

**From:** Victoria DeFreese <victorialynndefreese@hotmail.com>  
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**Date:** 2/9/2009 9:31:16 AM  
**Subject:** re: Opposition to the proposed plan of General Commercial for Agenda Item #39

February 9, 2009

Dear Honorable MPC Commissioners:

The South Doyle Area Homeowners Association voted unanimously to oppose the approval of the proposed plan of GC (General Commercial) / C-3 (General Commercial) for FILE#: 1-C-09-RZ AGENDA ITEM #: 39

APPLICANT: JANICE LOVEDAY

OWNER(S): JOHN D. & GLENDA  
C. HALL, JR

We believe that MPC staff accurately detailed one of our main concerns in their list of "Effects of the Proposal" which would be the impact of the street system.

There are surrounding commercial uses already established on numerous vacant properties in the surrounding area. Some of those properties at Governor John Sevier Highway and Maryville

Pike even have the street system in place (Martel Road) to offset impacts on the surrounding street systems.

The South County Sector Plan does not propose commercial use for this property. We believe that we have a well working South County Sector Plan. Until the surrounding commercial designated properties build out, we see no need to extend commercial zonings.

We believe that the present plan designation and zoning of O (Office) / O-1 (Office, Medical, and Related Services) for this property matches the neighborhood with the surrounding medical and related facilities already in existence.

Thank you for considering our position.

Sincerely,  
Victoria DeFreese  
(President of the South Doyle Area Home  
Owners Association)



February 6, 2008

1-C-09-PA  
1-C-09-RZ

Knoxville /Knox County  
Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, TN 37902

RE: Rezoning 3209 Governor John Sevier Hwy Knoxville TN

Dear Commissioners:

I 'm the owner of the subject property and also own the property that buffers the subject. On January 10, 2009 it was brought before the Metropolitan Planning Commission to rezone the property from O-1 Office/ medical to N-C Neighborhood commercial, with only one objection brought to your attention regarding the rezoning, his concern was that it would eliminate the scenic value of Governor John Sevier Hwy. I also own and operate a 12,000 square foot business behind this property, however my property and the Orthodontists office are the only medical / office users fronting Governor John Sevier Hwy, the other businesses that surround us are all retail as you can see in your packet

I hope you will agree that the scenic values have not been compromised by the existing business group, and that a Dollar Store would enhance the existing business community and create much needed job opportunities for the community and certainly not affect the scenic value of the property.

Thank you in advance for your consideration

Sincerely

John D. Hall Jr.  
CEO

AtWork Franchise, Inc

**ATWORK CORPORATE OFFICES**

3215 John Sevier Highway • Knoxville, TN 37920 • Phone: (800) 383-0804 • Fax: (865) 573-1171

www.atwork.com

## **Benefits**

- . Increase City of Knoxville tax dollars.**
- . To create 15-20 new jobs in the community.**
- .Majority of the surrounding properties are retail business, mixed with a small amount of office.**
- .Residential Subdivisions on West Governor John Sevier are located approximately 3 miles away from the subject property.**



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

▶ **FILE #:** 1-C-09-RZ  
1-C-09-PA

**AGENDA ITEM #:** 40  
**AGENDA DATE:** 1/8/2009

▶ **APPLICANT:** JANICE LOVEDAY  
**OWNER(S):** JOHN D. & GLENDA C. HALL, JR

**TAX ID NUMBER:** 147 04106  
**JURISDICTION:** Council District 1

▶ **LOCATION:** North side W. Governor John Sevier hwy., west of Maryville Pike

▶ **TRACT INFORMATION:** 1 acres.  
**SECTOR PLAN:** South County  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**ACCESSIBILITY:** Access is via W. Governor John Sevier Hwy., a three-lane major arterial street with 45' of pavement within a 100' right-of-way  
**UTILITIES:** Water Source: Knox-Chapman Utility District  
Sewer Source: Knox-Chapman Utility District  
**WATERSHED:** Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** O (Office) / O-1 (Office, Medical, and Related Services)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / C-3 (General Commercial)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Dollar Store

**EXTENSION OF PLAN DESIGNATION/ZONING:** No

**HISTORY OF ZONING REQUESTS:** Property was zoned O-1 following annexation into the City of Knoxville

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING**  
North: Medical facility / Assisted Living / O/O-1 Office  
South: Gov. John Sevier Hwy. / LDR/ A Agricultural  
East: Church / C/ PR & A Agricultural  
West: Medical facility / O/O-1 Office

**NEIGHBORHOOD CONTEXT:** This undeveloped site is part of an annexed area partly developed with medical and related facilities that have occurred under O-1 zoning

**STAFF RECOMMENDATION:**

▶ **ADOPT RESOLUTION # 1-C-09-PA amending the One Year Plan designation from O (Office) to NC (Neighborhood Commercial). Applicant requested GC (General Commercial).**  
Neighborhood Commercial designation and C-1 (Neighborhood Commercial) zoning will permit the proposed use with use on review approval and would be compatible with the adjoining office and institutional uses.

► **APPROVE C-1 (Neighborhood Commercial) zoning. Applicant requested C-3 (General Commercial).**

C-1 (Neighborhood Commercial) zoning is a more restrictive zone than the requested C-3 General Commercial) zone, but will permit use on review consideration for a Dollar Store on this site as a Dry Goods Store.

**COMMENTS:**

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The NC (Neighborhood Commercial) One Year Plan designation allows a similar use intensity to the Office designation and provides a more compatible range of uses for the surrounding development than the requested GC (General Commercial) designation.
2. The NC designation and C-1 zoning of the subject property will allow consideration of the proposed business under a use-on-review request and are consistent with the established development pattern of the area that includes residential, office, institutional and commercial uses.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to the site.
2. Governor John Sevier Hwy. can accommodate the proposed traffic generated from the proposed use.

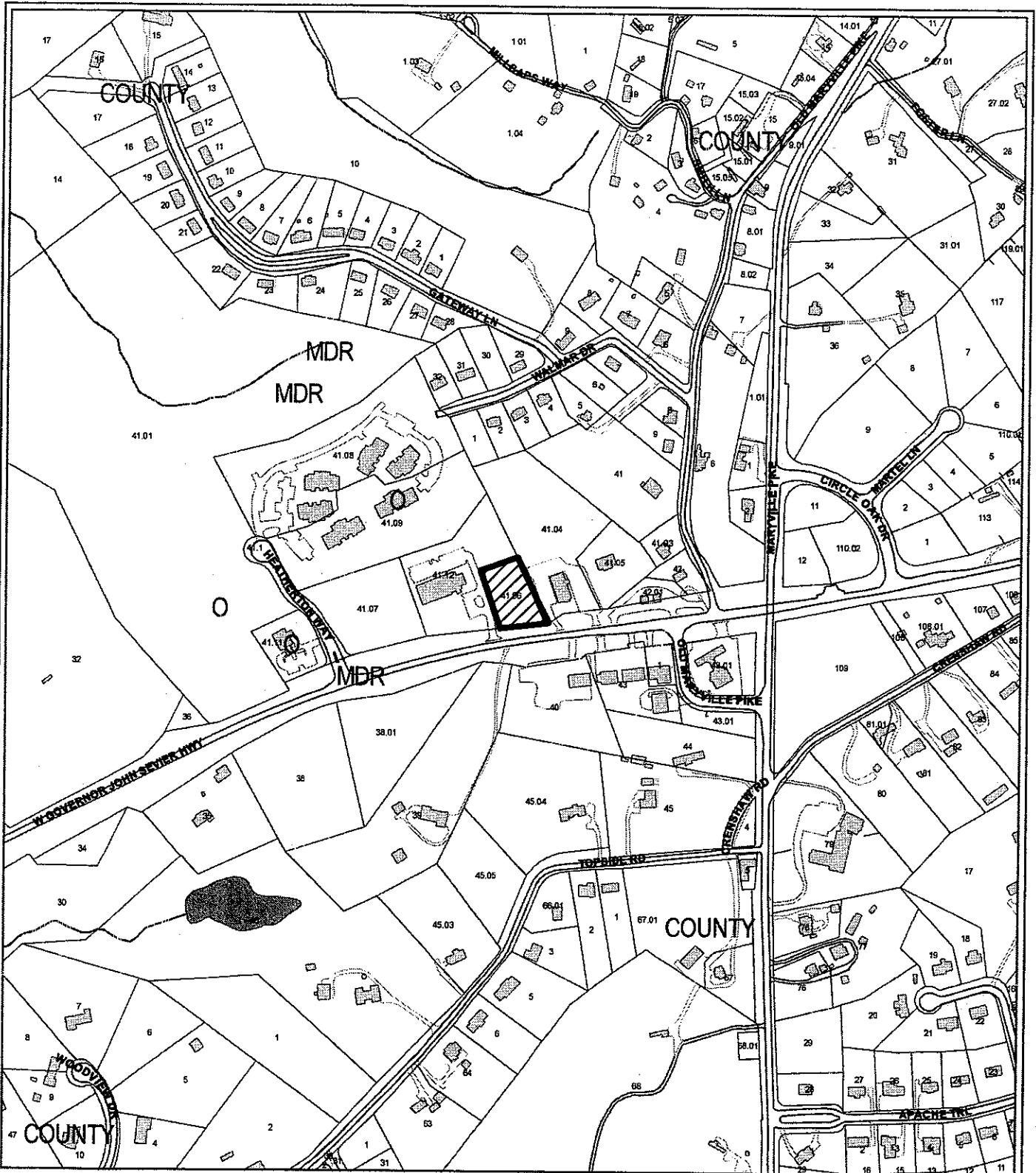
**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. This request represents a one lot extension of the sector plan designation which supports commercial on the adjacent property to the east.
2. Approval of the One Year Plan NC or GC amendment for this property would be an expansion of the sector plan's Commercial designation.
3. This site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** Not calculated.

**ESTIMATED STUDENT YIELD:** Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 2/10/2009 and 2/24/2009. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**1-C-09-PA / 1-C-09-RZ  
PLAN AMENDMENT**

Petitioner: Janice Loveday



From: O (Office)  
To: GC (General Commercial)

Map No: 147  
Jurisdiction: City

Original Print Date: 12/23/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



Doug Justus Auto Center  
3101 W. Governor John Sevier

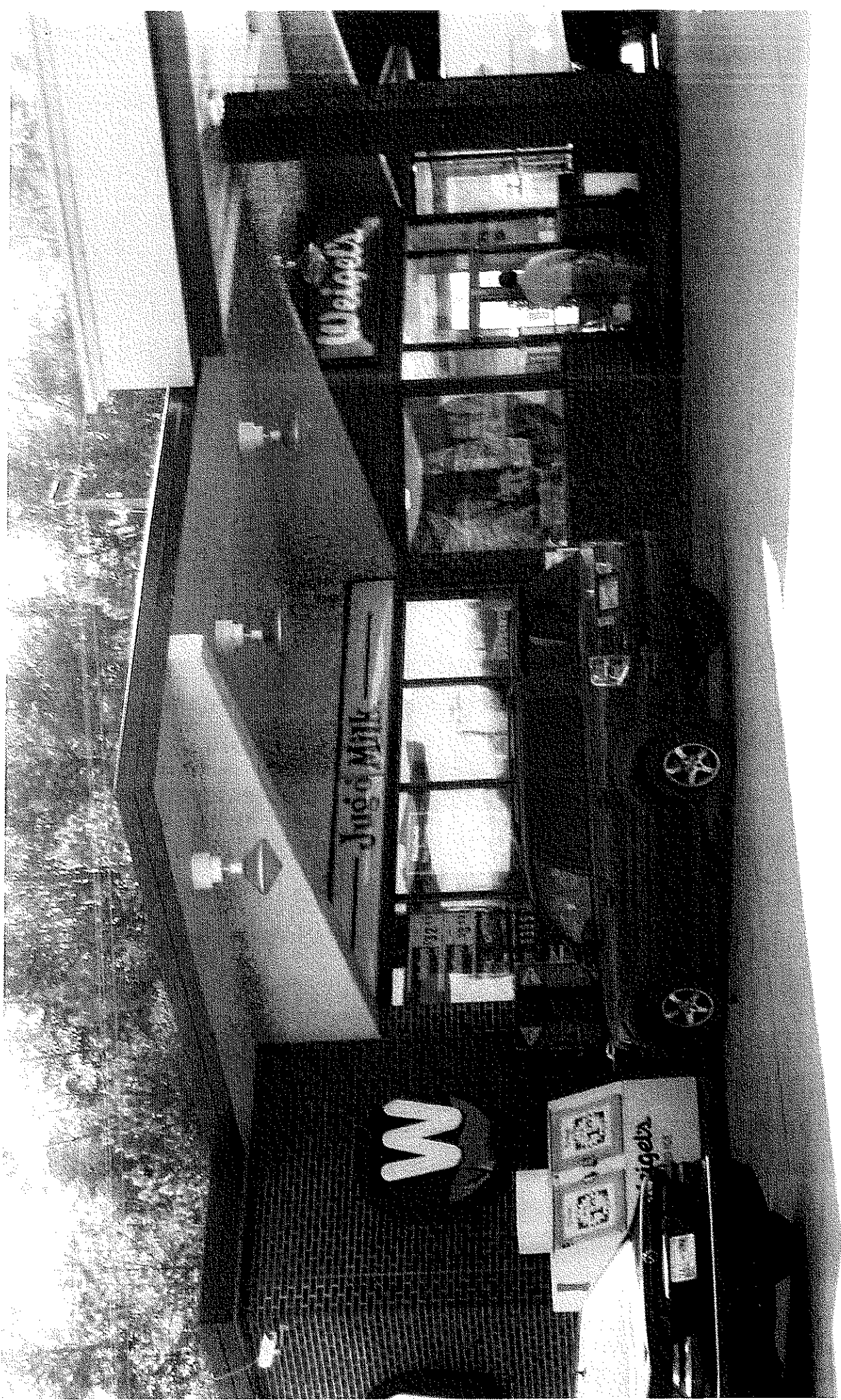
Subject Property  
3209 W. Governor John Sevier





Pitt Stop Drive Thru  
3206 W. Governor John Sevier



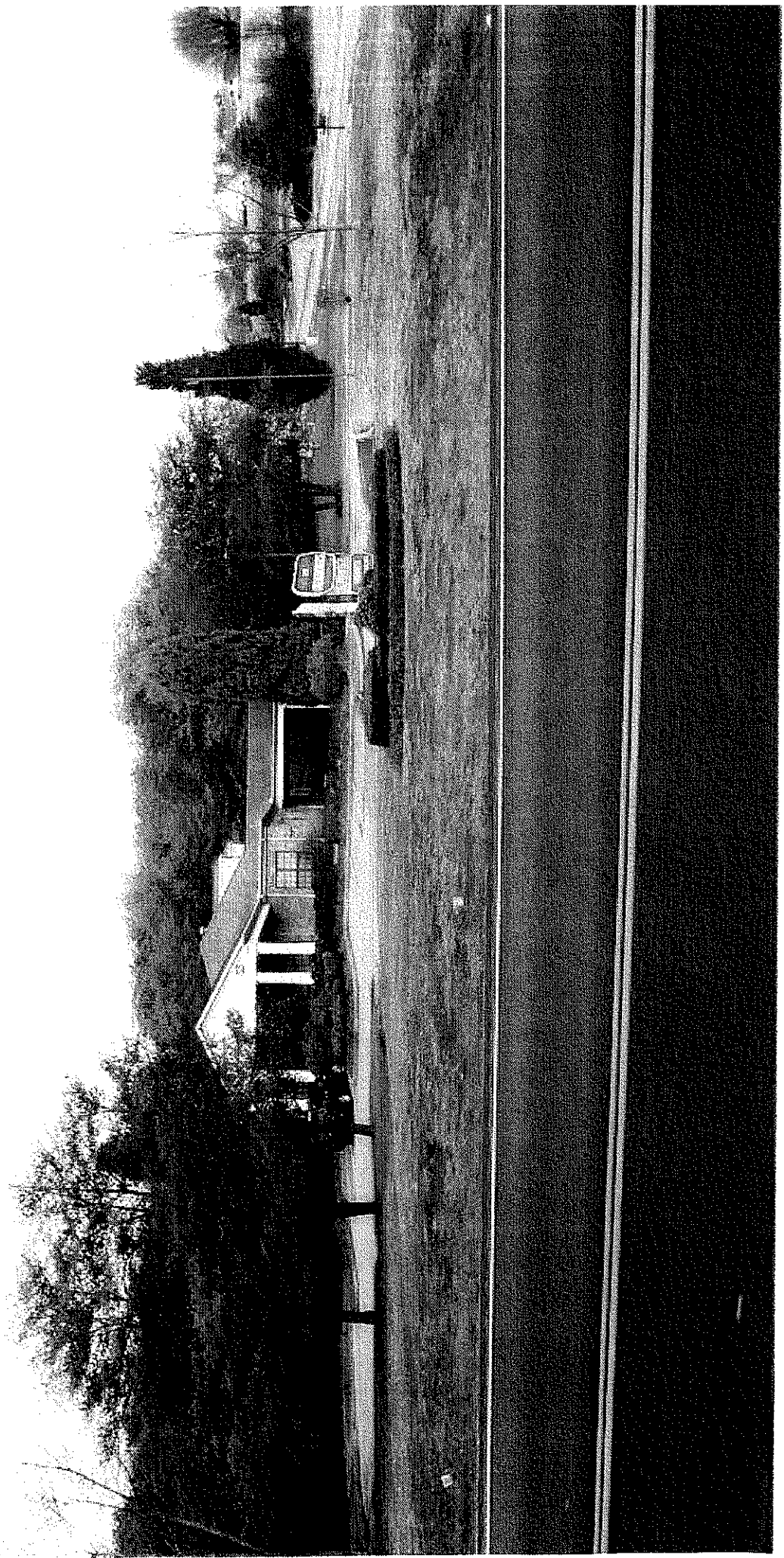


Weigel's  
3104 W. Governor John Sevier

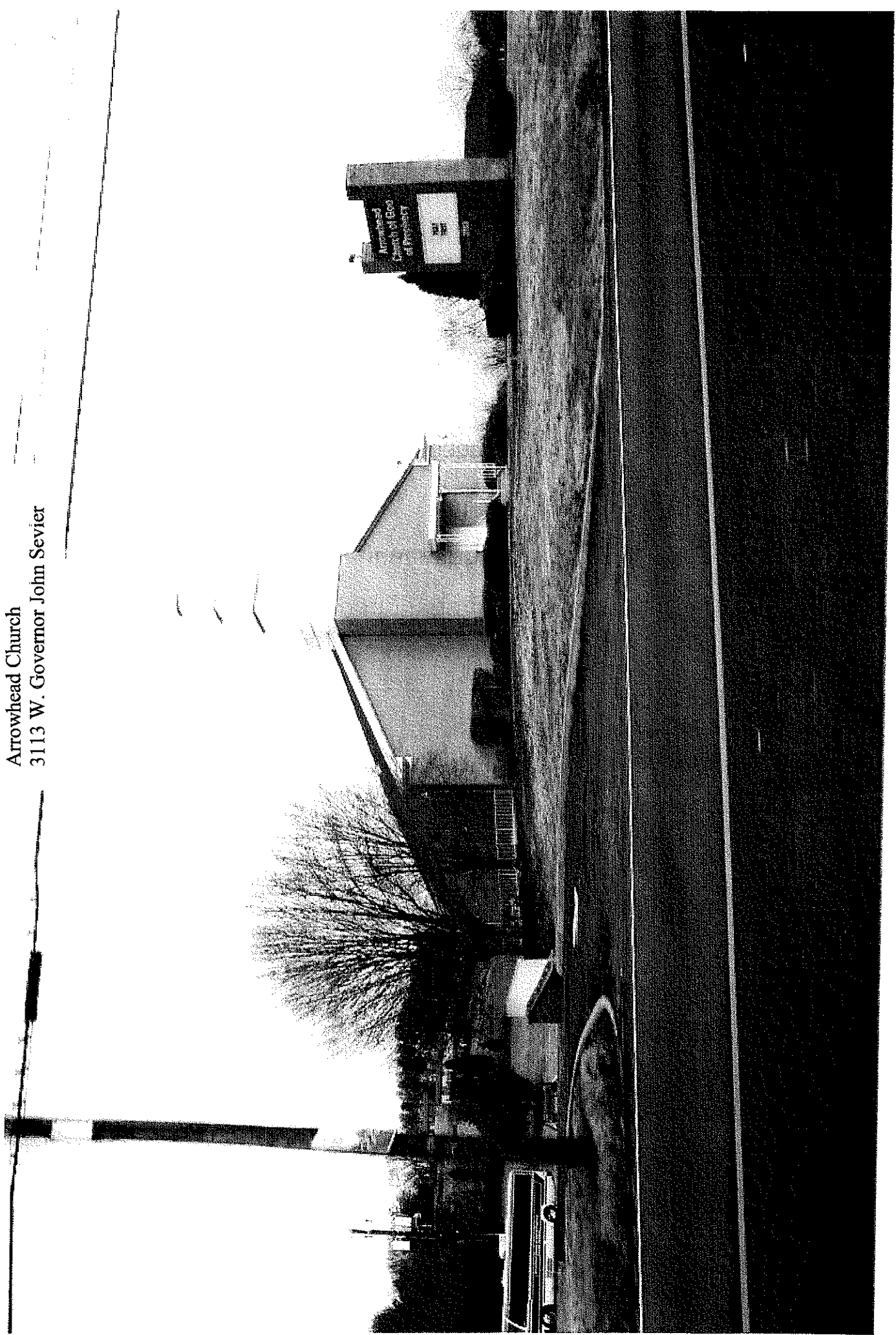
Doug Justus Auto Center  
3204 W. Governor John Sevier



Orthodontists  
3211 W. Governor John Sevier



Arrowhead Church  
3113 W. Governor John Sevier



UNLEADED  
170  
PLUS  
PREMIUM  
182

FIRST  
TENNESSEE

BOY, PHIL SRYER  
ANIMAL HOSPITAL  
579 1090

