

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/8/2008 2:44:03 PM
Subject: Fwd: Rezoning Agenda #78

>>> David Quillin <caring66@yahoo.com> 1/8/2008 2:33 PM >>>
Dear Mr. Brusseau:

I am forwarding to you correspondence that I sent to the members of Knox MPC planning Commission.

As stated in the correspondence, these comments are made at this time due to the false assumption that the property described in Planning Commission Agenda #78 had been acquired for a residential development.

I would like to state that rezoning this property to Commercial and Office is not consistent with the surrounding properties and is not in the best interest of the community and the adjacent neighborhood.

I, like most others in this area, located here due to the absence of commercial development and prevailing zoning that would curtail such development in the future. As a matter of fact, a look at a zoning map shows an expanse of "green" and "yellow" (ag and residential zoning) in the immediate area. This was not lost on me when I bought a home in this community. The West John Sevier Highway/ Martin Mill Pike intersection currently has two major commercial development corridors (Chapman Highway and Alcoa Highway) within four miles in either direction, and a lesser commercial development corridor (Maryville Pike) within two miles. There does not appear to be a need for an additional commercial node at this location. I cannot speak against the existing store, as it was already there when I moved into the community.

Speaking for myself only, I feel that the developer has been disingenuous at best in this matter. Initial rumors of a condo development, while not appealing, did not foretell of development plans that would significantly damage the adjacent residents. A commercial development fronting a minor residential street (and converting that minor residential street to commercial entrance) would significantly harm residents on Dan Rose Road. Furthermore the claim of providing adequate buffering while converting Dan Rose Road to a commercial entrance merely adds insult to injury. Also, the Zoning Reports states that the office space will be a transition from commercial to residential; however the site plan shows the office space at the west end of the site while placing the commercial development directly in the front yards of the residents on Dan Rose Road.

I have expressed some of my disagreements with the Zoning Report in the attached correspondence. As stated, the zoning report talks about a commercial development that would "serve" the area residents. This development would "serve" only the developer at the expense of area residents.

Also, I would like to point out that a parcel on the northeast corner was denied rezoning to

Office a few years ago. If Office zoning is not appropriate on the northeast corner, how could a much more damaging Commercial zoning be appropriate on the southwest corner?

If you would like to gain more understanding of the area resident's feelings, I would cordially invite you to attend the area home owner's meeting to be held Tuesday 1-08-08 at Stock Creek Baptist Church located on Martin Mill Pike (1 mile south of Bonny Kate School).

I thank you for your time and attention and look forward to attending the Planning Commission meeting Thursday.

David Quill in <caring66@yahoo.com> wrote:

Date: Mon, 7 Jan 2008 11:24:35 -0800 (PST)

From: David Quill in <caring66@yahoo.com>

Subject: Rezoning Agenda #78

To: tenfold@infiltrates.com

CC: Anders@hailstones.com, bartcarey@comcast.net, avc524@aol.com,
md4ktn2u@aol.com, grafhomes@aol.com, khenry@site-incorporated.com,
snjventures@comcast.net, makane1@bellsouth.net,
rebeccalongmire@hotmail.com, wstowers@stowerscat.com

Dear Trey and Commissioners:

I would like to state at this time that I am adamantly opposed to the rezoning of the southwest corner of John Sevier Highway and Martin Mill Pike to Office and Commercial.

I realize that this correspondence is somewhat late in the process. There is a reason for this. Myself and other Martin Mill/Dan Rose Rd. area residents were informed, albeit by word of mouth, that this property was being acquired for residential development (condos). It was a surprise to learn that this is not the case. This rezoning would essentially place a commercial development in the front yards of residents living on Dan Rose Road.

I and others feel that a commercial development fronting a small residential street in addition to John Sevier Highway is not appropriate for this neighborhood. This community is comprised primarily of rural and low density residential neighborhoods. The reason I moved to this area was due to the low amount of commercial development and zoning favorable to curtailing such development.

I have reviewed the Rezoning Report and cannot agree with some of the premises.

Examples include:

Premise: Under "Need and Justification, #1 in part" - Staff states that this proposal will further establish this commercial node and that this intersection is a suitable location for a commercial node.

Rebuttal: Most residents in this area, myself included, located here due to the absence of commercial developments and the minimal amount of commercially zoned property. There is more than enough commercial development to serve the community both in the Chapman

Highway corridor (~4 miles to the east) and the Alcoa Highway corridor (~3 miles to the west)

Premise: "Need and Justification, #1 in part" - "...which will serve area residents..."

Rebuttal: I do not feel like the area residents need to be "served" by any additional commercial development at this location. There are currently two gas station/convenience stores on John Sevier Highway. The repeated failure of a third, approximately 1/2 mile east of this location does not indicate a need of additional service.

Premise: "Need and Justification, #5 in part" - "allowing only office use at the western end of the site creates...as well as providing a transitional area between commercial and residential uses".

Rebuttal: It is the eastern end of the site that will be most detrimental to existing residents, NOT the western end. Commercial development in the eastern end of the site will provide the greatest damage possible to current residents of Dan Rose Road.

Premise: "The Effects of the Proposal' #3 in part" - "...the Zoning Ordinance suggests that 20 acres is an optimum minimum size...PC zoning would be most appropriate"

Rebuttal: The County's own Zoning Ordinance suggests that this is not a good use for the property. It appears that Staff has recommended PC as the best of many poor decisions.

Premise: "Conformity of the Proposal to Adopted Plans" - "PC zoning is consistent with the South Knox County Sector Plan".

Rebuttal: This property is NOT shown as Commercial in the Sector Plan.

Also with respect to conformity to plans and general conformity with the neighborhood. I would like to point out that the property on the northeast corner was denied rezoning to Office a short time ago. If rezoning of that parcel to Office is inappropriate, how could rezoning the property in question to a much more damaging use with respect to the community be appropriate?

In closing, I would like to say that rezoning would benefit no-one but the developer, at the expense of those who have invested in this community.

I would like to thank you for your time and for your attention to this issue and look forward to seeing you at the Planning Commission meeting.

If you were to have any questions or would like additional information, please do not hesitate to contact me.

Sincerely,

David H. Quillin, P.E.

7136 Dan Rose Road
Knoxville, TN 37920

865-573-0607 Home
865-980-3500 Office
email: caring66@yahoo.com
alt. email: dquillin@c2rl.com

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From: "Diane Humphreys-Barlow" <humphreysbarlow@gmail.com>
To: <mark.donaldson@knoxmpc.org>, "Carberry, Mike"
<mike.carberry@knoxcounty.gov>, "Kenny, Belinda" <belinda.kenny@maryvillecollege.edu>,
<tbenefield@benefieldrichters.com>
Date: 1/9/2008 10:03:12 AM
Subject: #78 sector amendment and rezoning

I urge you to oppose the South Knox County Sector plan amendment and the rezoning of the approximately 11 acres at John Sevier Highway and Martin Mill Pike.

Frankly, I am surprised that the MPC staff so readily and frequently recommends approval of altering a sector plan that was developed by over 300 citizens and voted on by the Knox County Commission. The P in MPC stands for "planning" and the sector *plan *provides for long term guidance. Why is the sector plan so frequently disregarded in order to allow development piece meal along the southern corridor to our city and county?

The sector plan is just over 5 years old now, suggesting it is time to start the process of revising it for our current situation. But if the area is rezoned piecemeal, genuine planning will come too late to effectively guide both development and the wishes of those most affected.

One additional reasons for opposing this development has to do with the increasing and problematic traffic along John Sevier Highway. TDOT has plans but no commitment or timetable for improving this overly trafficked highway.

This proposed development is definitely contrary to the wishes of the residents in the neighborhood. Their fear the increased traffic in their enclosed neighborhood for driving and for the safety of their children and the water run off during the long phase of construction.

Please oppose amending the sector plan until we can cooperate with an overall plan for development in this part of Knox County.

Sincerely,
Diane Humphreys-Barlow
1005 Tarwater Rd.
Knoxville, TN 37920
865/573-0390

From: Angie Goddard <agoddard2k3@hotmail.com>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbebenefield@benefieldrichters.com>, <rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 1/9/2008 1:32:41 PM
Subject: Proposed Zoning Plan (MPC meeting 1/10)

Our names are Greg & Angie Goddard and we live at 7101 Martin Mill Pike. After attending the South Doyle Area Homeowners Association meeting last night and becoming aware of issues related to proposed re-zoning & grading and drainage plan 12-03-07, we felt we needed to make our desires known to MPC.

We live directly across from the property recommended for rezoning and feel this should be denied by MPC. There is entirely too much traffic in this area to do what is proposed. The developer is showing 3 new entrances from John Sevier Highway that has not been approved or submitted to TDOT. They are also proposing an entrance into the development off of Dan Rose Lane, which is the road leading into a subdivision. This would be direct access from John Sevier Highway for people to try to avoid the red light at JSH and Martin Mill Pike.

Our community has no desire for this type of development which is a proposal of food services, banking and/or drug store. We are within 5 minutes of these services already and why would we want to disrupt the serenity of our neighborhood and subdivision for the added traffic? This would also destroy the scenic beauty of our already diminishing "scenic highway".

I urge you to vote "NO" for this proposed rezoning for the good of the South Doyle Community. THE HOMEOWNERS ASSOCIATION IS ALSO RECOMMENDING A "NO" VOTE.

Thank you for your consideration!

Greg & Angie Goddard
573-9601

Angie goddard

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From: "Pamela J. Phillips" <phillisp9@k12tn.net>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbebenefield@benefieldrichters.com>, <Rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 1/9/2008 2:07:12 PM
Subject: Proposed Rezoning 12-03-07

I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development.

Pamela J. Phillips

From: <kennethf007@aol.com>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <Rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 1/9/2008 2:09:57 PM
Subject: Proposed Rezoning 12-03-07

I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development.

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From: "Brenda Houser" <bghouser@bellsouth.net>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <Rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <randy@masseyelectric.com>, <mark.donaldson@knoxmpc.org>
Date: 1/9/2008 2:11:56 PM
Subject: Proposed Rezoning 12-03-07

I am writing to oppose to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development.

Thank you,
Brenda Houser

From: Sarah Powell
To: Betty Jo Mahan
Date: 1/9/2008 2:34:50 PM
Subject: Fwd: Agenda Item #78

>>> "Danny Nash" <dannyn@newtonjonesagency.com> 1/9/2008 2:33:18 PM >>>

To Whom It May Concern: I have been a resident of Dan Rose Rd. located 200-300 feet south of the intersection of John Sevier Highway off Martin Mill Pike in South Knox County since June 1979. I have raised three daughters on this dead end street and it has been a peaceful existence for us and the other residents. Now there is a proposal to change the Sector Plan from Low Density Residential to Commercial which would open the door for development that will disrupt the neighborhood and even more importantly cause a overload of traffic in a very small area. The congestion at this intersection is now backed up at certain times of the day especially in the afternoon after work sometimes as far back as Government Farm Road and further. DOT recently made adjustments to help the traffic flow coming north on Martin Mill Pike at Dan Rose to the traffic light at John Sevier and it's better but it appears to hold about as much traffic as it can. Exiting off my road on to Martin Mill Pike can be challenging and even dangerous with traffic coming off John Sevier Highway. Additional development would only increase the tension and would not be, in my opinion, a positive healthy change for this community. I am strongly opposed to changing from LDR to Commercial use for this property. There is already a convenient market in this intersection that brings a lot of traffic flow and we certainly don't need additional businesses to take away the beauty of this area and induce more congestion. In addition, just 1.5 miles to the west on John Sevier Highway there has already been commercial development with a Weigel's Farm Store, Veternarian, car lot, senior center and other businesses. We have enough development and I would appreciate your consideration and ultimately your vote not to change the Sector Plan and rezone to commercial. **Danny Nash** President **Newton Jones Agency, Inc. 6712 Kingston Pike Knoxville, TN 37919 (865) 588-3558 (865) 588-1943**
Fax dannyn@newtonjonesagency.com www.newtonjonesagency.com

From: Betty Jo Mahan
Subject: Fwd: Proposed Rezoning 12-03-07

>>> "Wolfenbarger, Steve" <swolfenbarger@arcautomotive.com> 1/9/2008 2:27 PM >>>
"I am opposed to the rezoning of property at John Sevier Highway and Dan
Rose Lane due to traffic consideration and feel this is not an
appropriate
area for this type of development."

Thanks

Steve Wolfenbarger
300 Hermitage rd.
Knoxville 37920

>>> <aharmon22@aol.com> 1/9/2008 2:27 PM >>>

I am opposed to the rezoning of property at John Sevier Highway and Dan
Rose Lane due to traffic consideration and feel this is not an appropriate
area for this type of development.

From: Betty Jo Mahan
Subject: Fwd: Rezoning of Property & John Sevier and Dan Rose Lane & Martin Mill Pike

>>> <duncanc6@k12tn.net> 1/9/2008 2:19 PM >>>

I would like to let you know that I am against the rezoning of the property at Dan Rose Lane/Martin Mill Pike & John Sevier Highway. I feel the traffic congestion would be detrimental to this area.

Thank You
Clark Duncan
Assistant Principal
South Doyle High School

laura mccall <laramccall@hotmail.com>

"I am opposed to the rezoning of property at John Sevier Highway and DanRose Lane due to traffic consideration and feel this is not an appropriatearea for this type of development."

I am opposed to the rezoning of the property at John Sevier Highway and Dan Rose Lane. The area is already very congested and many of our community's young people travel that area very frequently. Given the amount of truck and passenger vehicles that will be added to the traffic on John Sevier when I-40 closes in May of this year, it would be very unwise to add to the problems by increasing congestion and development in this area.

Thank you for your consideration,
Cheryl L. Sharp

I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development.

Ryan Milani
South-Doyle High School
2020 Tipton Station Road
Knoxville, TN 37920
ph: 609.6500
e-mail: milanir@k12tn.net
Mathematics, BLTC

From: Sarah Powell
To: Betty Jo Mahan
Date: 1/10/2008 8:51:28 AM
Subject: Fwd: re: item 78 for Agenda Date: 1/10/2008

>>> Victoria DeFreese <victorialynndefreese@hotmail.com> 1/10/2008 12:22:01 AM >>>

Dear Metropolitan Planning Commission,

Gary Norvell approached us to attend our regular South Doyle Area Home Owners Association meeting January 8, 2007. We were pleased that the developers took the time to share with the community their proposal before the upcoming MPC meeting. We were also thankful to have Metropolitan Planning Commissioner Richard Graf in attendance. We understand that the Commissioners are volunteers... we appreciate the time they undertake to investigate and review zoning issues.

There were over 60 residents in attendance last evening who unanimously opposed the sector plan amendment and rezoning proposed by the applicants for agenda item #78 set for January 10, 2008.

You accurately described the neighborhood context in the MPC report (File # 1-T-08-RZ/1-B-08-SP): "With the exception of two spot CA zoned parcels to the east of this site, this area is developed and zoned for rural to low density residential uses." Those two spot CA zoned parcels were grandfathered in before the plan was created. Furthermore, we disagree with the comment that "PC zoning is consistent with the South County Sector Plan" at this location as listed in the your report. The proposed land use map in the sector plan designates this property to be LDR/RA & A.

Thank you for the fair warning listed under "Conformity of the Proposal to Adopted Plans" #4 "This request may lead to future sector plan amendment and rezoning requests for commercial uses in the immediate area." This is exactly why we do not want an exception to the Sector Plan.....exceptions always lead to more exceptions.

Again, we are not against development. We want development to occur within the specifications of the South Sector Plan. We want developers to all operate within the parameters of the plan that our community envisioned.

Thank you.

Victoria DeFreese
South Doyle Area Home Owners Association, President

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Chat_distantfamily_012008](http://www.microsoft.com/windows/digitallife/keepintouch.msp?ocid=TEXT_TAGLM_CPC_Video_Chat_distantfamily_012008)

From: Betty Jo Mahan
Subject: Fwd: Proposed Rezoning 12-03-07

>>> "Leslie" <grindstaff_tn@netzero.net> 1/9/2008 5:02 PM >>>

I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development.

Leslie Grindstaff

Citizen of South Knoxville

"I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development."

Rita Brymer, CPS

Administrative Assistant

Deans Office

College of Agricultural Sciences & Natural Resources

126 Morgan Hall

2621 Morgan Circle

University of Tennessee

Knoxville, TN 37996-4500

(865) 974-6756

email: RBrymer@utk.edu

Please consider the negative impact the proposed rezoning of John Sevier will have on our community before voting.? Although?our area needs?more accessible commercial businesses, these parcels are not the best options.? Please take the time to drive this area around?5 pm and you too will understand?why the proposal?should not be considered.?

Thank you,

Maricia Scroggs

REALTOR/Business owner

I feel this would not help the South Doyle Community, My kids drive to school and the traffic is already getting horrible and I feel this would not help it. Please vote against this.

"Chuck Whitt" <chuckwhitt@comcast.net>

To whom it may concern,

This is regarding the rezoning the property at John Sevier Highway. I am apposed to this development because of the location. We have a nice community at this area and adding that type of development at this intersection would be hazardous to the community and to the children that attend the local schools. John Sevier Highway is a high traffic highway and our children do not need to be subject to the added traffic this would cause.

"I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development."

Thank you for your consideration of my comment.

Thank you,
Kristi Breeden

"I am opposed to the rezoning of property at John Sevier Highway and Dan Rose Lane due to traffic consideration and feel this is not an appropriate area for this type of development."

suziegowens@aol.com

From: mmaples09@comcast.net

To: tbenefield@benefieldrichters.com; anders@holstongases.com; bartcarey@comcast.net; avc524@aol.com; md4ktn2u@aol.com; grafhomes@aol.com; khenry@site-incorporated.com; snjventures@comcast.net; makane1@bellsouth.net; rebeccalongmire@hotmail.com; wstowers@stowerscat.com;

Subject: Rezoning Request 1-T-08-RZ and 1-B-08-SP -- Agenda Item 78

Date: Mon, 07 Jan 2008 17:25:09 +0000

Commissioners,

We are asking that on January 10, 2008 you vote NO to the rezoning request by Glaufenhein & Lord at the South side of W Gov John Sevier Highway, west side of W Martin Mill Pike and north side of Dan Rose Road. We are residents of Dan Rose Road and the property up for review is adjacent to our property. Commercial zoning of this property is not in the South Sector plan and we do not want any commerical building encroaching on our neighborhood nor our personal property. Dan Rose Road is a small dead-end street with only a few homes and we do not want any more traffic on our road. In addition, there is enough traffic on John Sevier and Martin Mill Pike from the residential development without adding more commercial traffic to this area.

Thank you for your time.

Marshall & Melissa Maples, 7121 Dan Rose Road, 579-3447

From: <coruml@k12tn.net>
To: <bartcarey@comcast.net>, <avc524@aol.com>, <md4ktn2u@aol.com>, <grafhomes@aol.com>, <khenry@site-incorporated.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <rayknoxmpc@aol.com>, <snjventures@comcast.net>, <rebeccalongmire@hotmail.com>, <mark.donaldson@knoxmpc.org>
Date: 1/10/2008 10:26:27 AM
Subject: Rezoning of Property & John Sevier and Dan Rose Lane & Martin Mill Pike

I am an employee of South Doyle High School and travel the John Sevier Highway and Martin Mill Pike area daily. I would like for you to know that I am in opposition to Item #78 on today's agenda re: Glaufenhein and Lords' request to amend the South Co.Sector Plan.

I feel this area would create an enormous amount of extra traffic in the area and make John Sevier Highway even more dangerous than it already is!

Thank you for your consideration!
Lane Corum

From: Sarah Powell
To: Betty Jo Mahan
Date: 1/10/2008 11:09:48 AM
Subject: Fwd: Agenda Item #78 TODAY

>>> <RLinger185@aol.com> 1/10/2008 10:51:10 AM >>>

I am strongly opposed to the proposed rezoning of property adjacent to John Sevier Highway and Martin Mill Pike from Low density residential to Commercial. As a community, we are strongly opposed to ANY piece-meal rezoning that detracts from the approved, and in-place South Sector Plan currently in existence.

This particular intersection has been rezoned in the past, and the current zoning is appropriate. I believe any commercial development in that area is detrimental to the residents immediately adjacent to the tract of land in question. One specific concern I have is drainage, and another....potential traffic problems, and safety issues along neighborhood roads. The proposed development is to include a bank, drug/medical store, and a food operation. None of this is wanted by the community in this location.

Thank you.

Russell Linger
7618 Racing Run Road

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*Lezlie B. Raney, CMSR/RMSR
Senior Physician Recruiter
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Phone- (800) 909-8366 ext. 703
Direct Phone- (865) 985-7038
Fax (865) 539-8008
lezlie_raney@teamhealth.com*



From: Sarah Powell
To: Betty Jo Mahan
Date: 1/10/2008 10:58:15 AM
Subject: Fwd: Item 78 MPC Meeting, Jan. 11, 2008

>>> <Lezlie_Raney@teamhealth.com> 1/10/2008 10:57:48 AM >>>

MPC: I am a resident of South Knox County and live on Martin Mill Pike. I am opposed to the MPC agenda Item #78 which is a South County Sector Plan change request from Glaufenhein and Lord. This development directly impacts private homes in our community. I have reviewed the South Sector Plan and provision for commercial development has already been provided for. In fact, Southgrove has plenty of room for new businesses. Please don't spot zone our community with these new requests. I appreciate your giving my opinion consideration.
(Embedded image moved to file: pic03292.jpg)

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