

From: Betty Jo Mahan
Subject: Fwd:

>>> "Seymour, Montgomery Jett" <mseymour@utk.edu> 04/09 7:55 AM >>>
Mr.. Kelley,

This is a list of recommendations that we came up with and agreed upon as neighbors that we feel need to be considered. We bought and built in this area because of what is was, a rural agricultural community. We would appreciate any and all consideration for what we consider to be important rules to maintain the neighborhood as it is designated. Thank you for your time and consideration.

Monte and Susan Seymour
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865-688-7589

To: Knox County Commissioners and MPC Members (April, 2009)

RE: Concerns regarding current Proposed Amendments to Knox Co Zoning Ordinance as pertains to use of land zoned as agricultural specifically landscape contractors as discussed in MPC community meeting on Tuesday, March 31, 2009.

1. Please take into consideration the configuration of the parcel of land (minimum of 2 acres). For example, if the lot is a long, narrow lot, the minimum of 2 acres should be increased to avoid intrusion on adjoining property.
2. Please increase 2 acre minimum to at least 5 acres.
3. The 50 foot buffer from driveway to adjoining property should be increased to at least 100 feet (because of dust, noise, safety, etc.)
4. The access road leading to the storage yard should be at last 100 foot from adjoining property.
5. The storage yard should be located in the center of the parcel of the land completely surrounded by Type A screening. The home occupation person doesn't want to be close to the storage yard either, but should not force neighbors to be closer to the storage yard than they are.
6. Please reduce storage yard to 5% of land area (instead of 10%).
7. Only one business per AG zone property. Example: not landscaping business, plus a dog breeding business, plus boarding home, etc.

8. Preferably, employees must meet at job site. If not, please contain employee parking in such a way that it is not visible from the street. Preferably in the storage yard area.
9. Does two acre minimum include the area found within a 100 year flood plain? Suggested change of wording: "the 2 acre minimum should not include ANY property inside a 100 year floodplain". Do not include floodplain as any part of the acreage minimum.
10. Property owners must live on site - not rent the home out.
11. Home occupation sites should not be used as a boarding home or rental.
12. Limit the use of AG property to a maximum number of trucks/equipment (i.e. 3 trucks and one bobcat). If business grows beyond maximum, it is understood that the business must then move to commercial zoned property. Also, set maximum number of employees for AG zoned (i.e. 4 employees including home owners).
13. Please consider, wording to include that if found to be employing illegal aliens, their business license is immediately and permanently revoked for that piece of land. (Otherwise, they would just change names to another family member and continue business).
14. Regarding lighting plan, with the limit of hours of operation to a reasonable time (8 am to 5 pm) so as not to violate neighbors' rights, no lighting plans will be approved. Their work hours are mainly off-site and do not need to light up neighborhood. This should not require additional lighting.
15. Want to insure that no existing landscaping businesses will be grandfathered in.
16. Want to set a time limit after a business is reported that an inspection will occur and a report be given back to the individual complaining. Include in ordinance, stiff and swift penalties for violations.
17. Increase storage yard limit to 300 feet versus 200 (4.102.02 "B").

We currently live near an AG zoned property, 8 acres, that runs a landscaping business, dog breeding (38 dogs), possible undocumented, non-citizen employees, some of which appear to live on property with the home owner, parking and storage is located in road right-of-way and in front of residence, storage yard is visible from road, dumpster is located on road right-of-way. Property is located on a small tertiary road and extremely close to neighbors.

Dan and Tamara Ownby
4310 Roberts Road, Corryton, TN 37721