

From: H. Stephen Whitson <stephen@whitsonconstruction.com>
To: mark.donaldson@knoxmpc.org <mark.donaldson@knoxmpc.org>, anders@holstongases.com <anders@holstongases.com>, tbenefield@benefieldrichters.com <tbenefield@benefieldrichters.com>, bartcarey@comcast.net <bartcarey@comcast.net>, avc524@aol.com <avc524@aol.com>, cole5137@bellsouth.net <cole5137@bellsouth.net>, md4ktn2u@aol.com <md4ktn2u@aol.com>, gewart@georgeewart.com <gewart@georgeewart.com>, grafhomes@aol.com <grafhomes@aol.com>, s.johnson692@gmail.com <s.johnson692@gmail.com>, makane1@bellsouth.net <makane1@bellsouth.net>, rebeccalongmire@hotmail.com <rebeccalongmire@hotmail.com>, npavlis@chartercom.com <npavlis@chartercom.com>, wstowers@stowerscat.com <wstowers@stowerscat.com>
Date: 12/9/2008 9:45:14 PM
Subject: Rezoning of 1028 and 1024 Sky Blue Road

MPC Commissioners,

I am writing as the President of the Crestwood Forest and Hidden Valley subdivision Homeowner's Association. We are requesting that the rezoning application and staff recommendations be denied for these lots. As you may be aware, our subdivision is comprised of approximately 150 homes. The homeowners take great pride in their properties and have a desire to see the property values increase. It is our understanding that a request has been made to rezone the properties to CA and that the MPC Staff is recommending that OA be granted. We are not in agreement with either the request for rezoning nor are we in favor of the staff recommendation.

While there are numerous reasons that we are not in favor of either recommendation, we have listed below several items for your consideration:

1. We are concerned about our property values and the potential negative impact that another business will have upon our property values.
2. We are concerned about the increased traffic that will be created by a commercial enterprise and the safety of our children as well as those who enjoy walking and biking in the subdivision.
3. We are concerned that our subdivision will lose its identity by having a commercial structure/business at the entrance to our subdivision. Please remember and take into consideration that this is the gateway to our homes.
4. While we have heard that a real estate office is planned, we question whether this is feasible with the given real estate crisis.

While we will be represented at the Thursday meeting many of our homeowner's will not be able to attend as they must work. Nevertheless, we have a petition that has over 80 signatures from the residents that we will be presenting for your consideration. Further, we have contacted the adjoining church and expect their support as well.

Our group will be meeting Wednesday to review and finalize our position. We look forward to seeing you on Thursday. In the meantime, if you have questions or would like to discuss this in further detail, feel free to give me a call at (865) 250-0771.

Thank you for your consideration in this matter.

Regards, Crestwood Forest Hidden Valley Homeowner's Association

H. Stephen Whitson, President

From: Joyce Seidel Hausman <hausmanj@k12tn.net>
To: <mark.donaldson@knoxmpc.org>
Date: 12/8/2008 2:10:30 PM
Subject: Regarding the rezoning of property on Sky Blue Drive and MiddlebrookPike

Mr Donaldson,

I have lived at 1000 Sky Blue Drive for over 23 years and I am dismayed to learn about the proposed rezoning at the Middlebrook end of Sky Blue Drive. I have reviewed the potential commercial uses that would be permitted if the property were rezoned and believe that such changes would only have a negative impact upon this quiet, clean and safe residential neighborhood.

In these times of economic uncertainty many are depending upon maintaining the value of their most significant investment - their homes. I foresee an immediate negative impact on the value of the homes closest to the corner in question and there will certainly be an eventual ripple effect upon other homes within the Hidden Valley subdivision.

I will not be able to attend the MPC meeting this coming Thursday. However, I do want to urge Commission via this e-mail to rule against this rezoning.

Thank you,

Joyce Seidel Hausman
1000 Sky Blue Drive
Knoxville, TN 37923
DayTime #: 579-8264 ext 1008

From: Patricia Janack <p_janack@yahoo.com>
To: <mark.donaldson@knoxmpc.org>
Date: 12/2/2008 7:14:15 PM
Subject: Against Rezoning: Crestwood Forest/Hidden Vally. Middlebrook

Hello Mark Donaldson,

I understand the corner of Sky Blue and Middlebrook is being requested to be rezoned to Commercial Use. There has been a great deal of development on Middlebrook. There are commercial vacancies on Middlebrook. I respectfully request no change of zoning be permitted on Middlebrook by Sky Blue. This is a residential area and I respectfully request it remain so.

I am concerned that traffic wise, leaving and entering my subdivision will be even more dangerous and cut through traffic will increase to an even more dangerous rate for pedestrians in Hidden Valley.

I live on Camero Lane in the Hidden Valley Subdivision. I remember Middlebrook being one lane each direction. I remember Middlebrook being widened to a two lane each direction road. Presently, Middlebrook is so busy at times it is difficult to leave the subdivision safely (turning from Sky View to Middlebrook. Worse, many vehicles cut through the subdivision at a fast rate of speed. I chose this neighborhood because it is pedestrian friendly but cut through traffic has increased. Today, vehicles tend to cut through and not respect the residential zone. If there is commercial development at the entrance of the neighborhood, traffic will not be reduced, cut throughs will most likely increase. My neighbors, both young and old, should be safe from motor vehicles when walking and playing in the neighborhood. I do not wish to have the residential feel to diminish even further. I do not wish to have my home value decrease due to the rezoning of this land at the entrance of the subdivision.

This is a residential neighborhood and I wish it will remain so. Please do not support diminishing the value of my neighborhood. Let's keep Hidden Valley a pedestrian friendly neighborhood!

Sincerely,

Pat Janack
9004 Camero Lane
Knoxville, TN 37923

From: Betty Jo Mahan
Subject: Fwd: Rezoning of the properties located at 1024 & 1028 Sky Blue Drive

>>> "Jeon, Kwang W" <jeon@utk.edu> 12/8/2008 11:56 PM >>>
912 Sky Blue Drive
Knoxville, TN 37923-2339

December 8, 2008

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

Re: Rezoning of the properties located at 1024 & 1028 Sky Blue Drive

Dear Mr. Donaldson,

We, the undersigned, are writing to express our strongest opposition to the pending approval for rezoning the above properties for General Commercial Use.

We have lived at the current address for over 38 years since August 1970 and have enjoyed the atmosphere of the residential neighborhood. Use of the above-mentioned properties for commercial purposes with the establishment of businesses and accompanying increased traffic will definitely destroy such an atmosphere.

Thus, we urge you and the members of the Metropolitan Planning Commission to deny the application for rezoning.

Yours sincerely,
Kwang W. Jeon Myong S. Jeon
Tel. 865-368-2285

From: "cormany5@juno.com" <cormany5@juno.com>
To: <mark.donaldson@knoxmpc.org>
Date: 12/10/2008 2:24:28 PM
Subject: Against Rezoning of property on Sky Blue Drive

Dear Mr Donaldson:

I have enjoyed owning my home in Hidden Valley Subdivision for over 40 years. I am vehemently opposed to the rezoning of the property in our neighborhood (1028 & 1024 Sky Blue Drive) from residential to commercial use. I am concerned about the subsequent decline in property values, increase in traffic congestion, and general alteration in character of our well established, quiet neighborhood.

I look forward to seeing you at the meeting tomorrow.

James D. May
709 Owl Hollow Rd.
Knoxville, TN 37923

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From: <msanmiguel@knology.net>
To: <mark.donaldson@knoxmpc.org>
Date: 12/8/2008 10:39:14 AM
Subject: Rezoning of Hidden Valley Subdivision property to commercial use.

Mr. Donaldson,

I am Margaret San Miguel and live at 9012 Camero Lane, Knoxville, TN. 37912 in Hidden Valley Subdivision. I have been a home owner and resident of Hidden Valley since 1995. I am opposed to any lots in Hidden Valley/Crestwood Forest Subdivision being rezoned for commercial use. Any rezoning will forever alter the character of this old established neighborhood and effect the property values of the homes nearest the rezoned property. Rezoning of any property in this subdivision will have a negative impact on the whole subdivision. Thank you for considering my oppinion.

Margaret San Miguel
865-531-1575

From: <bays@mindspring.com>
To: <mark.donaldson@knoxmpc.org>
Date: 12/2/2008 11:38:31 AM
Subject: rezoning of Skyblue/Middlebrook corner(HiddenValley)

Dear Mr. Donaldson, Ms Cole & Ms. Longmire:

My name is Sarah (Mrs Roy) Munsey, of 9001 Cheri Dr, Hidden Valley Subd.

I am pleading that the request to rezone this area named above be denied. We have lived at this same address for 44 years...raised our four children here and up to this point, this subd. has been a quiet, peaceful place to live with high value of resale, due to proximity of schools and churches...great area to raise a family. We already have drivers using the streets of Hidden Valley and Skyblue as a cut thru to Middlebrook Pike/Fox Lonas areas....a business at the entrance to our subd. would be dangerous...drop our values...and just unacceptable..

PLEASE DENY THIS REZONING. Sincerely Sarah Munsey

CC: <cole5137@bellsouth.net>, <rebeccalongmire@hotmail.com>

From: "Tom Salter" <wtsalter@gmail.com>
To: <mark.donaldson@knoxmpc.org>
Date: 12/9/2008 6:48:28 PM
Subject: Rezoning of 1028 & 1024 Sky Blue Drive

To: MPC Commissioners

I am writing to oppose the rezoning of 1028 & 1024 Sky Blue Drive.

This is my neighborhood. My wife Joyce and I have lived at 1000 Sky Blue Drive for 23 years. We have made a number of improvements to our home and do our best to keep it looking nice. I will be attending the MPC meeting on Thursday with several others and may be speaking on behalf of the neighborhood. Some of my concerns include the following:

1. I am concerned about the future of the local economy and the possible further decline in home values and viability of new and established businesses. I would hate to see a failed business at the entrance to the neighborhood that could end up negatively effecting the value of all of our homes.
2. The current owner of the property has allowed grass and weeds to get very deep, does no trim work, has allowed numerous newspapers and bags of garbage to accumulate on the driveway and front porch. I believe this shows disrespect for (or at least disregard) for the character of our neighborhood which in my opinion looks the best it has ever looked except for that property. The house at 1024 Sky Blue Drive was one of the best in the neighborhood.
3. That property is the entrance to our neighborhood and I fear the permanent loss of our neighborhood identity if that property is zoned commercial. I understand that MPC planners feel that this property should be commercial, but I believe that is an arbitrary decision because many, many other neighborhood entrances are not under consideration for rezoning on Middlebrook Pike and Fox Lonas Road.
4. There are plenty of businesses within walking distance of the neighborhood already and the owner's written request to rezone the property for "any commercial purpose" followed by verbal promises to put in a real estate office with a friend sounds like comforting talk just to achieve the rezoning. Maybe I'm way wrong about this but it seems like an odd (economic) time to open a new real estate office.

We are going to meet Wednesday after work to finalize our presentation. I will see you all on Thursday.

Tom Salter
1000 Sky Blue Drive

Knoxville, TN 37923
Phone: 257-7171

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Sent from Gmail for mobile | mobile.google.com

From: "Charles Worthington" <ceworthin@bellsouth.net>
To: <mark.donaldson@knoxmpc.org>
Date: 12/1/2008 11:26:15 AM
Subject: Rezoning of property 1028 & 1024 Sky Blur Drive.

I am a property owner and resident of Hidden Valey Subdivision and have lived at 804 Hidden Valley road for 41 years and I strongly urge you to deny the rezoning of this property. This property is at the entrance to our subdivision and going commercial will greatly decrease the value of the entire subdivision.

The person that bought this property has never lived in hidden valley,

Charles Worthington
804 Hidden Valley Rd.
Knoxville, TN 37923