

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

Jim and Judy Shawn
10225 El Pinar Drive
Knoxville, TN 37922

June 4, 2010



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

Dear Mr. Brusseau:

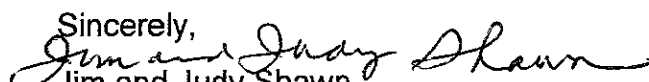
Reference MPC Files: 6-A-10-SP and 6-C-10-RZ (1104 Fox Road,
Knox County)

We would like to respectfully request that the concerns addressed in this letter be taken into consideration by the MPC and a copy be distributed to all those involved in the decision making process as it relates to the above referenced file numbers.

Our number one concern regarding the establishment of a "family style" business, ie., a sports bar/restaurant and water sports rental facility, is the safety of the traveling public who on a daily basis uses Emory Church Road, Fox Road, and Canton Hollow Road. These are narrow roads. Traveling these roads after dark in the rain is extremely dangerous. I would encourage everyone who will be voting on this rezoning to travel from Westland Drive onto Emory Church Road to where name changes to Fox Road past the site in question and cross the railroad tracks onto Canton Hollow Road to Kingston Pike. Then turn around and do the route in the opposite direction. Do it after dark and preferably in the rain. I think you will agree with us that the decision to place such an establishment in this area would make travel on these roads more hazardous.

Our second concern is noise pollution. If this is going to be a sports bar, it will probably be open late at night, especially on the weekends. The site in question is a beautiful, quiet area where wild ducks and geese raise their young each year. Herons are often seen in the area in question. If a business were to be opened on this site, most likely the owners would take advantage of the beautiful setting and set up an outside dining/bar area. Music and/or ball games on TV would most likely be in the outdoor area. Sound does travel long distances. We do not live that far from the location: just cross Fox Road, over the railroad tracks, walk across our neighbors yard and across El Pinar Drive and you will be in our yard. I am not opposed to the right to open a new business and pursue your dreams, but we are in opposition to this rezoning for the above reasons and fear that it will forever change the peaceful environment we now enjoy.

Thank you for considering our concerns regarding this rezoning.

Sincerely,

Jim and Judy Shawn

6-A-10-SP-6-C-10-RZ - Cor. Starnes

JUN 4 2010

WILLIAM H. STARNES, JR.
LtColonel, USAF (ret.)

10216 El Pinar Drive
Knoxville, IN 37922-4159
Home Telephone (865) 966-8060; FAX (865) 966-8061; Cellular (865) 719-7848
Email: starnes@tds.net

June 1, 2010

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

RE: MPC Files: 6-A-10-SP and 6-C-10-RZ
Location: 1104 Fox Road, Knox County, Knoxville, IN 37922

SUBJECT: Rezoning Request to A to CR or Rural Commercial

Ladies and Gentlemen:

Please provide a copy of this letter to all members of the Board as well as all staff associates associated with preparing documents and background for the forthcoming subject hearing.

Informal information reveals that the Fox Road Marina business was chartered in the late 1950s following the development of the Tan Rara Oeste neighborhood. It is understood that the rezoning request by the business developer was not countered by the then limited number of resident/owners in Tan Rara Oeste. I feel certain your Committee has researched this matter and has the definite dates of the establishment of both the Tan Rara Oeste community and the business now known as the Fox Road Marina.

This assumed rezoning by the Fox Road Marina *"infringed"* on the *"quite privacy"* of an *"established"* residential neighborhood without their permission. Quite understandably this situation could have occurred due to the fact that at that time the Tan Rara Oeste community construction had not developed either overlooking or expanding along Fox Road. Nevertheless, should this be the case a business rezoning and development *"set a precedence"* that the neighborhood of Tan Rara Oeste cannot accept. Furthermore, the Tan Rara Oeste residents should not be made to accept that a business might move in as *"grandfathered"* just because the adjacent Fox Road Marina business exists and has been in operation for a considerable number of years. Moreover, *"further encroachment"* of our *"quiet privacy"* is not acceptable.

Knox County history has revealed that a business development adjacent to an *"established"* residential neighborhood *"drives down"* residential property values. In this instance our community contains over 200 family residences. Either the Metropolitan Planning Commission or the County Commissions should not subject Ian Rara Oeste homeowners to *"inverse condemnation"* by changing the zoning in question. Our concern also questions what either the Metropolitan Planning Commission or the County Commissioners will next allow adjacent to our homes – a gas station, a kennel, a manufacturing plant, a re-cycling facility, etc.

Respectfully submitted,



William H. Starnes, Jr.
LtColonel, USAF (ret.)

WHS/rw

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