



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

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**[MPC Comment] Agenda Item 32 File 1-F-16-R2**

1 message

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**Jed Dance** <jedd@baconco.com>

Thu, Apr 14, 2016 at 10:24 AM

Reply-To: jedd@baconco.com

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Attached please find my position against a H-1 overlay for the Cal Johnson Building.

I will be at the meeting today. Thanks

Jed Dance

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This message was directed to commission@knoxmpc.org

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 **Cal Johnson Building Letter to MPC\_41416.pdf**  
252K



www.baconco.com

April 14, 2016

MPC  
addressing@knoxmpc.org

**RE: Agenda Item 32**  
**File 1-F-16-R2**

Dear MPC,

This letter is to emphatically reiterate my consistent position that I **DO NOT WANT** an H1 overlay of any type placed on the property commonly known as the Cal Johnson building.

The events of the past three months in summary:

- ❖ Dec 9, 2015. Met with Bill Lyons and Christi Branscom  
Informed of H1 overlay petition regardless of my desire  
Informed that the H1 petition would be rescinded if I developed a plan or showed progress of a plan
- ❖ Dec 18, 2015. Met with Mayor Rogero and Bill Lyons  
Assured me that the application would be rescinded if I showed a plan or progress toward a plan for developing the building
- ❖ Feb 11 2016. Attended the MPC meeting to publicly state my protest of the H1 overlay. MPC granted me a 60 day delay to allow me time to finalize the plans that were in process.
- ❖ April 12, 2016. Met with Bill Lyons, Christi Branscom, Gerald Green and Mike Reynolds. Brian Pierce (Michael Brady Architects) and I presented the plan for the building. The meeting was very positive with some revised guidance on what percentage of the building could be removed and still receive approval
- ❖ April 13, 2016 – I read the online minutes of the agenda review meeting and was **shocked** to see that Bill Lyons had announced that he was still applying for H1 overlay.
- ❖ I have done EVERYTHING I was asked to do, in the time frame I was given
- ❖ Bill Lyons was in the meeting on April 12<sup>th</sup> and NEVER said the city had changed their mind and was not planning to honor their agreement with me.

I remain steadfast in my strong opposition to the H1 overlay. I do not want any type of overlay under any circumstances on any of the properties that I control.

- ❖ Development costs increase
- ❖ It is not consistent with zoning on the buildings in this area of downtown
- ❖ This is privately held property and we intend for it to remain that way
  - We fought Knoxville's attempt to take it for the Smokies stadium in the 1990's
  - We fought Knox County's attempt to take it for a jail in the 1990's

I would have attended the Agenda meeting on Tuesday had I known the City was changing their agreement with me. I will be at the meeting today to explain my position in person.