

From: Mike Brusseau
To: Betty Jo Mahan
Date: 7/6/2010 8:51:26 AM
Subject: Fwd: Rezoning Vote July 8th / Fox Road

Re: Item 30

>>> Lori McCollum <loriamcc@yahoo.com> 7/5/2010 5:53 PM >>>
Dear Mr. Brusseau,

Please find below a copy of my original email to you from June 3rd expressing my opposition to the rezoning of the residential property on Fox Road in West Knoxville. I am writing to you again today to express that I am still opposed to the rezoning request. I understand that the original recommendation of the MPC Staff was to deny the rezoning request made by Chad Kennedy of CGK, Inc. I further understand that the MPC Commissioners have the final vote and I have forwarded an email to them as well.

Thank you again for your time, consideration and your support,
--- On Thu, 6/3/10, Lori McCollum <loriamcc@yahoo.com> wrote:

Dear Mr. Brusseau, I am writing to you as a concerned resident of (West) Knox County. It is my understanding that there is a request to rezone the area around Fox Road and Canton Hollow road from Low Density Residential to Rural Commercial. I understand that this request is being made by CGK, Inc. in order to open a Restaurant which would be serving alcohol to operators of cars and boats.

Although I do not live on either of these roads, I do frequently use them to travel to Kingston Pike and the Turkey Creek area. My concern is that the roads are narrow, have curves and no shoulder on either side. In addition, it is very difficult to see at night because it is so dark. The other added element of danger is the railroad crossing with no gate.

My greatest concern is for the safety of those that live and/or travel Fox Road and Canton Hollow Road. We currently have the traffic of the existing homeowners, the increase of traffic due to people like myself that use these roads as a shortcut, and now the added potential to increase traffic with patrons leaving this Restaurant after having consumed alcohol.

Besides road safety, there are other issues as well such as churches and schools nearby, noise generated from additional boat/watercraft traffic, music or other alcohol related events. If I were a resident, I would have strong objections to these issues as well. However, since I am not, I feel that it is only fair for me to comment on what I feel would affect me and that would be my personal safety. I would never be able to drive down either of these roads again without worrying as to whether the person coming from the opposite direction was under the influence of alcohol. Thank you for taking the time to read my email. Your consideration is greatly appreciated.

Regards,
Lori McCollum
903 King Charles Way(8630 Westland Drive)
Knoxville, TN 37923
691-6304

From: Mike Brusseau
To: Betty Jo Mahan
Date: 7/6/2010 8:52:03 AM
Subject: Fwd: Re: commercial rezoning of fox rd property

Re: Item 30

>>> Thomas Haws <tfhaws@yahoo.com> 7/5/2010 9:45 PM >>>
Dear Michael,

This is a follow up of a message sent on June 2. This road is not conducive to commercial uses, especially an establishment selling alcoholic beverages. The road is so narrow it is dangerous now. There is not much room for widening it and adding some alcohol-fueled drivers is not going to help matters. Please relay my feelings to the other commissioners and deny this rezoning request.

Tom Haws
828 Fox Road

From: Thomas Haws <tfhaws@yahoo.com>
To: michael.brusseau@knoxmpc.org
Sent: Wed, June 2, 2010 9:01:02 PM
Subject: commercial rezoning of fox rd property

Dear Michael:

This message is in response to proposed rezoning of Fox Road property for commercial purposes--i.e. sports bar or other such purposes. This road and adjoining area are totally unsuited for commercial purposes. This area is predominately residential and the road in question is extremely narrow and can barely accommodate two small cars on either side of the road. Shoulders are non-existent on both sides and the added traffic of a restaurant and Sports Bar is a recipe for disaster. I must tell you that every resident is opposed to this use and will oppose this proposal with all resources that are available to us. Please do not allow this plan to move forward.

Tom Haws
828 Fox Rd

6-A-10-SP- 6-C-10-RZ - cor-Visconti

Kevin C. Visconti
Chavila T. Visconti
636 Liverpool Lane
Knoxville, TN 37920
865/235/8354



July 2, 2010

Metropolitan Planning Commission

Suite 403, City-County Building
400 Main Avenue
Knoxville, TN 37902

Re: Application of CGK, Inc. to Operate a Restaurant on Fox Road
Adjacent to Fox Road Marina

We are residents of Knoxville and happy to see that Chad Kennedy has applied to operate a neighborhood restaurant on Fox Road adjacent to the Marina. A good neighborhood restaurant is needed in this area and will be another amenity for people who live here. In addition to the restaurant, there will be boat slips with access to the restaurant from land and water.

We are certain there will be some opposition based on traffic, etc., however the property Mr. Kennedy is proposing to put his restaurant on is bounded by the water, Fox Road, the Norfolk Southern Railroad tracks and is not adjacent to any homes. Additionally, it is adjacent to the Fox Road Marina and its use will be consistent with the surrounding property.

We hope you will be able to support this rezoning request.

Truly yours,

A handwritten signature in cursive script, appearing to read "Kevin & Chavila Visconti".

Kevin & Chavila Visconti

From: Mike Brusseau
To: Betty Jo Mahan
Date: 7/6/2010 8:50:36 AM
Subject: Fwd: McKenry Support of Fox Road Restaurant

Re: Item 30 (SUPPORT)

>>> "Chris McKenry" <chrismckenry@ca.rr.com> 7/5/2010 3:53 PM >>>
Metropolitan Planning Commission

Suite 403, City-County Building

400 Main Avenue

Knoxville, TN 37902

RE: Application of CGK, Inc. to Operate a Restaurant on Fox Road

Adjacent to Fox Road Marina

As the immediate neighbors of the proposed restaurant and sellers of the intended property, the Joe McKenry family, 1128 Fox Road, Knoxville, Tennessee, supports Chad Kennedy's proposed restaurant at 1104 Fox Road for several reasons.

First - This property is essentially my parents 401K for retirement. Now living in an assisted living community, the sell of this property is necessary for paying living and medical expenses.

Second - It has been impossible to find a residential buyer for the property because of the large commercial building (three stories high) located adjacent to our property line. We opposed the county's approval to Fox Road Marina to build this, yet it was granted. The property has been on the market since 2006.

Third - My family knows the value a quality family restaurant brings to a community. After 107 years serving the Knoxville food industry our business - McKenry Produce Company - was sold in 2003. We have known many quality establishments and we feel Mr. Kennedy's establishment will be an asset to the neighborhood.

When my parents bought the property in 1968 they were encouraged to open a restaurant on the lake. Even Colonel Harland Sanders, on a visit in 1969 encourage Mother and Dad to build a family restaurant on the property.

Finally - As property owners near the proposed restaurant, we look forward to being among the first diners if this is approved. My sister-in-law's home is on the property immediately to the west of the restaurant and we also own six additional acres west of her home. We would not have approved the sale for the proposed venture if we were not certain it would benefit the residents and property values of the area. Much has been said about the noise that will be generated. Growing up on the property I can honestly state there is nothing that could be louder than the train rolling down the tracks every hour or the noise generated by the equipment at Fox Road Marina.

Mr. Kennedy's proposal is consistent with the surrounding developments. I encourage you to join me in our family's support of the venture.

On Behalf of my parents,
Mr. and Mrs. Joe McKenry,

Chris McKenry
Assigned Power of Attorney

<<http://archive.constantcontact.com/fs023/1011217828203/archive/1103435902642.html>> Get It Together LA!

5853 West 6th Street

Los Angeles, CA 90036

323.525.0678 [phone]

GetItTogetherLA.com <<http://www.getittogetherla.com/>> [website]

McKenry.org <<http://www.mckenry.org/>> [blog]

Chris@GetItTogetherLA.com [email]

National Association of Professional Organizers [Board of Directors]

National Association of Professional Organizers, Los Angeles Chapter [PastPresident]

West Hollywood Chamber of Commerce [Member]

<<http://www.facebook.com/pages/Get-It-Together-LA/93968027896?ref=nf>>Facebook

[check us out] We are a professional organizing firm providing Residential and Office Organizing Solutions, Closet Design, Move Management and Residential Inventories for today's busy professionals.

From: Mike Brusseau
To: Betty Jo Mahan
Date: 7/6/2010 8:48:17 AM
Subject: Fwd: Application of CGK, Inc. to Operate a Restaurant on Fox Road

Re: Item 30 (SUPPORT)

>>> <tpett1@aol.com> 7/2/2010 4:11 PM >>>

To: Mike Brusseau

Re: 1104 Fox Road application of CGK, Inc. to Operate a Restaurant

I am writing to you in support of the 1104 Fox Road property being re-zoned for commercial use. As the Realtor representing the property for the McKenry family, I would like to share the following information with you.

This property has little value as residential usage. Due to the restrictions of easements from TVA, First Utility District (main sewer lines) and the Norfolk Southern Railroad less than one acre is available as a building site. This remaining site is within a few feet of a very busy and noisy 50 foot tall metal commercial building operated by Fox Marina.

This property has been offered for sale as a residential parcel with several leading real estate firms since December of 2006 with no offers. I believe the market has proven there is no demand, thus value for this property as residential usage.

Finally, as the McKenry family representative I support this application for restaurant use. The McKenrys have invested in this property since the 1960's as their primary retirement vehicle. With both of the McKenrys now in assisted living, it is time to sell this investment to fund their lives.

With this approval decision a family will receive their needed funds, Knox County will enjoy a larger tax yield and the community will enjoy a new family restaurant by water and land.

Sincerely,
Tom Pettitt
Realty Executives Associates Bearden
109 Northshore Drive Suite 200
Knoxville, TN 37919