



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Notice of Public Hearing

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>

Mon, Nov 9, 2015 at 12:24 PM

To: Commission <commission@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYI

Michael Reynolds, AICP
Senior PlannerSuite 403, City County Building
400 Main Street
Knoxville, TN 37902

p 865-215-3827

f 865-215-2068

mike.reynolds@knoxmpc.orgwww.knoxmpc.org

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

From: **Sasha Combs** <combssasha@yahoo.com>

Date: Mon, Nov 9, 2015 at 10:26 AM

Subject: Notice of Public Hearing

To: "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>, "mike.reynolds@knoxmpc.org" <mike.reynolds@knoxmpc.org>

On Friday afternoon, November 6, 2015, I received a notice in the mail from the MCP regarding a public hearing for Thursday November 12, 2015. This notice is advising of an MPC hearing to take place concerning the rezoning of property directly behind my home Located in Camelot II subdivision off Emory Rd. I believe that this notice does not fall within the guidelines of Article II, Section 5A of the Administrative Rules and Procedures of the Knoxville-Knox County Metropolitan Planning Commission. This section states that mailed notices are to be sent at least 12 days prior to a hearing and not including the day of the hearing.

I appreciate the fact the MCP is proposing a 3 du/ac as opposed to the 5du/ac requested and a buffer zone be kept with the existing tree line. With all of that being said, I at this point I am not necessarily opposing the rezoning for the planned development, but I would like to put it on the record that I have concerns with potential drainage issues to my property. The back portion of the PR property has existing drainage issues at this time and a natural creek that runs through the property. How will this be addressed if the rezoning is approved and the development goes forward?

Sincerely,
Sasha Combs

**Arlene M. Lemiszki
7516 Brittany Drive
Knoxville, TN 37931
(865) 947-5486**

November 8, 2015

Metropolitan Planning Commission
400 Main Street
City County Building, Suite 403
Knoxville, TN 37902

Attention: Mr. Mike Reynolds (via email)

Re: File No. 11-C-15-RZ (Scott Davis)
Rezoning Application – Eagle Bend Realty

Dear Commissioners:

I am a resident of the adjacent Camelot II subdivision and writing to request a postponement of the above-referenced rezoning application.

On Thursday, November 5, after 5:00 p.m., we received in the mail a Notice of Public Hearing scheduled for Thursday, November 12 at 1:30 p.m. This postcard was postmarked November 2, 2015. With the Veterans' Day holiday, this essentially gives homeowners impacted by the above rezoning request only three business days' notice to not only research this issue, but to arrange their schedules to appear at a meeting set for the middle of a work day.

On Friday morning I called Mike Reynolds at the MPC office to inquire as to a postponement. Mr. Reynolds suggested sending a written request. During our conversation he stated that a sign should have been placed on Emory Road noticing this meeting. I advised Mr. Reynolds that if such a sign had been posted, I had not seen it. I drive that part of Emory Road almost daily. In a subsequent conversation I had with County Commissioner Brad Anders regarding this rezoning, I mentioned to him that I had not seen a sign. Commissioner Anders stated that he had not either. On Saturday afternoon my husband specifically looked for any such sign and none was posted. The impact of this rezoning will be felt not only by my subdivision, but the neighboring ones who are accessed by Emory Road. I would submit that a "public hearing" cannot be held if the "public" is not given notice.

In good faith, I telephoned Scott Davis Friday morning to see if he would agree to a postponement due to the homeowners' lack of notice. As soon as I told Mr. Davis where I lived, he made it clear that we were in an adversarial situation and suggested that I should have to pay any costs/expenses incurred by him due to a delay. Needless to say, I was taken aback. His immediate reaction and response only reinforces the need for homeowners impacted by his proposed subdivision

to be afforded reasonable and adequate time to weigh the material and possible adverse effects of this rezoning.

While Mr. Davis develops real estate by profession and deals with rezoning on a regular basis, the homeowners are in a vulnerable and disadvantaged position. A person's home is generally their biggest investment and largest asset. I believe we deserve more than three business days' notice to make an informed decision on how this proposed rezoning and new subdivision will impact our property, and to arrange our schedules to attend a public hearing on this issue.

Thank you very much for your careful consideration of this request. If you have any questions, I may be reached at the above telephone number.

Sincerely,

cc: Commissioner Brad Anders