

Lovell Pointe Partners

2631 Rhea County Highway
Dayton, Tennessee 37321

Date: November 2, 2007
To: Knoxville/Knox County Metropolitan Planning Commission
From: Lovell Pointe Partners
RE: **Notice of Public Hearing**
File No. 11-B-07-RZ (Cliff Helton)
Rezoning Application



To whom it may concern:

Please accept this as our notice of opposition to the rezoning of the Property as applied for in the above referenced file and application without conditions and limitations being placed on the use of the Property.

We are the owners of Lovell Pointe Office Park located at 118 Lovell Road and adjoin the subject property along the rear and side property lines. We are in the process of developing the parcel as a Class-A office park. We have already spent a tremendous amount of money on the infrastructure for the park and have built and fully leased the first building. We are currently zoned C-3 along with our other neighboring properties.

We have viewed portions of the civil design of the Property and do not have any issue with the planned use as an office warehouse development. Our concern, and the reason for our objection, is with the wide range of use that others could take advantage of within the proposed zoning.

We are also concerned because the owners of the Property had planned on draining its storm water detention into our storm water system and across our property. We obviously have a great concern as to the origins, quality and volume of any storm water runoff that may occur.

We request that any rezoning be conditioned upon, at a minimum, there being no noxious fumes or odors, a required vegetation screen of at least five feet tall as planted (preferably a Leyland Cypress type of vegetation), that loud noises be prevented as if neighboring a residential neighborhood, and that any use shall not be allowed that would utilize any hazardous material that could affect the ground water or any storm water runoff.

We appreciate that the applicant is trying to make both of his properties of an equal zoning. However, we are trying to create an office park that could be very negatively impacted by less scrupulous occupants. Therefore, we must object to any less restrictive zoning and would request that the desired uses by the applicant be approved by a variance. Should the rezoning be allowed we would implore you to only allow such rezoning with conditions to protect the surrounding owners.

Thank you for your consideration.

A. Glenn Sutherland
For Lovell Pointe Partners
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