

From: Rebecca Longmire <rebeccalongmire@hotmail.com>
To: <gewart@georgeewart.com>, <mark.donaldson@knoxmpc.org>, <bartcarey@comcast.net>, <rlcraig@uset.net>, <artclancy3@gmail.com>, <makane1@bellsouth.net>, <wstowers@stowerscat.com>, <srwise@wrpctn.com>, <tbenefield@benefieldrichters.com>, <ubailey@esper.com>, <anders@holstongases.com>, <s.johnson692@gmail.com>, <buz.johnson@knoxmpc.org>, <cole5137@bellsouth.net>, <nathan.j.kelly@gmail.com>, <bettyjo.mahan@knoxmpc.org>
Date: 1/8/2010 2:57:57 PM
Subject: FW: Murphy Road/Washington Pike Rezoning

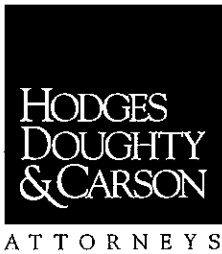
I didn't know if you all had gotten this info too, so I thought I'd pass it along.

Rebecca Longmire

Don't worry about when the storm will be over - learn to dance in the rain.

> Date: Thu, 7 Jan 2010 14:23:22 -0500
> From: lisa@aobe.com
> To: neknox@neknox.org
> Subject: Murphy Road/Washington Pike Rezoning
>
> Hello Neighbors,
>
> Hope you had a great holiday and are looking forward to a wonderful New
> Year!
>
> There will be a meeting on Monday, January 11th, 2009 at 6:00 pm at the
> offices of Jerry Tipton, which is next door to Ritta Elementary School,
> about a rezoning of several of the Murphy Road/Washington Pike parcels
> that were formerly or currently owned by Victor Jernigan.
>
> If you travel on Washington Pike, this concerns you!
>
> These properties were originally zoned NC (Neighborhood Commercial) when
> they were in the county, but when they got annexed into the city, the
> zoning became C-3, which does NOT require a Use on Review and is much
> less restrictive.
>
> We are asking MPC to rezone these properties to a commercial zoning that
> provides for a Use on Review and will put some restrictions on what can
> be done with the property. MPC is probably going to recommend SC-1
> (Shopping Center) for the LeCoultre farm and properties along Washington
> Pike and PC-1 for the properties beside Weigels.

- >
- > Mr. Jernigan opposes the rezoning because he wants the the property to
- > be as unrestricted as possible.
- >
- > Kevin Murphy, who is restoring the old Murphy home (white house on
- > Murphy Road and Washington Pike beside the RR tracks) has some ideas
- > about restrictions he would like to see placed on the property to
- > minimize the negative impact on the neighbors with regard to lighting,
- > noise, landscaping, boundaries, etc. We will discuss these ideas at the
- > meeting.
- >
- > We hope to have some MPC staff and/or city council persons at the
- > meeting, so it is important that we have a good turnout to show concern
- > about these developments.
- >
- > As you know, traffic is a terrible problem in the Washington Pike area
- > and there are NO plans to make any road improvements in the near future.
- > We need to fight to make sure that we are not in total gridlock by the
- > time these developments happen. Mr. Jernigan had promised us that none
- > of these developments would happen until the road improvements came, but
- > because many of these properties are now in bankruptcy, that is no
- > longer the case.
- >
- > Please come to this meeting to hear about the proposed rezoning so that
- > you can help us at MPC and later at City Council.
- >
- > Thanks,
- >
- > Lisa
- >
- > -----
- > Lisa Starbuck
- > President
- > Northeast Knox Preservation Assn.
- >
- >



DALTON L. TOWNSEND
 ROY L. AARON
 DEAN B. FARMER
 DAVID N. WEDEKIND
 ALBERT J. HARB
 EDWARD G. WHITE II
 THOMAS H. DICKENSON
 J. WILLIAM COLEY
 J. MICHAEL HAYNES
 T. KENAN SMITH
 WAYNE A. KLINE
 HIRAM G. TIPTON
 B. CHASE KIBLER
 CHRISTOPHER D. HEAGERTY
 KRISTI M. DAVIS
 JOSHUA M. BALL
 JOSHUA J. BOND

ASSOCIATES
 LISA J. HALL
 KANDI R. YEAGER
 E. MICHAEL BREZINA III
 OLIVER D. ADAMS
 WESLEY D. STONE
 ALICIA COTTRELL
 W. MICHAEL BAISLEY

OF COUNSEL
 ROBERT R. CAMPBELL
 JOHN W. WHEELER
 JULIA S. HOWARD

RETIRED
 JONATHAN H. BURNETT
 DAVID E. SMITH
 DOUGLAS L. DUTTON
 WILLIAM F. ALLEY, JR

J.H. HODGES (1896-1983)
 J.H. DOUGHTY (1903-1987)
 RICHARD L. CARSON (1912-1980)
 JOHN P. DAVIS, JR. (1923-1977)

January 11, 2010

Direct Line: (865) 292-2243
 E-Mail Address: TDickenson@HDCLaw.Com

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

Attn: Ms. Betty Jo Mahan

RE: January 14, 2009, MPC Agenda Item No. 43 (1-D-10-SP and 1-F-10-RZ)

Dear Ms. Mahan:

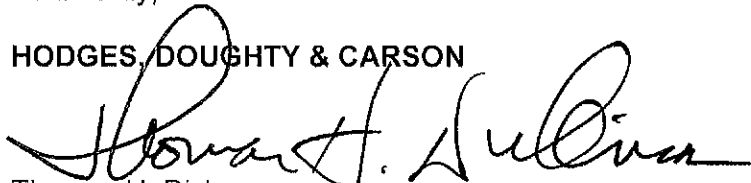
With regard to the proposed rezoning of acreage located near or along Washington Pike and identified in Agenda Item No. 43 for the January MPC meeting, National Bank of Tennessee acquired ownership of property of Coventry Creek, LLC by virtue of a foreclosure sale conducted on January 5, 2010, and just recently learned about a rezoning request relating to the property. The Bank is determining how to best market the property, and would like an opportunity to review and understand the implications of the proposed sector plan change and rezoning as part of that analysis. If warranted, the Bank would offer input on the proposed change.

This letter constitutes the Bank's request that the Plan Amendment and Rezoning Applications be postponed for a period of at least thirty (30) days, so that we can more fully participate in the process.

Thank you for your consideration.

Yours truly,

HODGES, DOUGHTY & CARSON



Thomas H. Dickenson

THD/sm

Q:\Sharon\National Bank\Coventry Creek\010710 Planning Commission ltr.doc

cc: William E. Newman



WOOLF · McCLANE

WOOLF, McCLANE, BRIGHT, ALLEN & CARPENTER, PLLC

ATTORNEYS

900 RiverView Tower | 900 S Gay Street | Knoxville, TN 37902-1810

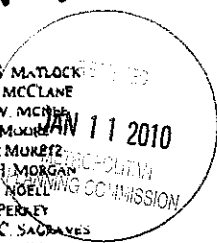
Mailing Address Post Office Box 900 | Knoxville TN 37901-0900

Phone (865) 215-1000 | Fax (865) 215-1001

www.wmbac.com

DALE C. ALLEN
 J. NICHOLAS ARNINC JR
 HUGH B. BRIGHT, JR
 LUIS C. BUSTAMANTE
 J. ERIC BUTLER
 W. KYLE CARPENTER
 J. KEITH COATES, JR
 TONY R. DALTON
 LAURIE H. HALLENBERG
 J. CHADWICK HATMAKER
 DEANT HOWELL
 HOWARD E. JARVIS
 MICHAEL J. KINC
 J. FORD LITTLE
 GREGORY C. LOGUE
 ROBERT S. MARQUIS

RICHARD S. MATLOCK
 DENNIS R. McCLANE
 ANDREW W. McCLANE
 DANIEL J. MOORE
 M. DENISE MURPHY
 MEGHAN H. MORGAN
 ROBERT P. NOELL
 KEVIN N. PERKEY
 BRADLEY C. SACRAMES
 O. E. SCHOW, IV
 DAKSI NEWMAN SIRNEN
 LATISHA J. STUBBLEFIELD
 ROBERT L. VANCE
 J. CALVIN WARD
 LOUIS C. WOOLF



January 11, 2010

Via Telecopy (215-2068)

Metropolitan Planning Commission

Attn: Mark Donaldson, MPC Executive Director

Suite 403, City/County Building

400 Main Street

Knoxville, Tennessee 37902

Re: Item No. 43, MPC Agenda for January 14, 2010

Dear Mr. Donaldson:

Please be advised this firm represents First National Bank. It has been brought to my attention this afternoon that First National Bank has a Deed of Trust (Knox County Register of Deeds Instrument No. 200904090064755) on the property identified as Agenda Item No. 43. The MPC Agenda shows the owner as "Victor Jernigan." However, it appears that the actual owner is Murphy Road Car Wash, LLC. It is my understanding Mr. Jernigan is a member of that entity. However, my client has not had sufficient time to evaluate the suggested rezoning, and therefore, First National Bank requests a 60 day extension of hearing on this matter.

Thank you for your consideration.

Sincerely yours,



Gregory C. Logue

GCL:ar

cc: Todd Bolinger, Executive Vice President

021646 0007