

From: Delene Collins Webber <d.collinswebber@comcast.net>
To: <mike.carberry@knoxmpc.org>, <kelley.schlitz@knoxmpc.org>, <michael.brusseau@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>, <jeff.archer@knoxmpc.org>, <mark.donaldson@knoxmpc.org>, <mike.reynolds@knoxmpc.org>, <tom.brechko@knoxmpc.org>, <buz.johnson@knoxmpc.org>
Date: 3/6/2008 1:58:39 AM
Subject: Opposition to 3-D-08-SP, 3-I-08-RZ on Strawberry Plains Pike

Dear MPC Staff,

I am writing in opposition to the proposed rezoning and change of sector plan to LI on Strawberry Plains Pike primarily because this is not an appropriate place for this type of zoning, so close to homes and residential. I, along with other community members, participated in several of the East Sector Plan workshops for 1995 and 2000. There were areas designated for a balance of commercial development and residential.

We recognize the need for development, but ask that it be carefully reviewed so that all relevant aspects are taken into consideration.

The Sector plan allows CA at the intersection of John Sevier Highway and Strawberry Plains Pike(SE corner). We did not oppose the rezoning in 2006 of this property , but we did ask that it be zoned PC with Stream protection, in order to consider flooding and traffic concerns.

The Sector Plan also recommends that LI should be kept on the south side of Swan Pond Creek along John Sevier Highway, to the Industrial Park. In 2006, the property on the south side of Swan Pond Creek (adjacent to this subject property) was rezoned to LI/PC with stream protection without our opposition because the change complied with the Sector Plan.

According to the Sector Plan and policies, there should be no LI development on the north side of Swan Pond Creek. We believe the Sector Plan should be upheld in this case also.

Furthermore, in 1999 the request for industrial zoning at the intersection of John Sevier Highway and Strawberry Plains Pike was denied by the MPC because of quality of life issues to the community and inappropriate development in this area. This new zoning request is for property that is even closer to our homes.

Industrial lighting, odor, noise, and traffic will adversely impact the neighborhood, as well as those who commute through this area, especially with a trucking distribution and warehouse that will probably be open 24 hours.

We question whether Strawberry Plains Pike will be able to safely handle 18-wheeler trucks turning in and out of this road. Major road improvements would need to be made. Traffic studies would need to be made.

We have lived at this residence for over 20 years. We live in a 2 story home that sits above the road directly across from the field. So we see the field from our upstairs window. This field routinely floods throughout the year. There are serious floods at least once a year. This flooding has already gotten much worse in recent years because of the infill on the other side of Swan Pond Creek . This flooding raises serious issues with flooding the property located in the field, other people's properties, the roadway (actually two roads, Strawberry Plains and Holston River Road), as well as potential pollution downstream.

We do have pictures of this flooding and will present at the meetings. Perhaps these may be helpful to the MPC and staff, as well as the interested buyer.

We do not understand why this property rezoning is being requested for this purpose when there are currently numerous vacant properties in the Forks of the River Industrial Park , as well as along John Sevier Highway in the designated areas. Those areas have the infrastructure that is needed for such a development.

We would be glad to work together to discuss options and appreciate your time and consideration of all of these issues.

Sincerely and respectfully submitted,

Delene Collins Webber

5443 Strawberry Plains Pike

Knoxville, TN 37914

865-546-2619 Home phone

865-549-5350 Work phone

March 6, 2008

TO: MPC Staff;

Mark Donaldson, Executive Director
Dan Kelly, Development Services Manager, Development Plan Review
Buz Johnson, Deputy Director, Technology Corridor
Ken Pruitt, Assistant Manager, Rezoning, Plan Amendments
Mike Carberry, Comprehensive Planning Manager
Jeff Archer, Senior Planner
Tom Brechko, Subdivision and Development Plan Review
Micahel Brusseau, Rezoning, Development Plan Review, One Year Plan
Kelley Schlitz, Rezoning, Development Plan Review
Mike Reynolds, Planner II

FROM: Mr. Addison Schneiter and Mrs. Maxie Schneiter,
5437 Strawberry Plains Pike, Knoxville, TN 37914

Re: File # 3-D-08-SP and # 3-I-08-RZ

We are sending our correspondence in reference to the above file numbers stating our **opposition** to both requests.

We understand and have positively experienced the MPC using resident input in determining their Staff decision on the matters as they are reviewed, we certainly hope this remains evident in these files.

The File # 3-D-08-SP requesting an amendment to the East Sector Plan by changing it from LDR (light density residential) to LI (light industrial) is completely in error to this property location for multiple reasons, including:

- It was the residents and MPC Staff who spent the time and effort in establishing the Sector Plan during meetings in 1995, 2000, and 2005 (of which, we spent the time and effort to attend many of those meetings, so we can speak as an active resident); therefore, one applicant coming in to the area to change the Sector Plan against the hard made, time work of the residents is not agreeable.
- The Sector Plan and area residents provide for Industrial areas in this community, of which there currently exists correctly zoned “new” vacant land as well as previously used, now vacant and available for sale/lease trucking warehouse and distribution centers, within the existing Sector Plan and zoning regulations.

The File # 3-I-08-RZ requesting a rezoning from A (Agricultural) to PC (Planned Commercial) with the proposed use of the property stated as a “Trucking Warehouse/Distribution” center is completely incorrect for this property location also for multiple reasons, including:

- Approximately half of this property is located in a flood zone area, and as recently as in the year 2002 this property flooded, in the exact area as the flood maps show. This fact presents two problems
 - one – the property owner can build up and fill this property so it may not flood; however, this action will adversely affect all of the surrounding

- properties, as when it will flood, the water will go to these new unknown and non-expecting areas to become flooded
- two – even without flooding, just with existing wet spots during hard and heavy rains, pollution into the water system of this area from the inevitable diesel residue that will exist from trucks coming and going will negatively impact the Swan Pond Creek that borders this property, and thus multiple water systems that Swan Pond Creek encounters
 - Allowing probable 24 hour / 7 day a week trucking traffic onto this property will greatly negatively impact the residents quality of life, in many ways, including:
 - for those residents within visual site of the property, there will be the light pollution that will inevitably come into existence in lighting the facility
 - for all surrounding residents, there will be the noise pollution from the probable arrival and departure of the trucks around the clock, interrupting the ability to be outside of homes enjoying the current calm and quiet location we all call home, as well as disturbances during nighttime while sleeping with trucks coming and going
 - Although this current rezoning may affect only a physical short section of Strawberry Plains Pike, approximately less than a half-mile, the affects will involve countless individuals including the residents of this area and commuters in this area who use Strawberry Plains Pike, which may include residents of Holston Hills. All of us will have to deal with the increased and dangerous traffic of the trucks.
 - Also, Strawberry Plains Pike is a two-lane without shoulder road, and along this specific stretch of roadway at the property it cannot support eighteen-wheeler trucks turning off and onto the roadway. We have personal experience involving this in November 2007, when we tried to have an one-time eighteen wheeler bring in a load of hay for our miniature horses, and the driver would not come onto this specific section of Strawberry Plains Pike to turn into our farm and out of our farm (we had to unload the hay onto flat-bed trailers at a location on Gov. John Sevier Highway).

In 1999, File # 6-E-99-RZ, the MPC denied a similar proposal for a “truck terminal” on very nearby property (less than one-half a mile and in sight-vision of this property), stating part of the reason because the use could “adversely impact nearby residential development with industrial noise, odors, and traffic.” Also stating, exactly as we agree, “the sector plan proposes...with industrial uses confined further to the south along Gov. John Sevier Highway.” Although this is nine years ago, the residential landscape of this area has remained the same, and if anything has increased, including a current townhouse/condo development on Gov. John Sevier Highway, approximately one or two miles from this property.

We appreciate your consideration of concerns and hope they assist in your decision to not consent to this Plan Amendment and Rezoning. Again, the community along with MPC has provided for areas in our community where this type of commercialism and work is appropriate, but it is not appropriate on this property under review.

Sincerely,

sent via e-mail

Addison and Maxie Schneiter

From: Betty Jo Mahan
To: Ken Pruitt
Subject: Agenda item #55 March 13, 2008

>>> <grbjab40@comcast.net> 3/3/2008 9:34 PM >>>
March 3, 2008

Mr. Mark Donaldson
Executive Director
mark.donaldson@knoxmpc.org

Dear Mr. Donaldson:

Re: March 13, 2008 Agenda item
#55 PJC PROPERTIES, LLC (REVISED)
South side Strawberry Plains Pike, west of E.
Governor John Sevier Hwy., Commission District 8.

a. East County Sector Plan Amendment 3-D-08-SP
From LDR (Low Density Residential) & STPA (Stream Protection Area) to LI (Light Industrial & STPA (Stream Protection Area).

b. Rezoning 3-I-08-RZ
From A (Agricultural) & F (Floodway) to PC (Planned Commercial) & F (Floodway).

We own and have resided for 43 years at 5233 Strawberry Plains Pike. Our home is only 572 feet west of the property being considered for the sector and zoning change.

The property under consideration was owned by my family for approximately 100 years. I have lived at 5233 and/or 5200 Strawberry Plains Pike for 69 years. Therefore, I have first hand knowledge of the topography of the land and the flooding from Swan Pond Creek. The current "Floodway" zoning is appropriate. I have seen, on re-occurring occasions as much as 45% of that creek bottom land under water in heavy rain seasons. Swan Pond Creek completely borders the property along the south and west property lines. In wet weather the soil is something akin to a wet sponge.

There are three very substantive reasons why the requested sector and zoning changes should be denied.

1. This is a residential area which is documented below,
2. Any flooding and water runoff containing petroleum and other contaminates into Swan Pond Creek would have serious environmental implications.
3. Changing the current zoning to Planned Commercial for a Trucking Warehouse cannot be justified from a need standpoint as there are several suitable parcels on Gov. John Sevier Hwy that are available, suitable and already zoned for this type of use.

Beginning approximately 250 feet west of Gov. John Sevier Hwy, a long established residential community begins and continues uninterrupted by commercial property for a significant distance.

The following is a list of residential properties that would be adversely impacted by a "Trucking Warehouse".

1. Three residences on the North Side of Strawberry Plains Pike directly across from the property;

- A. Jordon - 5429 Strawberry Plains Pike
- B. Schneiter - 5437 Strawberry Plains Pike
- C. Webber - 5443 Strawberry Plains Pike

Additionally Stillmeadow Subdivision is approximately 100 yards directly north of Strawberry Plains Pike.

2. Two residences adjoining the east boundary of the property;

- A. Phillips - 5450 Strawberry Plains Pike
- B. Sheddan - 5500 Strawberry Plains Pike

3. Three residences west on Strawberry Plains Pike;

- A. Immediately adjoining the property
Blake-Walsh - 5236 Strawberry Plains Pike
- B. Blake - 5235 Strawberry Plains Pike
(By actual measurement - 486 feet from the residence front door)
- C. Blake - 5233 Strawberry Plains Pike
(By actual measurement - 537 feet from the residence front door)

Please ask yourself this question..."Would I want a Trucking Warehouse in my residential neighborhood?" I think your answer would be "NO". We certainly do not want one in ours.

You are urged to deny the changes requested.

Sincerely,
Gerald R. Blake
5233 Strawberry Plains Pike
Knoxville, TN 37914
865 522-5042
E-mail grjab40@comcast.net

From: Mike Carberry
To: Betty Jo Mahan; Buz Johnson; Ken Pruitt; Mark Donaldson; Mike Brusseau
Date: 3/4/2008 9:44:40 AM
Subject: Re: Fwd: Agenda item #55 March 13, 2008

All,

This gentleman has made several very good points regarding the negative aspects of the contemplated change, particularly in regard to environmental and neighborhood impacts.

In creating the sector plan, MPC staff looked at the extent of the floodplain and the location of the creek and recommended LDR and the stream protection area for basic reasons:

1. Water quantity and quality impairment would be avoided with a less intense use;
2. The stream and its riparian area are natural buffers and form a line to separate warehousing and industrial operations from the residential areas (i.e., light industrial/warehousing south of the stream) ;
3. LDR was a reasonable alternative in view of the number of units that could be accommodated on the site once "density credits" for the floodplain are taken or fill is placed in one half of the floodplain (as per county regs).

I have talked to Doug Bataille and Doug Lawyer about the possibility of exploring a land swap (the park land in Forks of the River Industrial Park...both did not dismiss the possibility.

Bottom line: I would not recommend a sector plan change; alternatively, the land swap should be pursued.

Mike

CC: doug.bataille@knoxcounty.org; Jeff Archer

From: Mike Brusseau
To: Betty Jo Mahan
Date: 3/5/2008 8:21:35 AM
Subject: Fwd: rezoning

>>> <cbdbanks@comcast.net> 3/4/2008 7:17 PM >>>

We are opposed to the rezoning of file#3-1-08-rz applications filed by Arthur Seymour, Jr. identification number 083 076 proposed use of property as written on the application is Trucking Warehouse /Distribution on 5450 Strawberry Plains Pike south of approximately 1000 feet west of Governor John Sevier Highway.

From: Betty Jo Mahan
Subject: Fwd: Sector Plan Amendment

>>> Mike Brusseau 3/5/2008 2:01 PM >>>
>>> "Alan Moore" <amoore@lesportsac.com> 3/5/2008 1:59 PM >>>
Dear MPC Staff

Sector Plan Amendment (file #3-D-08-SP) and Rezoning (file #3-I-08-RZ)

Please be advised that I, as a resident of Knox County and more specifically a resident near the parcel in question, am opposed to this amendment and rezoning.

1. The rezoning of this property is completely in opposition to 1995, 2000 and 2005 East County Sector Plans' proposed uses in this Low Density Residential and Agricultural area. This parcel is outside planned industrial and commercial sectors.
2. Industrial and heavy commercial activity of this parcel will further contribute to petroleum and chemical pollution of Swan Pond Creek. The parcel in question is directly adjacent to and is bordered on two sides by the already stressed Swan Pond Creek. There are many water wells in use in this area and the creek is used for many agricultural and recreational activities.
3. Approximately 50% of the subject parcel is under 500 - year Flood Rule and the property is bordered on two sides placing those portions in the 100 - year Flood Rule. Drainage will be a very serious issue.
4. Additional trucking activities (often involving 24 hour a day operations) and the traffic in this area are contrary to the local resident's quality of life concerns as well as safety, noise, water and air pollution.
5. Strawberry Plains Pike, east and west of Governor John Sevier Highway, is a winding two lane road with no shoulders and a posted speed limit of 30 mph. This area is already heavily stressed by large volumes of truck and car traffic and has a documented history of serious accidents.

I asked that you take this information under consideration and act favorably of the petition filed by local Concerned Citizens.

Sincerely,
Alan E. Moore
Amoore50@comcast.net
1820 Blakemore Drive
Knoxville, TN 37914
865.522.8148

From: "Alan Moore" <amoore@lesportsac.com>
To: <mark.donaldson@knoxmpc.org>, <kelley.schlitz@knoxmpc.org>
Date: 3/5/2008 2:18:09 PM
Subject: FW: Sector Plan Amendment

Dear MPC Commissioners,

Sector Plan Amendment (file #3-D-08-SP) and Rezoning (file #3-I-08-RZ)

Please be advised that I, as a resident of Knox County and more specifically a resident near the parcel in question, am opposed to this amendment and rezoning.

1. The rezoning of this property is completely in opposition to 1995, 2000 and 2005 East County Sector Plans' proposed uses in this Low Density Residential and Agricultural area. This parcel is outside planned industrial and commercial sectors.
2. Industrial and heavy commercial activity of this parcel will further contribute to petroleum and chemical pollution of Swan Pond Creek. The parcel in question is directly adjacent to and is bordered on two sides by the already stressed Swan Pond Creek. There are many water wells in use in this area and the creek is used for many agricultural and recreational activities.
3. Approximately 50% of the subject parcel is under 500 - year Flood Rule and the property is bordered on two sides placing those portions in the 100 - year Flood Rule. Drainage will be a very serious issue.
4. Additional trucking activities (often involving 24 hour a day operations) and the traffic in this area are contrary to the local resident's quality of life concerns as well as safety, noise, water and air pollution.
5. Strawberry Plains Pike, east and west of Governor John Sevier Highway, is a winding two lane road with no shoulders and a posted speed limit of 30 mph. This area is already heavily stressed by large volumes of truck and car traffic and has a documented history of serious accidents.

I asked that you take this information under consideration and act favorably of the petition filed by local Concerned Citizens.

,Alan E. MooreAmoore50@comcast.net1820 Blakemore DriveKnoxville, TN 37914865.522.8148

From: Betty Jo Mahan
Subject: Fwd: FW: Opposition to the Sector Plan Amendment (file # 3-D-08-SP) and to the Rezoning (file #3-I-08-RZ)

>>> "lblake" <lblake@utk.edu> 3/6/2008 12:04 PM >>>

From: lblake
Sent: Thu 3/6/2008 12:04 PM
To: mike.carberry@knoxmpc.org; jeff.archer@knoxmpc.org; jeff.archer@knoxmpc.org
Subject: Opposition to the Sector Plan Amendment (file # 3-D-08-SP) and to the Rezoning (file #3-I-08-RZ)

Please see message below (or if you prefer the attachment format) stating reasons for our opposition.

Thank you,
Linda Blake Walsh and
Patrick Walsh

My husband and I are writing in opposition to the Sector Plan Amendment (file # 3-D-08-SP) and to the Rezoning (file #3-I-08-RZ) pertaining to the property at 5450 Straw Plains Pike for the following reasons:

à The land-use guidelines for light industrial are clear in their restrictions, some of which would be violated by building a trucking terminal at the indicated location.

The guidelines state that light industrial use should be the predominant form of development in the Forks of the River Industrial Park along John Sevier Highway (which, incidentally, is designated as a Scenic Corridor), south of Swan Pond Creek. The land in question violates this policy in that it is distant from the industrial park and is bordered on three sides by residential areas. Furthermore, several appropriate sites for a trucking terminal are available in the industrial park area and, as such, would have little or no impact on residential areas

à The policies and proposals also state that plans for increasing industrial development beyond the industrial park should be made with attention to buffering residential and office property and to minimizing the impact on scenic and environmental resources. As proposed, no buffering mechanisms are in place or identified to the residents who will be surrounding the proposed development and whose homes cannot be practically shielded from a truck- transfer facility or the increased heavy-vehicle traffic that would result.

à Additionally, we are concerned about diesel fumes from idling equipment, diesel-fuel spillage and run off into the adjacent stream, noise pollution, bright commercial lights, and the inability of the facility to blend unobtrusively into the surrounding area.

We would like to close on a personal note:

I (Linda Blake Walsh) have lived on Straw Plains Pike most of my life. As part of the farmland that has been in my family for over a century, my parents' and my brother's homes are adjacent and across the road, respectively, from my home at 5236 Straw Plains Pike. Immediately

adjacent to the property in question, my home is paid for; and with intentions of remaining there, my husband and I have invested heavily in extensive remodeling. We deeply value the relative quietude of our surroundings and take great pride in our property. Therefore, the idea of a trucking/warehouse distribution center being located immediately next door to us is very unsettling.

Coupled with the concerns of our long-time neighbors, who live directly across from the land in question, my husband and I respectfully request that the Sector Plan Amendment and Rezoning applications be denied. In so doing, you would enable multiple families to continue enjoying the peaceful residential atmosphere of our surroundings.

Respectfully,
Linda and Patrick Walsh

From: <pegasus.solutions@comcast.net>
To: <mike.carberry@knoxmpc.org>, <kelley.schlitz@knoxmpc.org>, <michael.brusseau@knoxmpc.org>, <dan.kelly@knoxmpc.org>, <ken.pruitt@knoxmpc.org>, <jeff.archer@knoxmpc.org>, <mark.donaldson@knoxmpc.org>, <mike.reynolds@knoxmpc.org>, <tom.brechko@knoxmpc.org>, <buz.johnson@knoxmpc.org>
Date: 3/6/2008 1:53:49 PM
Subject: MPC File #3-I-08-RZ and # 3-D-08-SP (Strawberry Plains Pike/Ramsey)-OPPOSITION

Dear MPC Staff,

There is strong local opposition to Industrial Rezoning, at 5428 Strawberry Plains Pike(Ramsey), MPC File #3-I-08-RZ and # 3-D-08-SP.

This Location is inappropriate for heavy development (LI) with proposed use as a Trucking Warehouse and Distribution facility because it is to close to homes and residential.

We have major concerns about the adverse effects of lights, noise, odors and traffic caused by this type of development, especially with probable 24-hour operation.

There are also serious concerns about the impact of flooding on neighboring properties and roadways. We have photos that document this. Appropriate vacant properties in the Forks of the River Industrial Park are available for such development.

A petition in strong opposition to this rezoning is currently in circulation and will be presented to you.

A formal letter is being prepared for you and the Commissioners to be delivered shortly.

Repectfully,

John R. Webber

Homeowner and President, Three Rivers Preservation Association

5443 Strawberry Plains Pike

Knoxville, TN 37914

546-2619

pegasus.solutions@comcast.net

The following is a list of residential properties that would be adversely impacted by a "Trucking Warehouse".

1. Three residences on the North Side of Strawberry Plains Pike directly across from the property;

- A. Jordon - 5429 Strawberry Plains Pike
- B. Schneiter - 5437 Strawberry Plains Pike
- C. Webber - 5443 Strawberry Plains Pike

Additionally Stillmeadow Subdivision is approximately 100 yards directly north of Strawberry Plains Pike.

2. Two residences adjoining the east boundary of the property;

- A. Phillips - 5450 Strawberry Plains Pike
- B. Sheddan - 5500 Strawberry Plains Pike

3. Three residences west on Strawberry Plains Pike;

- A. Immediately adjoining the property
Blake-Walsh - 5236 Strawberry Plains Pike
- B. Blake - 5235 Strawberry Plains Pike
(By actual measurement -- 486 feet from the residence front door)
- C. Blake - 5233 Strawberry Plains Pike
(By actual measurement - 537 feet from the residence front door)

Please ask yourself this question. . ."Would I want a Trucking Warehouse in my residential neighborhood?" I think your answer would be "NO". We certainly do not want one in ours.

You are urged to deny the changes requested.

Sincerely,



Gerald R. Blake
5233 Strawberry Plains Pike
Knoxville, TN 37914
865 522-5042
E-mail grbjab40@comcast.net

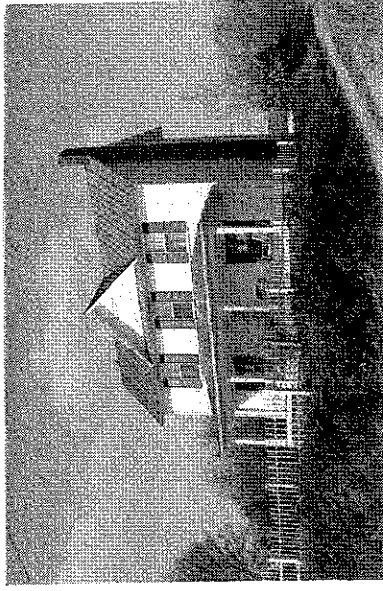
These homes are just a few hundred feet from the site.



5429 Strawplains Pike

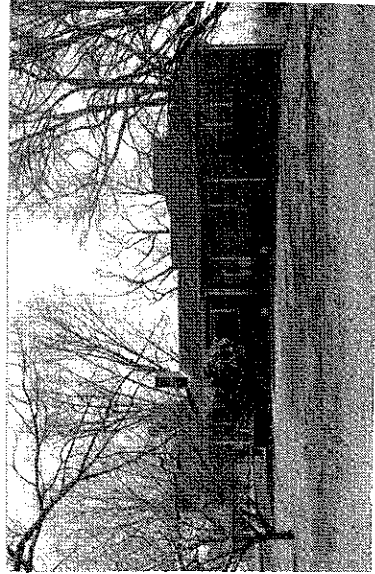


5437 Strawplains Pike

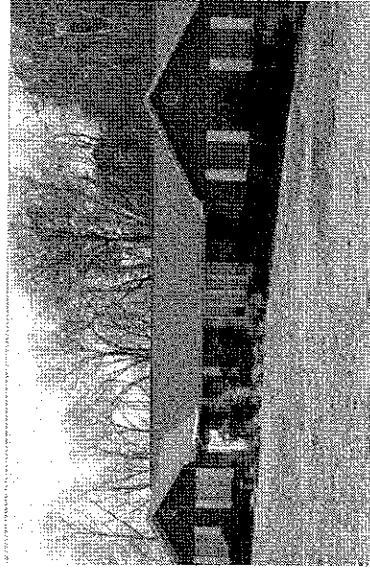


5443 Strawplains Pike

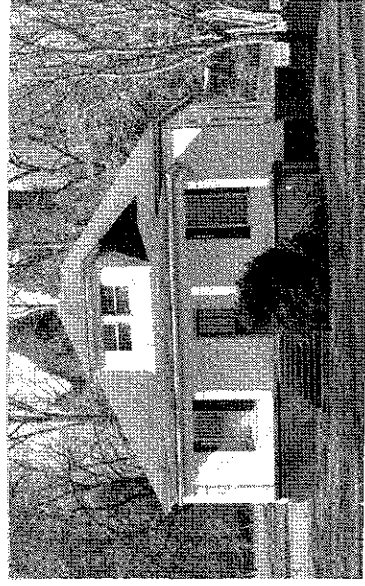
These 3 homes are directly across from the site.



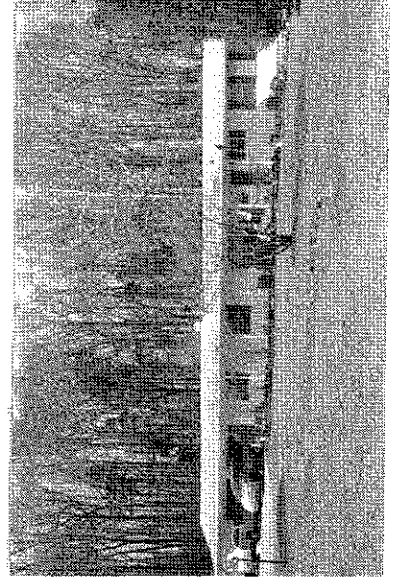
**5450 Strawplains Pike
adjoins East boundary**



**5236 Strawplains Pike
adjoins west boundary**

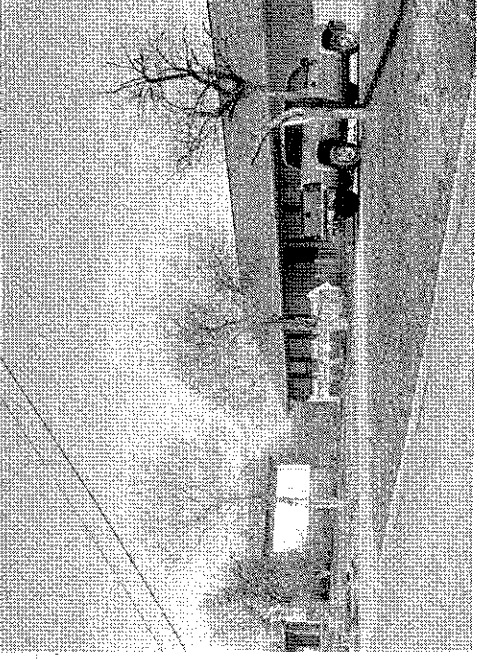
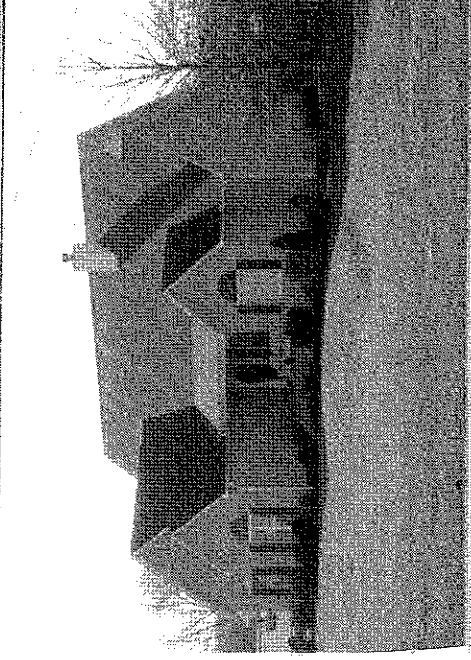
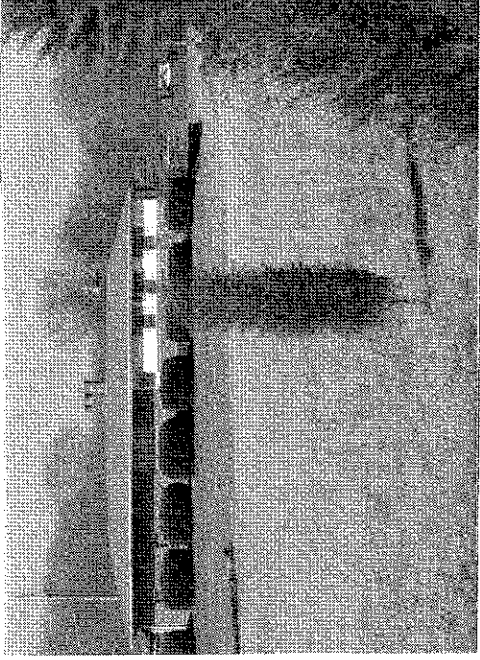
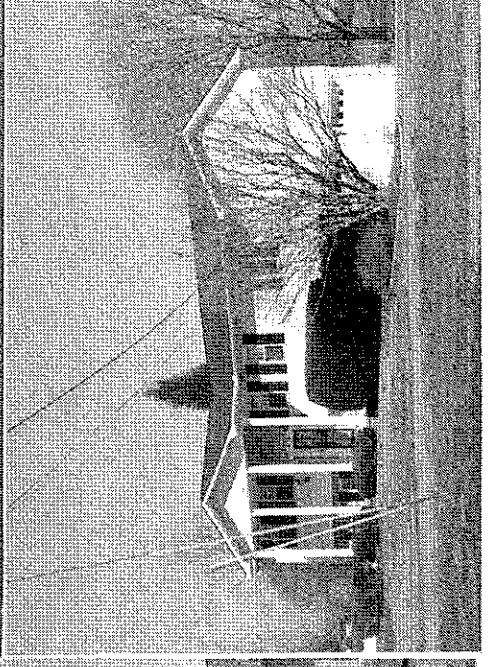


**5235 Strawplains Pike
486 feet west of site**



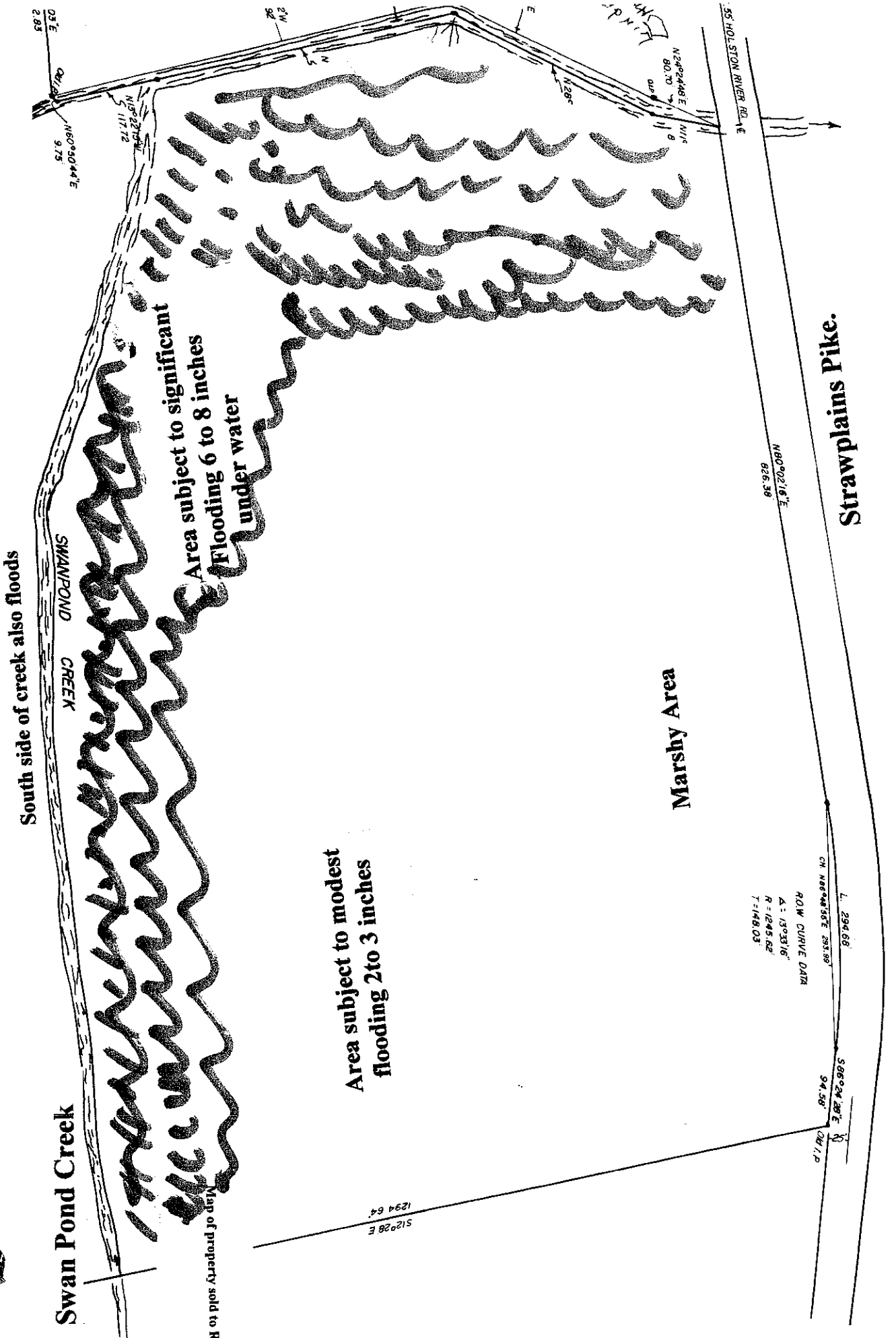
**5233 Strawplains Pike
537 feet west of site**

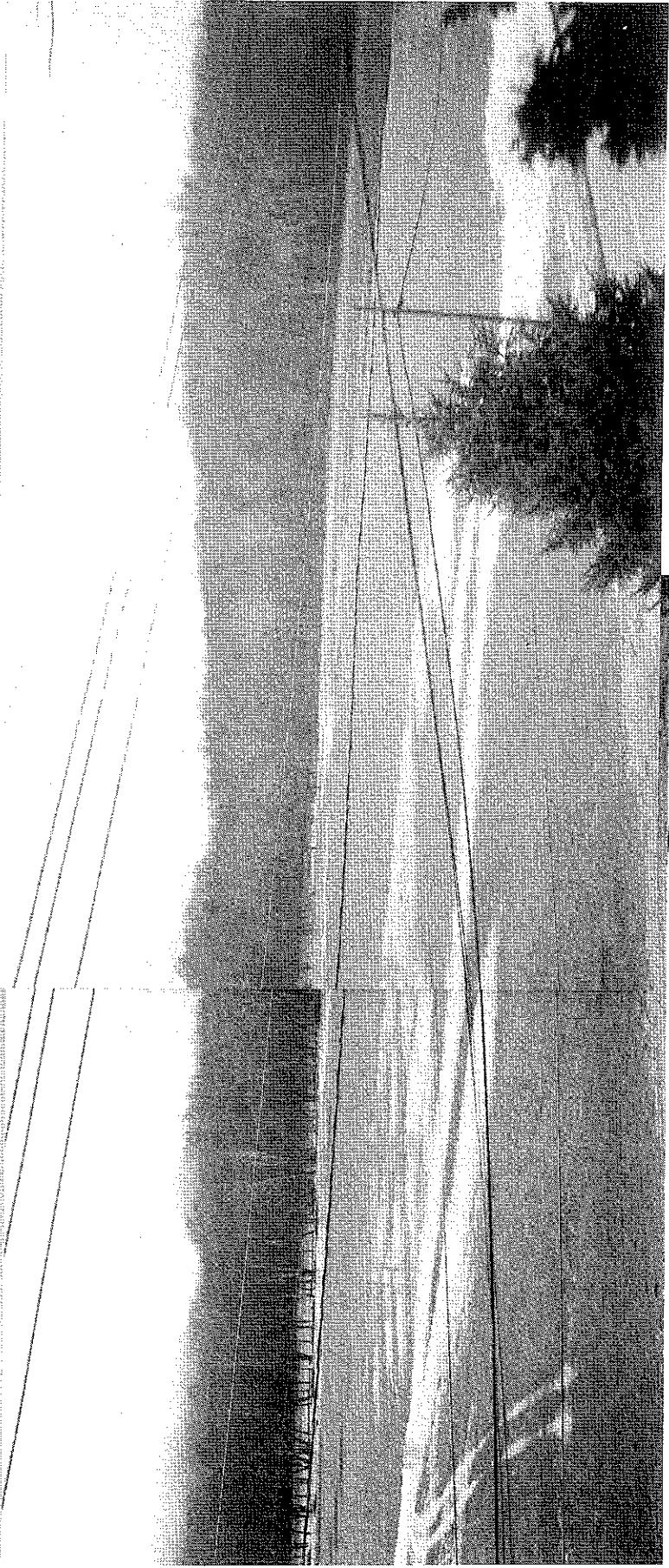
**Stillmeadow Sudivison
overlooks the site and
is located approximately
600 feet north of
Strawplains Pike.**



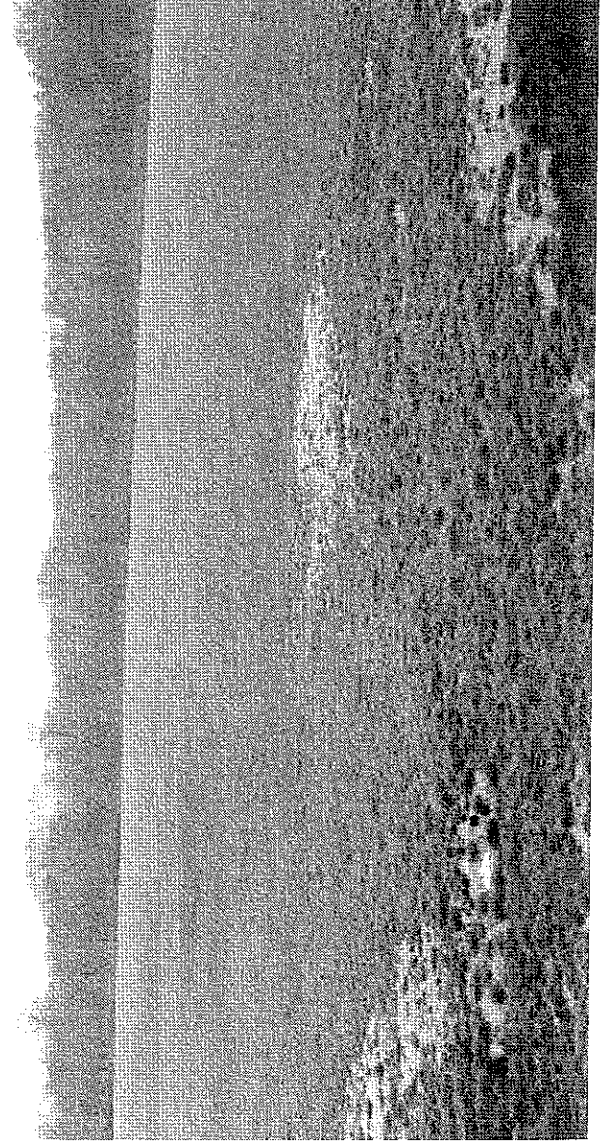
↑ S

Flood Map of Site





Major rain event



Minor rain event



Three properties on Gov. John Sevier Hwy. between Strawplains Pike and National Drive, which are available and property zoned.

A Petition by Concerned Citizens/Talking Points & Contact info

6 2008

the
two
file
numbers

We the undersigned citizen residents of Knox County are in opposition to the **Sector Plan Amendment** (file# **3-D-08-SP**) and **Rezoning** (file# **3-I-08-RZ**) applications filed by **Arthur Seymour, Jr.** These applications involve changes (respectively) from **Low Density Residential to Light Industrial and Agricultural to Planned Commercial** designations of the parcel listed with Tax Identification Number **083 076**. **Proposed Use of Property** as written on the application is **"Trucking Warehouse/Distribution"** → actually 5428 S.P. Pike; however, application shows "5450"

This property is located at **5450 Strawberry Plains Pike** (south of) approximately 1000 feet west of its intersection with Governor John Sevier Highway. It is adjacent to two residence properties and directly across the street from four other residence properties. It is about 400 feet from the entrance to Blakemore Subdivision on Holston River Rd.

We cite the following reasons for our opposition:

- 1) Industrial or commercial zoning at this location is completely in opposition to 1995, 2000, and 2005 East County Sector Plans' proposed land uses in this Low Density Residential and Agricultural area. This parcel is outside planned industrial and commercial
- 2) Industrial and heavy commercial activities such as trucking, warehousing and distribution will only contribute further to petroleum and chemical pollution of Swan Pond Creek. This property is directly adjacent to and bordered on two sides by the already highly stressed and ignored Swan Pond Creek. Swan Pond Creek is the only creek in the entire Forks of the River area. It courses through many residence and agricultural properties and eventually empties into the Holston River at Holston Hills Golf Course. In this area, there are many water wells in use and the creek is used for many agricultural and recreational activities.
- 3) Approximately 50% of the subject parcel is under 500-year Flood rule and as stated above, the property is bordered on two sides by the already stressed Swan Pond Creek placing those portions in the 100-year Flood rule. Drainage will be a very serious issue.
- 4) Additional trucking activities (often involving 24 hour-a-day operations) and traffic in this area are contrary to the residents quality of life concerns and issues such as safety, noise, water, air, and light pollution.
- 5) Strawberry Plains Pike west of Governor John Sevier Highway is a winding two-lane road with no shoulders and a posted Speed Limit of 30mph. It is inappropriate for heavy truck traffic.

Respectfully,
William D. Houser
1800 Blakemore Rd.

Fred M. Houser

Lisa L. McNabb
1933 River Shores Dr.

Patricia McNabb
1933 River Shores Dr.

April 2, 2008
Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37904

Re: Application of PJC Properties, LLC

Plan Amendment file # **3-D-08-SP**

Rezoning file # **3-I-08-RZ**

Dear MPC Commissioners and Staff,

I'm writing this letter to provide supplemental information to support our arguments **opposing** the above captioned applications citing previous MPC Staff and Commission and County Commission decisions regarding a similar rezoning application in this area.

Attached is a copy of an MPC Staff Rezoning Report file #**6-E-99-RZ**.

This report was for a 1999 attempt to rezone a parcel directly on Strawberry Plains Pike **at its intersection** with Gov. John Sevier Hwy. from commercial to industrial with stated Proposed Use: "Truck Terminal". This location has been identified in the East County Sector Plan as a "Crossroads Commercial Center" node in the "Town Center Concept" set forth in the plan.

The Staff Recommendation was to -

"Deny because I (industrial) zoning permits a wide range of uses that could adversely impact residential development with industrial noise, odors, and traffic. The Sector Plan proposes commercial use for this site, with industrial uses confined further to the south along Gov. John Sevier Highway."

The MPC Commissioners and County Commission agreed with this Staff recommendation for denial and the application was denied.

Although the specific Rezoning request of PJC Properties, LLC is for **PC**, the stated **Proposed Use: Trucking Warehouse/Distribution** is virtually identical to the example above but in a location that is fraught with **additional problems** such as its direct adjacency and proximity to long-occupied residences and Swan Pond Creek with its Floodway and drainage issues. Additionally, this application requests a change from **LDR/STPA** to **LI/STPA**. The **Light Industrial** rezoning would also be in conflict with the 1999 MPC and County Commission decisions cited above, and the East County Sector Plan.

Thank you for your assistance and attention to this matter.

Sincerely yours,

John R. Webber

President, Three Rivers Preservation Association

5443 Strawberry Plains Pike

Knoxville, TN 37914

Attachment: Copy of MPC Rezoning Report File # 6-E-99-RZ

PREVIOUS PROPOSED REZONING IN THE AREA

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION REZONING REPORT

MEETING DATE: 6/10/99 ▶ FILE NO.: 6-E-99-RZ

▶ APPLICANT: STEWART RANDOLPH

TAX ID NUMBER: 83 M A 2

JURISDICTION: County Commission District 8

▶ LOCATION: North side Strawberry Plains Pk., west side E Gov. John Sevier Hy.

▶ APPX. SIZE OF TRACT: 7.69 acres

SECTOR PLAN: East County

ACCESSIBILITY: Access is via Gov. John Sevier Hy., and Strawberry Plains Pk., both minor arterial streets, with 40' and 20' pavement widths within 90' and 40' rights-of-way respectively.

UTILITIES: Water Source: Knoxville Utilities Board 6"
Sewer Source: Knoxville Utilities Board NA

▶ PRESENT ZONING: CA (General Business)

▶ ZONING REQUESTED: I (Industrial)

EXISTING LAND USE: Vacant

▶ PROPOSED USE: Truck terminal

EXTENSION OF ZONE: No

HISTORY OF ZONING Part of the site was zoned CA in 1998 (2-E-98-RZ).

SURROUNDING LAND North: A Agricultural Vacant

USE AND ZONING: South: CA Commercial Vacant store

East: A Agricultural Vacant

West: A Agricultural Residence & vacant

NEIGHBORHOOD CONTEXT: This level vacant site in a rural residential area at the north end of the Forks of the River industrial/commercial corridor

▶ STAFF RECOMMENDATION:

DENY BECAUSE I zoning permits a wide range of uses that could adversely impact nearby residential development with industrial noise, odors, and traffic. The sector plan proposes commercial use for this site, with industrial uses confined further to the south along Gov. John Sevier Highway..

COMMENTS:

The I zone permits a wide range of business and manufacturing uses that attract large volumes of automobile and heavy truck traffic. These uses tend to adversely impact surrounding uses that are relatively free of noise, odors and congestion. There was opposition from nearby residential property owners to the rezoning of part of this site for CA in 1998. It is unlikely that people who live in the immediate area would be in favor of industrial zoning, which is more intense than the current commercial zoning.

April 2, 2008
Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37904

Re: Application of PJC Properties, LLC

Plan Amendment file # **3-D-08-SP**

Rezoning file # **3-I-08-RZ**

Dear MPC Commissioners and Staff,

We cite the following **reasons** for our **opposition** to these applications:

- 1) Industrial or commercial zoning at this location is completely in opposition to 1995 and 2000 East County Sector Plans' proposed land uses in this Low Density Residential and Agricultural area. This parcel is outside designated planned industrial and commercial development areas and is thus **inappropriate**.
- 2) Industrial and heavy commercial activities such as trucking, warehousing and distribution will only contribute further to petroleum and chemical **pollution** of Swan Pond Creek. This property is directly adjacent to and bordered on two sides by the already highly stressed and ignored Swan Pond Creek. Swan Pond Creek is the only creek in the entire Forks of the River area. It courses through many residential and agricultural properties and eventually empties into the Holston River at Holston Hills Golf Course. In this area, there are many water wells in use and the creek is frequently used for many agricultural and recreational activities.
- 3) Approximately 50% of the subject parcel is in a **Floodway** under 500-year Flood rule and as stated above, the property is bordered on two sides by the already stressed Swan Pond Creek placing those portions in the 100-year Flood rule. **Drainage** will be a **very serious** issue.
- 4) Additional trucking activities (often involving **24 hour-a-day** operations) and traffic in this area are **contrary to** the residents' **quality of life** concerns and issues such as safety, noise, water, air, and light **pollution** and are of extreme concern.
- 5) Strawberry Plains Pike west of Governor John Sevier Highway is a winding two-lane road with no shoulders and a posted Speed Limit of 30mph. It is inappropriate for additional heavy truck traffic.
- 6) As long-term residents of this neighborhood, unlike the Applicant or the current owner of this subject property, we did not purchase our property and homes and settle here in order to turn a quick and sizable profit or obtain some agent's portion thereof. We are permanent stake-holders in this neighborhood and community, are citizens of this County, and will continue to be into the foreseeable future.

We have signed and circulated a petition in **opposition** to the Rezoning and Sector Plan changes and agree with the petition language regarding the permanent damage this would cause to our homes, neighborhood and community.

Thank you for for your assistance and attention to this matter.

Sincerely yours,

John R. Webber

President, Three Rivers Preservation Association

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