

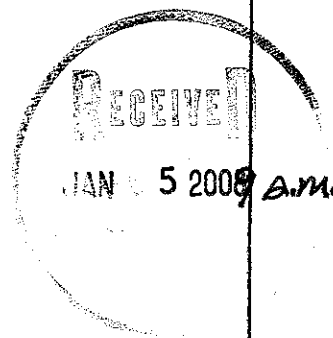
COUNCIL OF WEST KNOX COUNTY HOMEOWNERS, INC.

Representing 60 homeowner associations with 15,000 homeowners since 1972

- Andover Court
- Ashley Oaks
- Autumn Ridge
- Beimont West
- Benington
- Bluff Point
- Bunker Hill
- Cedar Grove
- Charles Town Lnd
- Choto Estates
- Colonies
- Crest Haven
- Crestline
- Crestwood Hills
- Dutchtown Harbor
- Eagle Glen
- Echo Valley
- Edgewater
- Farrington
- Farrington
- Forest Hill
- Foxfire
- Gettysvue HOA
- Greywood Clusters
- Gulf Park Civic
- Gulfwood
- Harts Ridge
- Heritage Woods
- Hunting Ridge
- Karns Community
- Kensington I
- Kincer Farms
- Kingston Woods
- Lakeridge
- Lakewood Community
- Lannox Place
- Lovell Hills
- Lovell Road
- Lovell Woods
- Lyons Crossing HOA
- Lyons Crossing NA
- Madison Ridge
- Morgan Place
- New Kensington
- Northshore Landing
- Old Concord Residents
- Plantation Springs
- Rudder Lane
- Seven Oaks East
- Seven Oaks West
- Sherman Oaks
- Stables View
- Suburban Hills
- Tan Rara Oeste
- Trails End
- View Harbour
- Villas at Lyons Cross
- Waterford
- Wayne Providence
- Westbrooke
- Westhampton
- Westland - West
- Westshore
- Wheaton Place

January 2, 2009

Mr. Trey Benefield
 Chairman
 Metropolitan Planning Commission
 400 Main Street Suite 403
 Knoxville, TN 37902



RE: 1-A-09-SP Blue Sky Investments, LLC
 1-D-09-RZ Frank J. Fusco

Dear Mr. Benefield:

The Executive Board of the Council of West Knox County Homeowners, Inc. passed a unanimous resolution supporting the staff recommendation for the denial of a sector plan change and rezoning. The Council is adamantly opposed to a Commercial designation for this site at 2022 Lovell Road and a rezoning to CA General Business.

The community is very concerned about the location of this illegal business because it is out of character with the established residential neighborhoods. The current sector plan calls for Low Density Residential and there is no overriding reason for a change in this plan for this location.

Therefore, we request you deny the application for a Sector Plan change and Rezoning for Blue Sky Investments, LLC - Frank J. Fusco.

Regards,

John R. Schoonmaker
 President

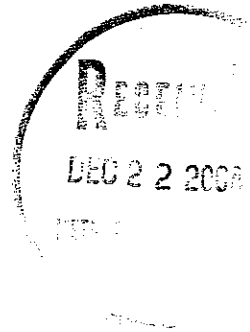
cc: Mr. Michael Brusseau

President: John Schoonmaker 675 - 6625
 Vice President: Sue Mauer 690 - 0269
 Secretary: Heather Woiski 927 - 9254
 Treasurer: Jacki Cash 256 - 0389
 Parliamentarian: Jerry Epenbach 694 - 8523

Board Members (in addition to officers):
 Linda Ghdner 675 - 5341
 Charlene Porter 694 - 9629
 Debra VanMeter 690 - 1414
 John Von Weisenstein 690 - 3944

c/o 10044 Tan Rara Drive Knoxville, TN 37922 • 4139

December 22, 2008



Mr. Ken Pruitt
Metropolitan Planning Commission
Knox County, Tennessee

Reference: MPC Reference Number 1-D-09-RZ – Rezoning of residential property to
CA business at 2022 Lovell Road, Knox County

Dear Ken:

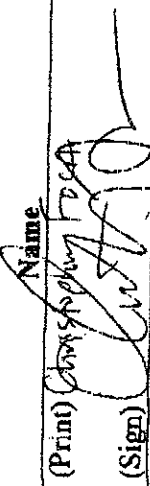






I am faxing you the remainder of the signatures we obtained in opposition to the above
referenced rezoning.

Thanks again.

Bob Fagg

Bob Fagg, President
Sherman Oaks Homeowners Association
10026 Noah Ln
Knoxville, TN 37932

Notice of Opposition to Zoning Request - MPC Reference 1-D-09-RZ. The undersigned oppose request to rezone 2022 Lovell Road to CA general business zone.

	Name	Address	Phone	Email
44.	(Print) Christopher P. CA (Sign) 	1836 Bombay Ln Knoxville TN 37932	690-0726	
45.	NICOLE ROBERTS Nicole Roberts	1807 Bombay Ln Knoxville, TN 37932	470-7218	
46.	REYMON ROBERTS 	1807 Bombay Ln Knoxville, TN 37932	470-7218	
47.	Mike DelAguero 	1800 Bombay Ln Knoxville TN 37932	470-0084	
48.	Laciene DelAguero Laciene DelAguero	1800 Bombay Lane Knoxville TN 37932	470-0084	
49.	Roberta M. Nord 	1819 Bombay Lane Knoxville TN 37932	247-4641	
50.	Charles Barnes 	1819 Bombay Ln. Knoxville, TN 37932	405-0428	
51.	PAUL BORTOLUSSI 	1823 Bombay Lane Knoxville, TN 37932	693 0628	
52.	Dina Barnes 	1840 Bombay Lane	692-9658	

Notice of Opposition to Zoning Request - MPC Reference 1-D-09-RZ. The undersigned oppose request to rezone 2022 Lovell Road to CA general business zone.

Name	Address	Phone	Email
(Print) Terrence J. Gallagher	1708 Bombay Ln Knoxville, TN 37932	539-3432	TJ.Gallagher51@hotmail.com
(Sign) <i>Terrence Gallagher</i>			
Teresa D. Taylor	1730 Bombay Ln Knoxville, TN 37932	693-0068	t-d-taylor@bellsouth.net
<i>Teresa D. Taylor</i>			

58.

59.

December 17, 2008

Mr. Ken Pruitt
Metropolitan Planning Commission
Knox County, Tennessee

Reference: MPC Reference 1-D-09-RZ -- Rezoning of residential property to CA
business at 2022 Lovell Road, Knox County

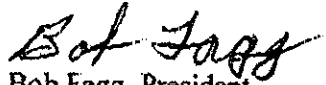
Ken:

I am faxing you the signature pages we have collected and will email you the
photographs taken of the above mentioned property for our opposition of the rezoning
request by Frank Fusco, Blue Sky Investments. We may have additional signatures to fax
to you later.

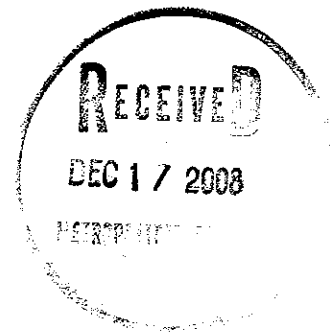
Please let me know if you need anything further. I can be reached at 691-3247 or
bobandsallyf@bellsouth.net.

I thank you for your assistance

Sincerely,



Bob Fagg, President
Sherman Oaks Homeowners Association
10026 Noah Ln
Knoxville, TN 37932



NOTICE OF OPPOSITION TO ZONING REQUEST

An application has been filed by Frank Fusco, Blue Sky Investments, for a CA general business zone, which allows for just about any business to be conducted at 2022 Lovell Road (corner of Hickey and Lovell Roads), Knox County, Tennessee. The MPC reference number is 1-D-09-RZ. The surrounding property in the area is zoned residential.

As property owners in the area, specifically in Sherman Oaks Subdivision, the undersigned do hereby request that the pending application mentioned herein be denied by the MPC on the following grounds:

1. The business was established after the creation of the surrounding residential neighborhoods and is not in keeping with the character of said neighborhoods.
2. The business will negatively affect property values in the surrounding residential neighborhoods.
3. The business degrades the aesthetics of the area. The lot contains numerous file cabinets, several large utility trailers, large and small machinery/equipment, vehicles, and other miscellaneous items.

Name	Address	Phone	Email
(Print) Bob Bryant	1718 Gray Oak Ln.		
(Sign) <i>Bob Bryant</i>	Knoxville, TN 37932	693-1130	bb-gra.tn@comcast.net
JOHN BECKER	1708 GRAY OAKS LANE		
<i>John Becker</i>	Knoxville, TN 37932	691-2806	wbj-er@arrl.net
Teresa Bryant	1713 Gray Oaks Lane		
<i>Teresa Bryant</i>	KNOXVILLE TN 37932	693-1630	
Steve Whitson	1712 Gray Oaks Ln		
	Knoxville, TN 37932	691-1419	
Barbara Beem	10085 Nash Rd		
<i>Barbara Beem</i>	Knoxville, TN 37932	719-6984	bbeem06@comcast.net

- 1.
- 2.
- 3.
- 4.
- 5.

Notice of Opposition to Zoning Request - MPC Reference 1-D-09-RZ. The undersigned oppose request to rezone 2022 Lovell Road to CA general business zone.

	Name	Address	Phone	Email
11.	(Print) SHANE NOCUS (Sign) <i>Shane NoCUS</i>	10039 NASH LN. KNOXVILLE, TN 37917	615-740-6670	Shane@shane.com
12.	LISA NOCUS <i>Lisa NoCUS</i>	10039 NASH LN KNOXVILLE, TN 37917	615-357-2496	lisa.nocus@ycast.com
13.	Colleen Milne <i>Colleen Milne</i>	10037 NASH LN KNOXVILLE TN 37922	865- 445 693-8240	emine@ycast.net
14.	Ceara Milne <i>Ceara Milne</i>	10037 NASH LN KNOXVILLE TN 37922	865- 693-8240	CMILNE07@COMCAST.NET
15.	JAMES E. LEWIS <i>James E. Lewis</i>	10022 NASH LN KNOXVILLE TN 37922	615-730- 691-7301	PLEWIS857@AOL.
16.	Regni Lewis <i>Regni Lewis</i>	10022 NASH LN KNOXVILLE TN 37922	615-730- 691-7301	PLewis_95N@AOL
17.	Sally H. Fagg <i>Sally H. Fagg</i>	10026 NASH LN KNOXVILLE TN 37922	615-384- 691-3847	Sally.Fagg@bellsouth.net

NOTICE OF OPPOSITION TO ZONING REQUEST

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As property owners in the area, specifically in Sherman Oaks Subdivision, the undersigned do hereby request that the pending application mentioned herein be denied by the MPC on the following grounds:

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2. The business will negatively affect property values in the surrounding residential neighborhoods.
3. The business degrades the aesthetics of the area. The lot contains numerous file cabinets, several large utility trailers, large and small machinery/equipment, vehicles, and other miscellaneous items.

	Name	Address	Phone	Email
(Print)	Mike Knapp	10036 Nash Ln.	531-9716	mknapp@ix.net
(Sign)	<i>Mike Knapp</i>	37932		
	Amy Knapp	10036 Nash Ln.	531-9716	AEKNAPP10@yahoo.com
	<i>Amy Knapp</i>	Knoxville, TN 37932		

18.

19.

NOTICE OF OPPOSITION TO ZONING REQUEST

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Name Address Phone Email

(Print)				
(Sign)				

Notice of Opposition to Zoning Request - MPC Reference 1-D-09-RZ. The undersigned oppose request to rezone 2022 Lovell Road to CA general business zone.

Name Address Phone Email

20.	(Print) Dixie	10014 Nash Ln			
	(Sign) L. Cox				
21.	Lee Ann Scheibelen	10006 Nash Lane	476-8013		
22.	Sharon Sanders	10017 Nash Ln	581-9283		
23.	Jayne Ragonese	10001 Nash Lane	615-9950		
24.	April Sweatt	10021 Nash Lane	531-3505		
25.	Jennifer McDonald	10010 Nash Lane	951-0300		

NOTICE OF OPPOSITION TO ZONING REQUEST

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	Name	Address	Phone	Email
26.	(Print) D. ST. MILLERS (Sign) DSM	1709 SUMMERY LN KNOXVILLE TN 37932	865-851-8338	LEARNER@YAHOO.COM
27.	MARIE ROY (Sign) Marie Roy	178 BARBER HOME KNOXVILLE, TN	865.607.8271	mbarber@tdn.com
28.	MARY F. BEYD (Sign) Mary F. Beayd	1717 Barber Stone Oxmoreville TN 37538	865-653-1153	
29.	MICHELLE WILKINSON - JONES (Sign) Michelle Wilk	1725 SENTRY LANE KNOXVILLE, TN 37932	865-951-1534	MWILSON@WILKINSON.COM
30.	ROBERT L. WILSON JR. (Sign) Robert L. Wilson Jr.	1721 BARBAR LANE KNOXVILLE, TN 37932	865-690-9481	

Notice of Opposition to Zoning Request - MPC Reference 1-D-09-RZ. The undersigned oppose request to rezone 2022 Lovell Road to CA general business zone.

	Name	Address	Phone	Email
31.	(Print) Haolei Ge (Sign) Haolei Ge	1724 Bombay Lane Knoxville, TN 37932	686-6381	gehaolei@hotmail.com
32.	ROBERT R. ARMSTRONG Robert R. Armstrong	9907 BASSNET LN Knox, TN 37932	357-0920	UTROBE@YHOO.COM
33.	BRAD FLOWERS Brad Flowers	9900 BOMBAY LN KNOX TN 37932	414-1303	brad@onetwoflowers.com
34.	Holly Jenkins Holly Jenkins	9910 BASSETT LN. Knoxville, TN 37932	670-0950	meg@idbellsmith.com
35.	BRANDY ALLEN Vivian Walker	9456 BASSETT LN KNOXVILLE, TN 37932	602 362-2464	BRANDY@REDD & COMPANY.COM
36.	Robert W. Greer Robert W. Greer	1738 Bombay Ln. Knoxville, TN 37932	(865) 207-0617	Whitman322@yahoo.com
37.	TRICK STAUDER Trick Stauder	1733 Bombay Ln Knoxville, TN 37932	865-691-4431	Rstauder@snucbc.org
38.	KISA BURABUSH Kisa Burabush	1734 Bombay Ln KNOXV. TN 37932	865-691-6595	stauder@snucbc.org jbellsmith@jet burabush@barnl.gov

From: Ken Pruitt
To: Betty Jo Mahan; Mike Brusseau
Date: 12/24/2008 7:45:22 AM
Subject: Fwd: MPC Rezoning Reference #1-D-09-RZ; 2022 Lovell Road

>>> "Bob Fagg" <bobf218@bellsouth.net> 12/19 4:17 PM >>>

Subject: MPC Rezoning Reference #1-D-09-RZ; 2022 Lovell Road

Ken:

This transmits recent pictures of the property at 2022 Lovell Road. This is a representation of the type of business being conducted in violation of Knox County Codes. The pictures reflect the business corner and pictures showing the entrance to our subdivision relative to the property in question. Sherman Oaks is adamantly opposed to the rezoning primarily to the proposed rezoning to CA which is not very restrictive as to what types of business can be conducted under that code. We believe that this property should remain residential which would keep it consistent with the area. This property is currently surrounded by agriculture or residential zoning as it was when the adjacent subdivisions were built and should remain as such. Gray Oaks subdivision which is next to Sherman Oaks has joined in the opposition.

Please include this information in your MPC packets regarding this rezoning. You may address any questions you might have to me as president of the Sherman Oaks Homeowners Association.

Thanks for your attention to this matter.

Bob Fagg - President, Sherman Oaks Homeowners Association
10026 Noah Lane
Knoxville, TN .7932-4405

Tel: 865 691-3247 Email: bobf218@bellsouth.net

The message is ready to be sent with the following file or link attachments:

Sherman Oaks Rezoning Issue 001
Sherman Oaks Rezoning Issue 002
Sherman Oaks Rezoning Issue 003
Sherman Oaks Rezoning Issue 004
Sherman Oaks Rezoning Issue 005
Sherman Oaks Rezoning Issue 006
Sherman Oaks Rezoning Issue 007
Sherman Oaks Rezoning Issue 008

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving















