



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Rezoning Plum Creek and Glade**

1 message

**Michael Brusseau** <mike.brusseau@knoxmpc.org>

Thu, May 10, 2012 at 9:07 AM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;

Re: Item 28

----- Forwarded message -----

From: **Jerry Hall** <jerryjo100@gmail.com>

Date: Wed, May 9, 2012 at 6:57 PM

Subject: Rezoning Plum Creek and Glade

To: "mike.brusseau@knoxmpc.org" &lt;mike.brusseau@knoxmpc.org&gt;

Mr. Brusseau;

Having sent you an email about this matter in April I would like to reiterate I am opposed to this zoning. I don't know why it was put off until May but this is a tactic sometimes to outlast any opposition. I would appreciate a no vote on this matter.

Thank You:

Jerry Hall  
237 Wakefield Rd.[Jerryjo2@charter.net](mailto:Jerryjo2@charter.net)

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: (865) 215-2500  
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Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Rezoning of property at Glade Rd. and Plum Creek Dr**

1 message

**Eric Manneschmidt** <manofhg@gmail.com>

Wed, May 9, 2012 at 9:50 PM

To: mike.brusseau@knoxmpc.org

Cc: mark.donaldson@knoxmpc.org, buz.johnson@knoxmpc.org, bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, janet.heglar@knoxschools.org, Sam and Terry Alexander &lt;samterry@bellsouth.net&gt;

Mr. Brusseau,

I have read through the MPC PLAN AMENDMENT/REZONING REPORT and plan to be in attendance at tomorrow's meeting. I too would like you to deny the rezoning. I have taken pictures of the area and will have copies to pass out to all commission members tomorrow. One thing in particular that I would like to point out is that the aerial picture in the report is NOT accurate. Since that picture was taken, the 50' buffer zone on either side of the stream was clear cut. All vegetation was reduced to stubble. I have attached a current aerial shot (thank you Google Maps). Cutting of this zone was in violation of county ordinances, but there was no action taken at that time against the owners who I assume had the area cut. When the cutting was taking place, many residents tried to find out info regarding who authorized or directed the cutting. Those doing the cutting would not divulge any info. Now, about any time that the property is mowed, the area (buffer) along the stream is also cut.

The result of this area being cut, aside from the watershed damage that might have occurred, there has been a large increase in light and sound pollution into the neighborhood. The lights across Parkside Drive at the BMW dealership are bright and were once filtered out by the trees. Now that the trees are gone, the visibility of the entrance to the neighborhood has probably (not measured) increased drive through traffic.

When this property was truly a "recreational" area with a pool and tennis courts, the elevation was below that of Plum Creek Drive. When there was a lot of rain, it acted like a wetlands in the sense that it flooded and absorbed runoff. Many years ago, when the property changed hands (probably pre Choto Partners ownership), the pool was filled in and the whole area was raised to a level several feet above the elevation of Plum Creek Drive, as it remains today. The raising of this lot certainly decreased rain absorption and increased the immediate flow in the stream. If this property is allowed to rezone for commercial use, the addition of concrete and buildings would increase the runoff to the stream and promote more roadway flooding as well.

Sincerely,

Eric Manneschmidt  
10709 Plum Creek Drive  
694-2069



**Aerial today.jpg**  
944K

# Aerial photo 2012 (Google Maps)

