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February 13, 2013

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OF COUNSEL:
FRANCIS A. CAIN
IMOGENE A. KING

METROPOLITAN PLANNING COMMISSION

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

Re: Agenda Item No. 19
Request rezoning from C-A with Conditions to C-A without Conditions
Applicant – Carpenter's Chapel Church

Dear Metropolitan Planning Commissioners:

The above application is to rezone approximately four acres of property owned by Carpenter's Chapel Church from C-A with Conditions to C-A without Conditions. The purpose is to allow the church to sell the property to Master Dry, a company that works on building foundations throughout Middle East Tennessee.

In connection therewith, I enclose the following:

1. Letter from Pastor Garren stating the need for the sale of this property and the rezoning;
2. My letter to Roy Braden, Chief Building Official, describing the proposed use of the property by Master Dry;
3. Master Dry's layout of its facility on the property.

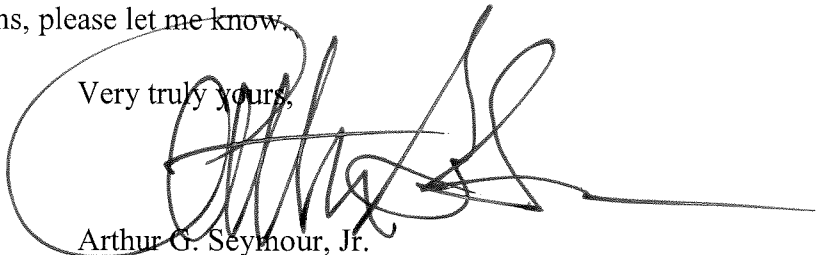
The building on the property, which is now the family life center, is ideal for Master Dry's use. The area where the property is located is close to commercial uses along Oak Ridge Highway.

There is no known opposition from adjoining property owners who have been advised by Pastor Garren of the rezoning request.

We would urge you to recommend this rezoning.

If you have any questions, please let me know.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur G. Seymour, Jr.', written over the 'Very truly yours,' text.

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:lbb

Enc.

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Carpenter's Chapel Building Families of Faith

10613 Dogwood Road
Knoxville Tennessee 37931
Phone: 865-927-5644 Fax: 865-927-6599

February 12, 2013

Thank you for your update on the Metropolitan Planning Commissions response. I have been employed by the church for the last twelve years. The first six years I was employed by the former Pastor's administration. The church membership at that time was approximately five hundred people. There were four services a week and a full time staff employed to run the ministry. The ministry produced thirty six thousand books and one hundred thousand bible based tapes each year. The traffic from that ministry was far greater than any that would be created from the sale of this property.

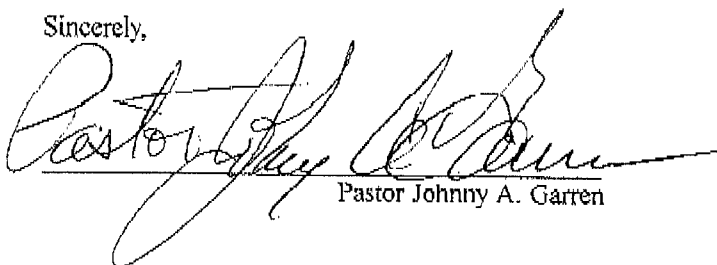
Our church now has approximately 100 members and no full time staff with limited office use. We have only two services a week with minimal traffic from the attendance. Since 2001 there has not been any new homes built on Dogwood Road. As far as I can tell no one is breaking ground to build now. This neighborhood has benefited greatly from the church's ministry. We have supplied the people with food, clothing, spiritual guidance and helped with many utilities. We have continued to do this since 1966.

Because of the dishonesty of the former Pastor, our church has suffered a loss of more than \$400,000.00. With the sale of this property we can overcome the loss we have suffered and move forward in continuing to be an asset to our community. Without the sale of this property, we will face the decision of closing our doors. Many people in this community will be impacted by this forced decision.

The property next to us, located on the corner of Dogwood and Solway Road is zoned commercial property. It is only a matter of time before it is sold and developed. Our decision to sale this property is solely to move our ministry forward. The concerns of the Metropolitan Planning Commission seem to be because they are not fully aware of what already exists in use of the facility. What we propose will not impact the community in increased traffic or any other way no more than it already has.

The Thrift Store we operated for two years brought more traffic and use than the proposal we have before you now. The same commercial zoning consideration for Master Dry's use would not present anymore impact than our Thrift Store did. All around us the community is in commercial growth. We should not be expected to suffer due to a decision that is keeping us from church growth. This area's growth is destined to turn this community into a commercial area. This is a positive move for our community and we are determined to move forward and complete God's will for our church and people.

Sincerely,



Pastor Johnny A. Garren

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December 14, 2012

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Mr. Roy Braden

Via email only: code.admin@knoxcounty.org

Knox County Code Administration & Inspection

Suite 547 City County Building
400 Main Street
Knoxville, TN 37902

Re: Rezoning Property for sale to Master Dry

Dear Mr. Braden:

Our client owns a building off of Oak Ridge Highway, which it is proposing to sell to Master Dry Foundation & Waterproofing Specialists. The building is a metal building, approximately 10,000 square feet. Master Dry specializes in basement and crawl space waterproofing, humidity control, and foundation repair. It would use the building for an office and warehouse. It would store products and some equipment in the building, and there would be an office in the building. There would be several pieces of equipment that are used at customer's work sites that would be located outside after business hours. There would be no on premise sales. All work is done at the customer's job site.

The property is currently zoned C-A, with conditions. If the condition was removed, would C-A be an appropriate zone for this business?

Would you please call me or have Mr. ~~Pieree~~ call me to discuss this?

Thank you for your assistance.

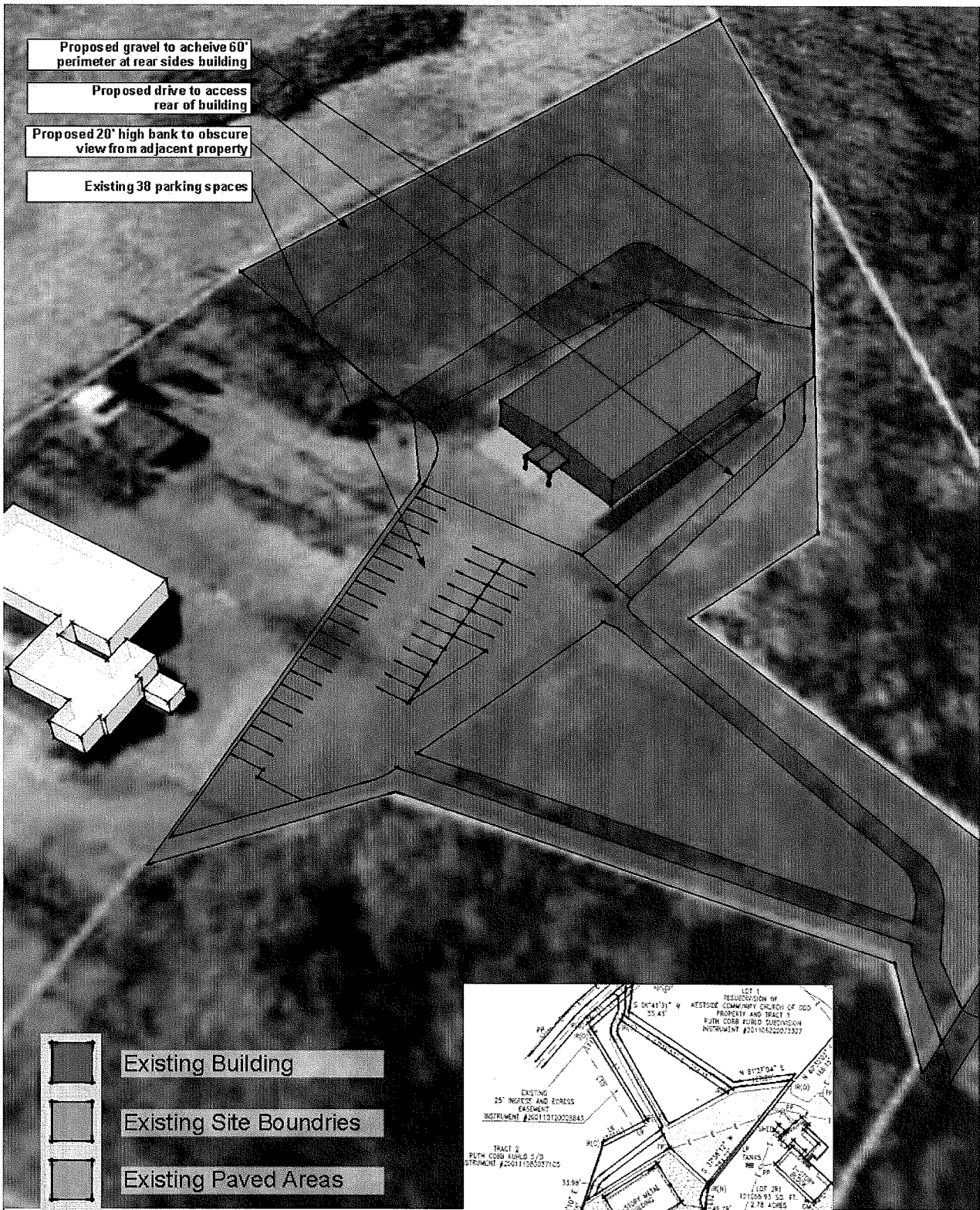
Very truly yours,


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AGSJ:ibb

- Proposed gravel to achieve 60' perimeter at rear sides building
- Proposed drive to access rear of building
- Proposed 20' high bank to obscure view from adjacent property
- Existing 38 parking spaces



- Existing Building
- Existing Site Boundaries
- Existing Paved Areas
- Existing Gravel Areas
- Proposed Gravel Areas

