

**TOWN HALL EAST, INC
P.O. BOX ____
KNOXVILLE, TN 37914**

June 30, 2009

Delbert & Jana Morgan, Developers
Mr. Robert Campbell, Engineer

Knoxville or Blaine, TN 37____

Re: Development at Holston Meadows -- MPC FILE NO. 5D-09-RZ

Dear Mr. & Mrs. Morgan and Mr. Campbell,

This letter is written on behalf of Town Hall East Neighborhood Association regarding the proposed development in Holston Meadows near the corner of Holston Drive and George Bounds Road.

Let me begin by thanking you, Mr. Campbell, for attending our meeting on June 24, 2009 and providing information to the neighborhood about the proposed development. The group agreed that the meeting was productive.

I know you can appreciate that this is a lovely neighborhood and the residents want to see it to grow and develop in healthy ways. Several years ago, when modular homes appeared on a street, Town Hall East stepped up to the plate to prevent in further placement of these homes in Holston Hills. They were clearly not in keeping with the style and quality of other housing. We would like to see your development have a positive impact on this fine part of Knoxville and we believe this can happen if we work together.

After you left our meeting last week, Mr. Campbell, we agreed that we would like to continue to work with you as you move forward with the development of this property. If our residents can be a part of the process, providing input into the decisions you make about the use of the property, we are likely to coexist well. Sharing development information with us prior to changes in the neighborhood is important to us. A partnership will help us to feel positive about your development and may even be of benefit to you as you begin to sell the units.

We understand that you are in the preliminary stages of design. This is what we you plan thus far:

- Fee simple lots will be created for each dwelling.

- A home owners association will be created to maintain the balance of the property.
- All residential structures will be either houses (one dwelling unit) or twin homes (two dwelling units sharing a common wall and lot line).
- All dwellings will have 1- or 2-car attached, enclosed garages.
- All dwellings will have 2 or 3 bedrooms. Some may have a bonus room.
- Two-bedroom dwellings will be at least 1,250 square feet and three-bedroom dwellings will be a least 1,500 square feet of conditioned floor area.
- All structures will have masonry (brick, stone, or stucco) on the front elevations.
- An internal sidewalk/pathway network will be provided.
- Landscaping along the perimeter of the property will be provided with a combination of deciduous and evergreen trees.

Thank you for your cooperation to date. We look forward to continuing a mutually successful relationship. Please let me know if we have the same understanding thus far. We also hope that you will agree to inform us regularly as to your progress in planning the development. In turn, we will report our acceptance of the proposed zoning change to the Metropolitan Planning Commission and we will look forward to working positively.

Best regards,

Mary Thom Adams, President
Town Hall East

**WE HEREBY AGREE TO WORK WITH THE
COMMUNITY TO REACH A MUTUALLY
ACCEPTABLE OUTCOME**

Delbert E. Morgan, Owner/ Developer

Jana W. Morgan, Owner/ Developer

Robert Campbell, Jr., Engineer

June 1, 2009

5-D-09-RZ

JUN 7 5 2009

Dear Mr. Johnston,

I am writing you to ask for a "no" vote on the rezoning of a parcel of land on George Bounds Rd. to multiple dwelling zoning. If passed, this will destroy our neighborhood and endanger the lives of the children in our neighborhood.

This proposal will allow 343 additional daily trips on Holston Dr., a dead-end street and the only access to and from this area.

There are no sidewalks and all of the children who ride the bus to school must

go back and forth on
Holston Rd to board the
school bus.

Do not allow this to
happen. We care for our
children and our neighbors
for East Knoxville as much
as others elsewhere.

Your "frat" brother, John
Donaldson lives on this street.
I am sure he would repeat
my exact sentiments.

Please vote no!

Sincerely,
Beverly W. Atkins

(* item # 53 on
last month's agenda)

From: <abubbleatkins@aol.com>
To: <mark.donaldson@knoxmpc.org>
Date: 6/7/2009 11:26:02 PM
Subject: Postponement of Item #42 Delbert and Jana Morgan Owners of Land on Georgebounds Rd.

Please give us an opportunity to talk with Mr. Morgan regarding the rezoning of this parcel of land that impacts our future so greatly. Each time I, Beverly Athins, as president of our homeowners association, have requested he talk with us he has had to be out of town. Hopefully, he will find time for us fairly soon. We all need some additional time.

From: <dennisga1@comcast.net>
To: <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <s.johnson692@gmail.com>, <rebeccalongmire@hotmail.com>, <wstowers@stowerscat.com>, <mark.donaldson@knoxmpc.org>
Date: 5/13/2009 10:52:49 PM
Subject: Rezoning Agenda item #55

To Whom It May Concern,

We are*sending you this email to let you know that*we are*apposed to the rezoning of the Holston Meadows Community from R1 to the proposed RP1 zone. The rezoning would bring about an unwanted change to our quite community. We*DO NOT*want the*increased *traffic because of the amount of children in our community that play in our already safe streets and yards; nor do we want*a decrease in*property value*or*more*unnecessary tax heights.

The rezoning would also bring about a higher crime rate. I'm sure that no one on the committee would like higher crime in your neighborhood.*Please Leave Our Community ALONE. Thank You.******

***** Sincerely
.*****

*****The Dennis Family

5-D-09-RZ - cor - Bennett



May 14, 2009

Attn: Mr Mark Donaldson
and All Knox County Planning Commissioners.

This letter is in reference to the rezoning of the property on George Beards Rd. We totally oppose to the rezoning because #1 George Beards is a dead end street one way in and out which would create a traffic problem #2 all traffic has to come out Holston Dr which would be extremely heavy. #3 leaving our community all streets are dead ends until you get to Dulane or Chelwood which is at least a mile away this could cause unsafe conditions especially in an emergency. Therefore we are asking that you reconsider the zone change request.

Respectfully,
Robert + Joannetta Bennett
Lenora E Andrews
Residents of George Beards Rd.

From: <ss.davis@att.net>
To: Mark Donaldson <Mark.Donaldson@KnoxMPC.org>
Date: 6/6/2009 6:56:36 PM
Subject: June 11, 2009 Meeting Agenda item # 42

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

Executive Director, Mark Donaldson
MPC Staff, and Commissioners: Anders, Bailey, Carey, Clancy, Ewart, Graf, Kane, Sharp
Benefield, Cole, Craig, Johnson, Lobetti, Longmire

Hello, Mr. Donaldson and Others: I have just learned of your agenda item #42 for the June 11, 2009 and respectfully request a postponement until the Town Hall East, Inc. neighborhood association has an opportunity to meet with the disgruntled neighbors directly effected by the proposed condo development. A couple years ago my street went through a rezoning from R-1 to the wonderful EN overlay. I remember at that time the subject acreage was left for a possible multiple housing development. The Morgan's proposal may or may not meet the neighborhood needs, we just haven't had the opportunity to review all the information. Please postpone your decision and remove this item from your Thursday agenda. Thank you.

Sincerely,
Sharon
Town Hall East, Secretary

Sharon Davis
4014 Holston Hills Road
Knoxville, TN 37914
(865) 525-1242

KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
REZONING REPORT
APPLICANT: DELBERT E. & JANA W. MORGAN
TAX ID NUMBER: 71 002.07
LOCATION: Southeast end Holston Dr., north end George Bounds Rd., southwest side Holston River

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Sharon S. Davis
www.homesSharon.com
Hammontree Real Estate
Knoxville, TN 865 933 1024

CC: Libby Rasmussen <lrasm@comcast.net>, Linden Craig <linden@utk.edu>, "Nick Della Volpe" <ndellavolpe@bellsouth.net>, "Mary Thom Adams" <marythom@comcast.net> ,

"Black, Chad" <chad.c.black@us.army.mil>, <bowler26@bellsouth.net>, "Clarence White" <cdwhite5207@comcast.net>, "Deeter, Betsy" <betbel2000@yahoo.com>, "Goodwin, Mac" <macgoodwin@comcast.net>, "Isha Abott" <IshaRR@aol.com>, "Jason Foster" <jasonwilliamfoster@gmail.com>, "Jeff Petrik" <townhalleast@gmail.com>, "Sara D. Patterson" <sarapatterson05@comcast.net>, "Tammy White" <twhite@advantagetn.com>, "Tolene, James" <jamjtole@hotmail.com>, <vintagefemme@comcast.net>, "Wick, Josh & Brooks" <bawilliams@mail.ag.utk.edu>

From: Betty Jo Mahan
Subject: REZONING ISSUE #55 ON AGENDA

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

From: abubbleatkins@aol.com
To: rebeccalongmire@hotmail.com
Sent: Tue, 12 May 2009 10:47 pm
Subject: Re: REZONING ISSUE #55 ON AGENDA

We plan to have someone speak Thursday. I am so worried most MPC members do not understand the overwhelming impact the additional traffic will have on the people in this area, especially Holston Drive, my street. PLEASE give us some time to talk to developers. There are 30+ families here. The proposed rezoning would double the impact of traffic and all that goes with that. Also, will these really be condominiums? Do we know for sure it won't be section 8 housing? DOES ANYBODY REALLY CARE?

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

From: Rebecca Longmire <rebeccalongmire@hotmail.com>
To: abubbleatkins@aol.com
Sent: Tue, 12 May 2009 9:11 am
Subject: RE: REZONING ISSUE #55 ON AGENDA

Thank you for sharing your concerns via email and telephone.? Please make sure that someone is present at Thursday's meeting to speak in opposition to the rezoning.
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Rebecca Longmire

?

To: rebeccalongmire@hotmail.com
Subject: Fwd: REZONING ISSUE #55 ON AGENDA
Date: Mon, 11 May 2009 23:03:04 -0400
From: abubbleatkins@aol.com

Please study carefully the impact 32 families on 8 acres will have on this quiet, low density, single family neighborhood. Don't let this be a "done deal". We are a neighborhood of "people of color". IT'S A VERY DECENT AREA...please help us keep it this way. Take a moment and visualize life for us if this happens. SEVERAL SOURCES HAVE SAID THIS IS A DONE DEAL...SAY IT IS NOT SO!!

From: "Folger, Desiree" <Desiree.Folger@homefederaltn.com>
To: <mark.donaldson@knoxmpc.org>
Date: 5/12/2009 11:09:52 AM
Subject: MPC

Hello Mr. Donaldson,

I live in the Holston Meadows community in East Knoxville. We have been notified of a request to rezone a part of our neighborhood to RP-1 so the owners can build condominiums. The File Number is 5-D-09-RZ, and the location is the southeast end of Holston Drive, north end George Bounds Road, southwest side Holston River. The plan calls for 32 condos, which will add approximately 343 additional trips up and down Holston Drive, which is the street I live on. I can assure you the residents of our neighborhood do not want this at all. We will be at the hearing on Thursday, but I wanted to make our wishes known to you beforehand. I plan to also try to reach you by telephone to express our displeasure with this proposal that will add so much additional traffic and negatively affect our property values.

We would greatly appreciate any help you can offer. Thank you in advance for your cooperation.

Sincerely,

Desiree Folger

6000 Holston Drive

Knoxville, TN 37924

(865) 524-0836

From: <abubbleatkins@aol.com>
To: <mark.donaldson@knoxmpc.org>
Date: 5/11/2009 11:14:07 PM
Subject: Fwd: PLEASE HELP US KEEP OUR NEIGHBORHOOD!!

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

From: abubbleatkins@aol.com
To: wstowers@stowerscat.com
Sent: Mon, 11 May 2009 11:11 pm
Subject: PLEASE HELP US KEEP OUR NEIGHBORHOOD!!

STUDY #55 ON YOUR AGENDA VERY CAREFULLY!! ASK YOURSELF IF YOU WOULD WANT 32 FAMILIES ON 8 ACRES IN YOUR NEIGHBORHOOD...I'VE HEARD IT IS A " DONE DEAL" ...PLEASE SAY IT IS NOT SO!!!!!!! THIS IS A QUIET, SAFE NEIGHBORHOOD...PLEASE HELP US KEEP IT? THIS WAY.

We found the real 'Hotel California' and the 'Seinfeld' diner. What will you find? Explore WhereItsAt.com.

From: "Folger, Desiree" <Desiree.Folger@homefederaltn.com>
To: <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <gewart@georgeewart.com>, <grafhomes@aol.com>, <makane1@bellsouth.net>, <anders@holstongases.com>, <tbenefield@benefieldrichters.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <s.johnson692@gmail.com>, <rebeccalongmire@hotmail.com>, <mark.donaldson@knoxmpc.org>
Date: 6/9/2009 9:59:13 AM
Subject: Holston Meadows

Dear Members of the MPC,

I am requesting the postponement of Item 42, Delbert E. & Jana W. Morgan, from Thursday, June 11, 2009. This will give ample time for Town Hall East to review the proposal with everyone directly impacted by the development.

Should you not be able to accommodate this request to postpone, please know that I and my neighbors are strongly opposed to the rezoning to RP-1. If you have any questions or would like to speak with me, feel free to contact me at (865) 719-1080.

Sincerely,

Desiree Folger

6000 Holston Drive

Knoxville, TN 37924

(865) 719-1080