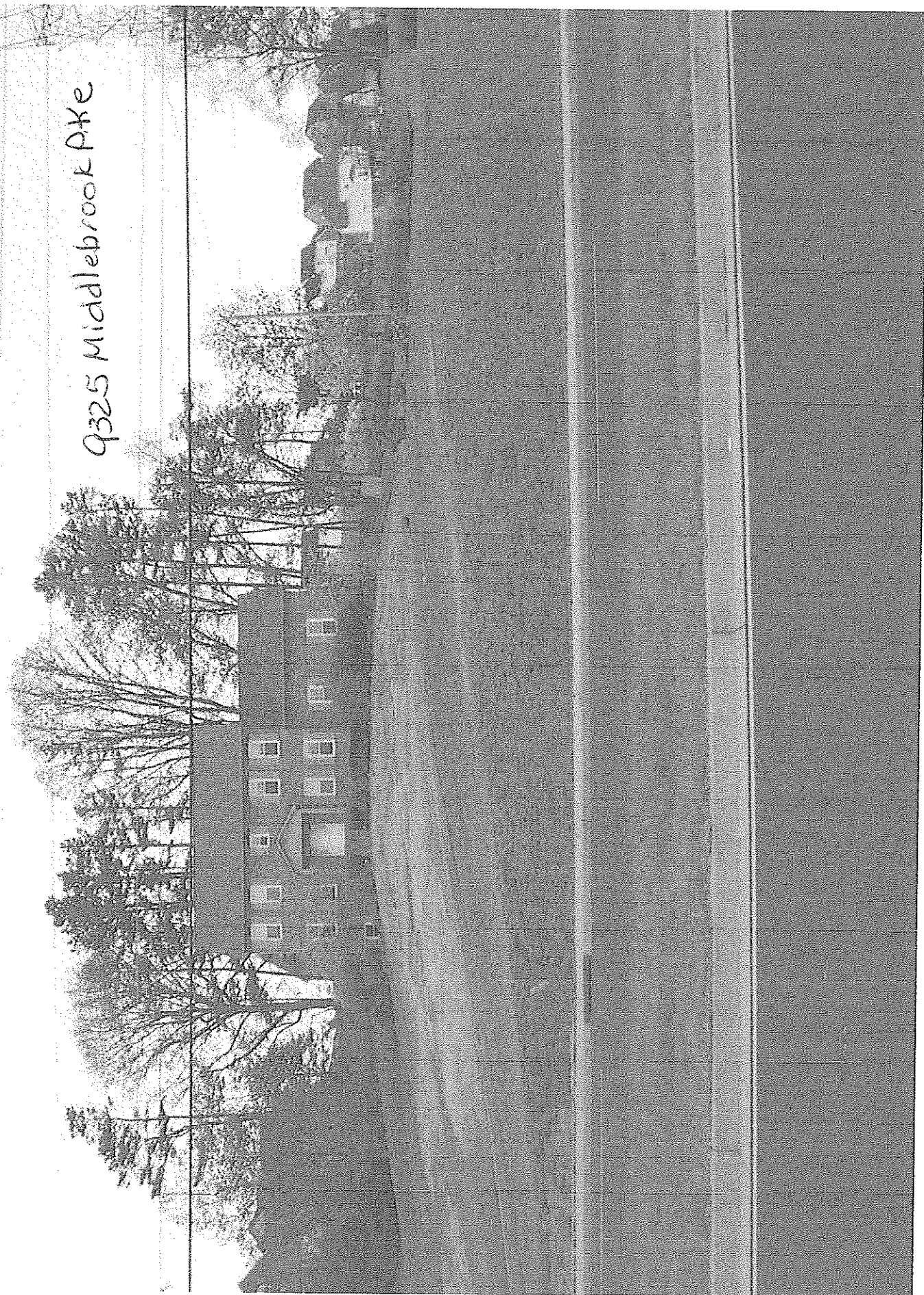
We the undersigned oppose the rezoning of 9325(29) Middlebrook Pike.
 File #3-C-07-SP and #3-F-07-RZ

Name	Address	Phone #
Constance J. Selvey	9337 Middlebrook Pike	690-8033
DAVE MARSDEN	1706 Meadow Chase Lane, Knoxville	310 4237
DOLores MARSDEN	" " "	470-2648
Teresia Stage	9222 Ridges Meadow Ln, Knoxville	951-0614
Sean Stage	" " "	951-0614
Clay S. Mulford	1104 Durham Rd, Knoxville TN	539-2744
Cindy Mulford	1104 Durham Rd, Knoxville TN	539-2744
Ernestine B. Diggins	1315 Anders Rd, Knoxville, TN	693-2546
Alfred D. North	9525 Yuma Dr " " 37931	693-6397
Judy Diggins	1315 Anders Rd. " "	693-2546
Katharine H. North	9525 Yuma Dr. " " "	693-6397
Karen Sims	1640 Meadow Chase Lane	599-6018
Alex Sims	1640 Meadow Chase Lane 37931	414-6018
Charles R. Adams	9333 Middlebrook Pike Knoxville, TN 37931	604-4374
Katop Anderson	9333 Middlebrook Pike Knoxville, TN 37931	406-8350
W. J. Adams	1640 Meadow Chase Lane, Knoxville TN 37931	694-5958
W. J. Adams	9425 Abbey Mist Ln., Knoxville, TN 37931	470-7779
W. J. Adams	9429 Abbey Mist Ln Knoxville TN 37931	531-1701
Cynthia Green	9429 Abbey Mist Ln Knoxville TN 37931	531-1701

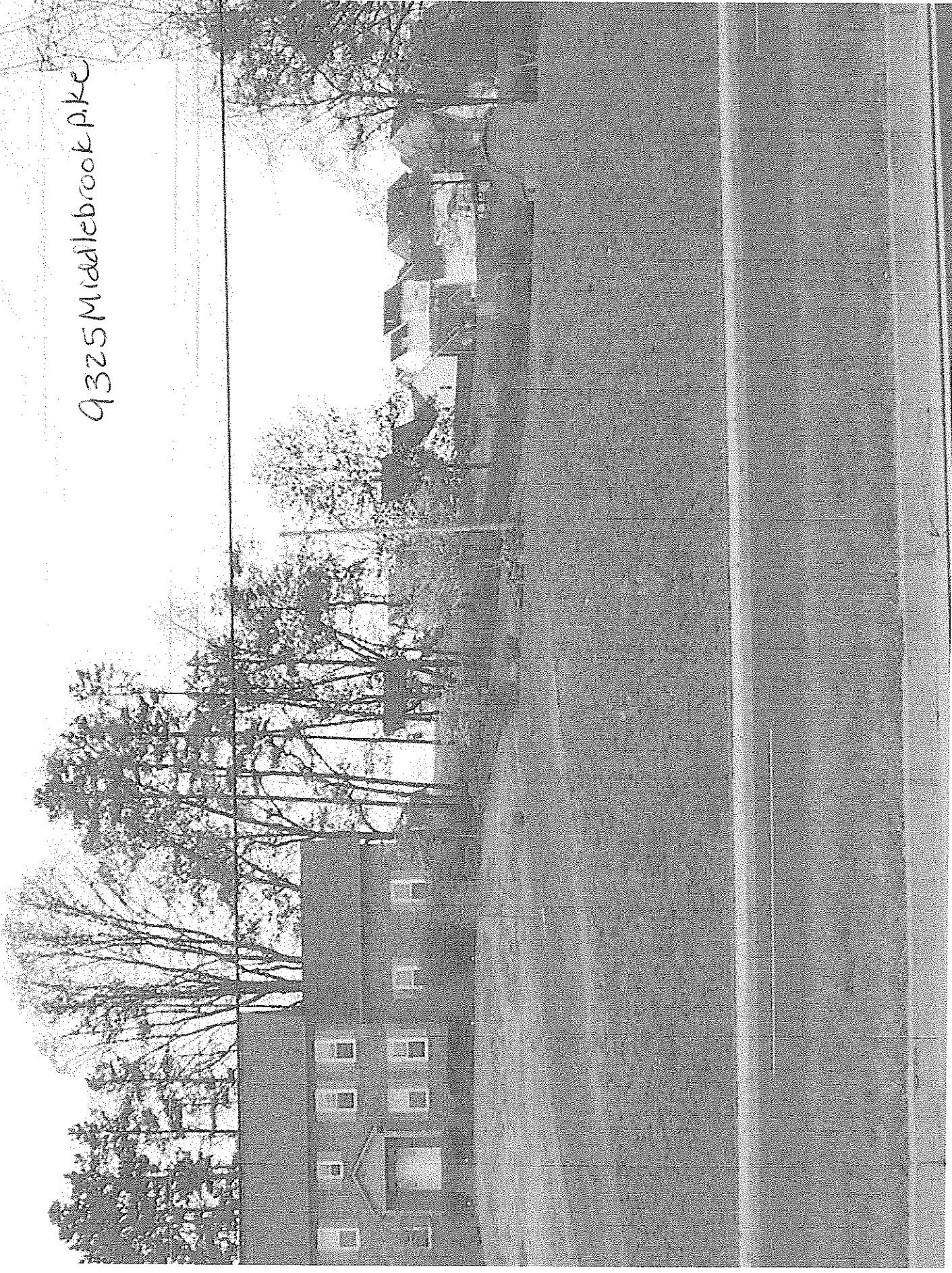
We the undersigned oppose the rezoning of 9325(29) Middlebrook Pike.
 File #3-C-07-SP and #3-F-07-RZ

<i>[Signature]</i>	9433 Abbey Mist Lane Knox, TN	691-9301
<i>[Signature]</i>	1027 Meadows Chase Lane Knox, TN	769-4327
<i>[Signature]</i>	9593 Hickory Knoll Lane	560-9771
<i>[Signature]</i>	9428 HFC "	692-6696
<i>[Signature]</i>	9428 Hickory Knolls Knox TN 37931	692-6696
<i>[Signature]</i>	9413 Hickory Knoll Ln Knoxville, TN 37991	694-3750
<i>[Signature]</i>	1001 Raven Heights Dr Knoxville TN	357-0380
<i>[Signature]</i>	9433 Abbey Mist Lane, Knox TN 37931	691-9301
<i>[Signature]</i>	9549 Hickory Knoll Lane Knox TN	691-6875
<i>[Signature]</i>	9217 Ridges Meadows Knox	531-1675
<i>[Signature]</i>	9519 Grossing Meadows Blvd	539-2169
<i>[Signature]</i>	9121 Cardle Pine Drive Knox TN	670-0304
<i>[Signature]</i>	9363 Ridges Meadows Lane Knox, TN	692-2423
<i>[Signature]</i>	9566 Hickory Knoll Ln Knox, TN	539-9960
<i>[Signature]</i>	9431 Hickory Knoll Ln Knox, TN	769-7371
<i>[Signature]</i>	1673 Meadows Chase Lane, Knox, TN	865-670-0766
<i>[Signature]</i>	9460 Hickory Knoll Ln Knox TN	694-8281
<i>[Signature]</i>	1601 Meadow Chase Ln Knox TN	693-3210
<i>[Signature]</i>	9204 Ridges Meadows Ln, TN	560-9722
<i>[Signature]</i>	9204 Ridges Meadows Ln, TN	560-9722

9325 Middlebrook PkE



9325 Middlebrook Pk



COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing over 65 homeowner associations with 15 000 homeowners since 1972



- Andover Court
- Ashley Oaks
- Autumn Ridge
- Belmont West
- Benington
- Bluff Point
- Bunker Hill
- Cambridge Woods
- Carrollwood
- Cedar Grove
- Charles Town Lnd
- Chestnut Grove
- Choto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farmington
- Farrington
- Forest Mill
- Foxboro
- Foxfire
- Gettysvue HOA
- Greywood Clusters
- Gulf Park Civic
- Gulfwood
- Harts Ridge
- Heritage Woods
- Hunting Ridge
- Karns Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakenidge
- Lakewood Community
- Lennox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing NA
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Landing
- Plantation Springs
- Rudder Lane
- Seven Oaks East
- Seven Oaks West
- Sherman Oaks
- States View
- Suburban Hills
- Tan Rara Oeste
- Tooles Bend
- Trails End
- Twin Springs
- View Harbour
- Villas at Lyons Cross
- Waterford
- Wayne Providence
- Westbrooke
- Westhampton
- Westland - West
- Westshore
- Wheaton Place

May 8, 2007

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

RE: 3-F-07-RZ & 3-C-07-SP DAN FISHER MPC Agenda # 67 May 10, 2007

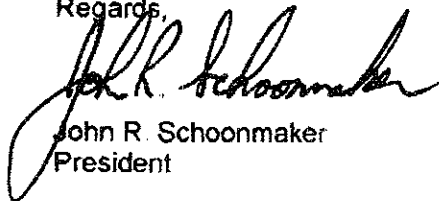
Dear Mr. Donaldson:

The Council of West Knox County Homeowners, Inc. passed a unanimous resolution to support the residents of Wayne Providence Subdivision in opposing the rezoning and Sector Plan change for this property located at 9325 Middlebrook Pike.

The residents are concerned about the issue of a plotted residential lot in Wayne Providence Subdivision being converted from residential use to a commercial / office use. They feel that the MPC should uphold the standards of the sector plan for Low Density Residential.

Therefore, we ask that the MPC Commissioners deny the request from the applicant to rezone this property to O (Office) and OA (office park).

Regards,



John R. Schoonmaker
 President

President: John Schoonmaker 675 • 6625
 Vice President: Sue Mauer 690 • 0269
 Secretary: Chuck Fleischer 769 • 1356
 Treasurer: Jacki Cash 671 • 6797
 Parliamentarian: Edward Langston 539 • 1796

Board Members (in addition to officers):
 Linda Gildner 675 • 5341
 Charlene Porter 694 • 9629
 Debra VanMeter 690 • 1414
 John Von Weisenstein 690 • 3941

c/o 10044 Tan Rara Drive Knoxville, TN 37922 • 4139