
Fwd: Opposition to rezoning Patrick's Service Center

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org> Wed, Jun 11, 2014 at 10:06 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Mike Brusseau <Mike.Brusseau@knoxmpc.org>

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

From: "Rick Ford" <troutrunner@icloud.com>
Date: Jun 11, 2014 6:33 PM
Subject: Opposition to rezoning Patrick's Service Center
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: "contact@knoxmpc.org" <contact@knoxmpc.org>

Mr. Donaldson,

We are home owners in the South Doyle Neighborhood community. (South Point Community) We are strongly apposed to the rezoning of the Patricks Service Center at the corner of topside and Maryville pike. I know that this business will devalue the residential property around this area if rezoned for NC. Also this business has been cited numerous times over the past 15 years for zoning violations. This is a residential area and we don't want this business to cause anymore issues or eyesores for this community. Please call me if you need any further information. Thanks for your time and help.

Rick Ford
865-8982955

Sent from my iPhone

Sarah Powell <sarah.powell@knoxmpc.org> Thu, Jun 12, 2014 at 6:36 AM
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

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

From: **Rick Ford** <troutrunner@icloud.com>
Date: Wed, Jun 11, 2014 at 5:11 PM
Subject: Opposition to rezoning Patrick's Service Center
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc: "contact@knoxmpc.org" <contact@knoxmpc.org>

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Rick Ford
865-8982955

Sent from my iPhone

Fwd: Rezoning Patrick's service station opposition

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org> Wed, Jun 11, 2014 at 10:15 PM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>, Mike Brusseau <Mike.Brusseau@knoxmpc.org>

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

From: "Derek Jamison" <derekmjamison@gmail.com>
Date: Jun 11, 2014 10:14 PM
Subject: Rezoning Patrick's service station opposition
To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>
Cc:

Mr. Donaldson,

I'm writing to convey my opposition to the rezoning of the Patrick's service station property. This property has been cited for violations numerous times over the years, and re-zoning would allow the current or future owner to bring in undesirable business. Please work to deny the re-zoning.

Sincerely,

Derek Jamison
Homeowner
3715 South Creek Rd

Gov. John Sevier Highway

Scenic Highway
or Cluttered Junkyard?

The following pictures were taken while driving along a 5 mile stretch of Gov. John Sevier Highway from the intersections of John Sevier and Alcoa and John Sevier and Chapman Highway. Ask yourself the following question: if I were from out of town, would I believe I was driving on a scenic highway....?

“Grading” project. Oh, and how DID a grading permit get issued for agricultural land which clearly stated on the permit that it was going to be a commercial operation.....?





Imagery ©2012 DigitalGlobe, GeoEye, U.S. Geological Survey, USDA Farm Service Agency, Microsoft, 2011-2012



This pond **on adjacent property**, which has been fished in for generations, is filling with silt from the grading done for the “commercial” project on the previous slide.



Note the bottom of this stream bed is full of silt. This stream fills the pond.

According to the section 3.52.02 of the Off-Street Parking Requirements in the Knox County Zoning Ordinance, of which the Agricultural Zone must also comply with the following: *One (1) commercial vehicle shall be permitted per household living on the premises (which may be a school bus, or other vehicle not exceeding one and one-half tons rated capacity).*



This is a commercial operation but the lot is zoned agricultural



No Landscape Barrier



09/11/2012 23:24

A GOOD Example! Of blending in with
the surrounding natural landscape



Is this legal? Is it SCENIC? No barrier,
no landscaping of ANY kind!



Likewise here: no barrier, no landscaping. Is there ground contamination happening here?



Former gas station: have storage tanks been removed?
What about removal of ugly, obsolete signs?





09/11/2012 23:27

This is considered a residence? Come on, get real!
Is this appropriate for a historic scenic highway?



For sale signs indicate land is zoned commercial.....but it's not.



Is this commercial property? Is it scenic? What is the environmental impact? What is planned here?



Residence? Or “show chrome” shop?



15 acres commercial?!



Is this commercial too?



09/11/2012 23:37

And this?



And this?



For sale sign at "Wells Creek"



Future flea market?



Just Imagine.....

- Is Governor John Sevier a scenic highway or a cluttered parking lot/junk yard/flea market?
Not very scenic now & imagine what it will be if it is cluttered with a dozen more metal shed “homes” and littered with industrial trailers, rusting dump trucks and abandoned junk of all types and sizes.....?

This could happen to YOUR back yard!

- if the Sector Plan is not honored,
- if our way of life is not respected & protected,
- if our cultural and historical heritage is not preserved,
- **If elected officials and government employees refuse to enforce codes and zoning regulations.**



**Silt filling the
bottom of this
stream!**

Fwd: Please Vote NO on Agenda Item #37, Tracy

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jun 11, 2014 at 1:47 PM

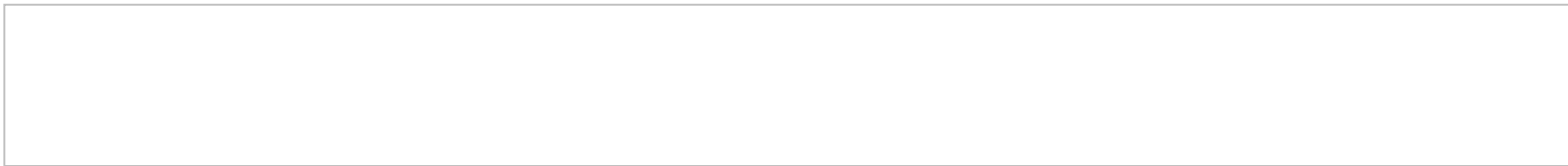
----- Forwarded message -----

From: **Name** <sturdy@bellsouth.net>
Date: Wed, Jun 11, 2014 at 1:41 PM
Subject: Please Vote NO on Agenda Item #37, Tracy
To: "contact@knoxmpc.org" <contact@knoxmpc.org>

Please don't let all of South Knox become a parking lot / junk yard. A current MPC member (in an obvious conflict of interest scenario), recently stated at an Association meeting that the South Sector Plan was "just a guideline." This is disrespectful and an insult to those of us in South Knox for whom the Plan is not "just a guideline" but our way of life. The pictures below demonstrate that we have already lost some of the peace and quiet and scenic beauty which is the reason we live here. It is why so many have worked so hard for so many years on the South Sector Plan and why it must be protected and preserved. A great deal of time and effort was put into a review of the Sector Plan not that long ago. The parties to this request had an opportunity at that time to make requests. To allow changes now renders all that work and effort meaningless. Please help us preserve our way of life and deny a request that will undoubtedly result in many more situations like those pictured below.

Thank you.

Jim Sturdevan
7524 South Point Road
Knoxville, TN. 37920





Fwd: South Knoxville Sector Plan and Rezoning

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Jun 12, 2014 at 6:36 AM

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

From: **Bea Waters** <beawaters@comcast.net>
Date: Thu, Jun 12, 2014 at 5:48 AM
Subject: South Knoxville Sector Plan and Rezoning
To: contact@knoxmpc.org

The Sector Plan and Rezoning in South Knoxville should be left as it was in 2012. We do not need anymore junk in South Knoxville and especially on John Sevier Highway.

Beatrice F. Waters
James Waters
Sue Waters
Herbert Waters, Jr.



Fwd: Item 37 Tracy Property

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Thu, Jun 12, 2014 at 10:02 AM

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

From: <marksidea@aol.com>
Date: Thu, Jun 12, 2014 at 7:49 AM
Subject: Item 37 Tracy Property
To: contact@knoxmpc.org

Good Morning,

I am writing to express my concern for the zoning proposal on today's agenda for the Topside Rd. / Maryville Pk. area. The business practice and plan proposed is not a good fit for the agriculture and residential area.

I am concerned with development of land then trying to clean up details such a zoning and violations after damage is done to the area. Not only to a local area , but also fueling the mindset that it is the way business is done in the area. A more professional approach and standard should be established so proper permits and approvals are established before large investments are made by the community.

There are plenty of parcels in the commercially established area that are available for this type of business. The planning for commercial zones, traffic, and safety is not considered with Mr. Tracy's request.

Regards,

Mark Mugford
President,
South Doyle Neighborhood Association