

From: Mike Brusseau
To: Betty Jo Mahan
Date: 9/4/2008 2:13:37 PM
Subject: Fwd: Fw: Lobetti Road site acreages

BJ- Please include a copy of this e-mail and the attached PDF in the agenda package for Item #47. Thanks.

Mike

>>> "Rick Gentry" <rickgentry@comcast.net> 9/4/2008 1:18 PM >>>

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

From: Will Doyle
To: rickgentry@comcast.net
Cc: Tom Caldwell
Sent: Tuesday, September 02, 2008 12:11 PM
Subject: Lobetti Road site acreages

Rick,

The attached spreadsheet shows the breakdown of the acreage for the Lobetti Road site. The residential portion is 19.8 acres, and the total of all the commercial properties is 19.2 acres. This does not include the right of way for the new connector road (2.7 acres), and it does not include the acreage of our new boulevard that goes from the connector back towards the residential side (1.3 acres). When you look at the plan the commercial side may seem bigger since both of those roads are on that side.

The total for the whole site of 42.9 acres includes the residential, commercial, and both roads. Your survey listed the whole site as 43.5 acres, but as we discussed there were some discrepancies between the different surveys and maps that we had to base this on. We tried to come up with the most likely configuration, but at this point you should probably consider a margin of error for these measurements.

Do you need us to give you a new print of the site that gives a total for the commercial? Should we include the road and/or the boulevard, or separate it out?

Will Doyle

Thomas Caldwell, Architect
114 Westfield Drive
Knoxville, TN 37919
(865) 588-0860
(865) 558-9844 (Fax)
www.tcarchitect.com
doyle@tcarchitect.com

For electronic drawing files please send in AutoCAD 2000 or Architectural Desktop 2.0 format.

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Area Calculations for Lobetti Road Property

Planned Commercial

Bank	82,582 s.f.	1.9 acres
Strip Center 1	319,698 s.f.	7.3 acres
Convenience Store	58,430 s.f.	1.3 acres
Strip Center 2	95,673 s.f.	2.2 acres
Mini Warehouses	131,107 s.f.	3.0 acres
Office Buildings	148,893 s.f.	3.4 acres
total commercial		19.2 acres

Planned Residential

862,004 s.f. **19.8** acres

Roads

New boulevard	55,543 s.f.	1.3 acres
Connector road ROW	115,713 s.f.	2.7 acres

TOTAL:

1,869,643 s.f. **42.9** acres

From: Ken Pruitt
To: Betty Jo Mahan
Date: 10/7/2008 11:41:43 AM
Subject: Fwd: MPC meeting this week

>>> "Munsey, Barbara A" <BMunsey@mc.utmck.edu> 10/07 11:10 AM >>>

> I am emailing you today regarding the vote on a proposed rezoning of the land in file #8-C-08-RZ and the requested section plan amendment #8-A-08-SP/8-C-08-RZ.

>

> Our community's needs and safety are a major concern for this project. You can see from the area that our valley is a quaint family-oriented single home area. Commercial and high rise apartments absolutely do not fit into the scope of our neighborhood. There are plenty of commercial sites to choose from for developers that would make more sense. Putting a highly dense area in the middle of a valley of single homeowners absolutely makes no sense. We are all barely holding on to our homes and with all of the developments being so new, we simply cannot move without losing a lot in our homes. We won't have the option to sell and leave should undesirable developments come to our neighborhood. There is not a need for this type of development. We will end up with empty commercial space. Not to mention that this development will run along next to a railroad that is EXTREMELY active. Every 15 minutes, trains hauling coal go down this railroad. Lobetti Rd. doesn't even have a 'signal' RR crossing. And the increased load it will put on the local schools> ...> I won't even go into that!

>

> Thank you for your consideration.

>

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> The Munsey Family

> 3331 Stars Cove Lane, Knoxville, TN 37931

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> Barbara A. Munsey, BS

> Director

> Clinical Trials

> Cancer Institute

> University of Tennessee Medical Center

> 1934 Alcoa Hwy, Suite 471

> Knoxville, TN 37920

> 865-305-9773 (phone)

> 865-305-6818 (fax)

> bmunsey@utmck.edu

>

From: Mike Brusseau
To: Betty Jo Mahan
Date: 11/13/2008 8:15:13 AM
Subject: Fwd: Rezoning of Lobetti Rd. at Ballcamp Pk./Schaad Rd. Extension

>>> "Fred Scott" <FScott@cityofknoxville.org> 11/12/2008 1:17 PM >>>
Mr. Brusseau,

I live on Lobetti Rd. and I wanted to let you know that my wife and I, along with our neighbors, oppose the rezoning of this property. We believe it is not in the best interests of those who live in our neighborhood and surrounding area. Although I will not be able to attend the MPC meeting on this issue, I would still like to have this opposition on record.

Thank You,
Fredric J. Scott
(865)742-4670