



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

[MPC Comment] RE: Support for file #5-A-17-SP

1 message

Kim Brown <kimbrown@comcast.net>
Reply-To: kimbrown@comcast.net
To: commission@knoxmpc.org

Tue, May 9, 2017 at 1:14 PM

This email is to express my support in favor of rezoning the referenced land to General Commercial.

Thank you,

Kim Brown

Lloyd's Refrigeration & HVAC Inc.

2501 Byington Beaver Ridge Rd.

Knoxville, TN 37931

Phone: [865-235-5754](tel:865-235-5754)

Fax: [1-866-213-6680](tel:1-866-213-6680)

Email: KimBrown@comcast.net

www.KnoxvilleCommercialRefrigeration.com



This email has been checked for viruses by Avast an virus so ware.
www.avast.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] file #5-A-17-SP

Leroy Brown <LeroyBrown@comcast.net>
Reply-To: leroybrown@comcast.net
To: commission@knoxmpc.org

Tue, May 9, 2017 at 1:16 PM

This email is to express my support in favor of rezoning the referenced land to General Commercial.

Thank you,

Leroy Brown

Lloyd's Refrigeration & HVAC Inc.

2501 Byington Beaver Ridge Rd.

Knoxville, TN 37931

Phone: [865-235-5754](tel:865-235-5754)

Fax: [1-866-213-6680](tel:1-866-213-6680)

Email: LeroyBrown@comcast.net

www.KnoxvilleCommercialRefrigeration.com



This email has been checked for viruses by Avast an'Avirus so' ware.
www.avast.com

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

[MPC Comment] file #5-A-17-SP

M

Paige Law

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M E MPE D

I am in favor of the property at the southwest corner of Oak Ridge Highway and Schaad Road to be designated as GENERAL COMMERCIAL AND NOT MIXED USE SPECIAL DISTRICT.

That area of town is in desperate need of another grocery store, gas station, and nice restaurant to name a few stores. Right now I have to travel down busy and dangerous Schaad Road to reach any of these places and having them at that corner property would be so wonderful!!

Please leave that property as GENERAL COMMERCIAL.

Sincerely,

Bobby and Paige Law
Karns residents

O M RM P P



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

[MPC Comment] Northwest county sector plan (file# 5-A-17-SP)

1 message

sunk99@comcast.net <sunk99@comcast.net>

Tue, May 9, 2017 at 9:51 AM

Reply-To: sunk99@comcast.net

To: commission@knoxmpc.org

I William Scott Story live at 5310 Schaad Rd and would like to express my support of this change for the development of the property on the corner of Clinton hwy. And Schaad Rd.

Sent from XFINITY Connect Mobile App

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 5-A-17-sp

1 message

flydaddytn1 <flydaddytn1@gmail.com>

Wed, May 10, 2017 at 11:18 AM

Reply-To: flydaddytn1@gmail.com

To: commission@knoxmpc.org

In regards to rezoning the Maddox properties at the corner of Schaad rd and Oak Ridge hwy. I completely support this item and would like to see the property rezoned.

Daniel Howard
4029 mountain vista rd
Knoxville th 37931

Sent from my U.S. Cellular® Smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Comments regarding 5-B-17-RZ and 5-B-17-SP

1 message

Austin Albright <austin.albright@gmail.com>

Wed, May 10, 2017 at 10:33 AM

Reply-To: austin.albright@gmail.com

To: commission@knoxmpc.org

To the MPC Board,


This location is not appropriate for a subdivision. It should remain RA and A. It is located in a position that is critical to the proper drainage of storm water. The alterations required to make such a steep lot build-able will result in nothing but issues. There is also the matter of the high flow spring on the property that is the head waters of the unnamed creek that flows south along N. Campbell Station Rd till it joins Hickory Creek. The water from this spring is used by the downstream properties. While it may not be currently used the main home on the lot has a pump house in the spring, so at least at one time it was the water source used on the property.

Please, see the attached PDF for more details regarding the drainage and also the poor location that this lot is both in regards to the need (lack there of) housing in the area and the already strained traffic artery that is N. Campbell Station Rd. between Yarnell Rd. and Harden Valley Rd.

Respectfully,
Austin Albright

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This message was directed to commission@knoxmpc.org

 Comments_on_5-B-17-RZ_and_5-B-17-SP.pdf
684K



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

[MPC Comment] File #5-A-17-SP

1 message

Jonathan Thawley <kc8cpw@gmail.com>

Wed, May 10, 2017 at 12:37 PM

Reply-To: kc8cpw@gmail.com

To: commission@knoxmpc.org

I am in full support on a sector plan change that will be addressed for the property located at 6717 Oakridge Hwy (Schaad rd intersection).

Please approve the change quickly and swiftly.

Thanks,
Jonathan

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #5-A-17-SP

1 message

'Lorie Fox' via Commission <commission@knoxmpc.org>

Wed, May 10, 2017 at 10:47 AM

Reply-To: lfox1975@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I am writing to express my support of the Malone's plans for a commercial development with Maddox Properties at the intersection of Schaad Road and Oak Ridge Highway; File #5-A-17-SP. I've been a Karns resident for 15 years and use this intersection frequently. The lack of gas stations between Western Avenue and Oak Ridge highway, and Clinton Highway and Oak Ridge highway make drivers vulnerable to accidents or breakdowns when needing to refuel in high construction areas or narrow roads. Our community needs more aesthetically pleasing businesses that meet the needs of our community such as fuel station, grocery store and restaurants. Thank you to the MPC for protecting the residential, rural small town feel while still allowing growth of Karns.

I look forward to the successful project and being a patron of this business center.

Lorie Fox
3841 Elizabeth Downs Lane
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Maddox Property, Agenda Item #39, MPC File #5-A-17-SP, #5-A-17-RZ

1 message

cdgreenwood via Commission <commission@knoxmpc.org>

Wed, May 10, 2017 at 3:42 AM

Reply-To: cdgreenwood@cs.com

To: commission@knoxmpc.org

Given that there are still meetings going on between MPC staff and the owners and developer on this project, I respectfully request a delay in consideration of the above-referenced agenda item, to the June meeting, in order for the public to have adequate time to learn the outcome of these discussions and weigh in on those proposed plans.

Thank you.

Carolyn Greenwood
3224 Boomerang Lane
Knoxville, TN 37931
[865-254-5039](tel:865-254-5039)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Support File 5-A-17-SP

1 message

Natalie Bruhin <natbruhin@gmail.com>

Wed, May 10, 2017 at 10:51 AM

Reply-To: natbruhin@gmail.com

To: commission@knoxmpc.org

We support Donnie Malone (5-A-17-SP) asking for change to the Northwest County Sector. We have lived in the Powell/Karns area our entire lives. We believe that changing the zoning in this area to General Commercial will greatly benefit our community in the long run. It opens the area up for gas stations, restaurants, etc to be built in the area. Creating more jobs and revenue for the county.

Thank you,
John and Natalie Bruhin

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] support of file #5-A-17-SP

1 message

heather story <heather_story@msn.com>

Wed, May 10, 2017 at 10:58 AM

Reply-To: heather_story@msn.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

I am in support of the change at 6717 Oak Ridge Hwy file #5-A-17-SP. I feel that this could bring in much needed jobs and revenue for our community.

Heather Story

5310 Schhad Rd.

Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Maddox Property Agenda Item #39 MPC File #5-A-17-SP #5-A-17-RZ

1 message

Kayla Lucas <kaylaamazing@gmail.com>

Wed, May 10, 2017 at 2:10 PM

Reply-To: kaylaamazing@gmail.com

To: commission@knoxmpc.org

I am writing to SUPPORT the request in item #39 of the agenda for May 11th 2017 meeting to amend the Northwest County Sector plan for mixed use special district to general commercial for the Maddox property located at the Southwest corner of Oak Ridge Hwy and Schaad Road.

Thanks,

Kayla Lucas
1228 Haralson Lane
Knoxville, TN 37938

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please Approve File #5-A-17-SP

1 message

Kara Malone <kara.malone@comcast.net>

Wed, May 10, 2017 at 3:00 PM

Reply-To: kara.malone@comcast.net

To: commission@knoxmpc.org

Cc: dmalone33@bellsouth.net

Good Afternoon

My husband, Donnie Malone and I are the property owners at 6717 Oakridge Hwy, Knoxville, TN 37931. We would love for the MPC to approve the sector plan amendment for our property. This land is family land. There are memories, birthday parties, bbq's and hayrides – joyous and sad occasions that have all been shared on this property. I got engaged to my husband on the front steps of his family home on this property. It has not been an easy decision or one that has been taken lightly to lay the hopes and dreams of our families future into the hands of a committee, or into the hands of a developer. As a family we have always loved our discussions at our dinner table and what we call family meetings. We discuss the most important matters happening in our daily lives. Tomorrow our family will sit in on your family meeting.

Our community has a great desire for sustainable businesses to be brought to the area. They want grocery stores, gas stations, and restaurants their families can visit after long nights at the ballfield. The requests we have received on social media have been overwhelming and gratifying to know that our families decision to develop and sell our family land is approved by our community.

We thank you for your time and careful consideration,

Kara and Donnie Malone

Kara

Kara Malone

Ridgeview Baptist Church

Ministry Assistant

[\(865\)688-8822](tel:8656888822)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please Approve File #5-A-17-SP

1 message

Kara Malone <kara.malone@comcast.net>

Wed, May 10, 2017 at 3:00 PM

Reply-To: kara.malone@comcast.net

To: commission@knoxmpc.org

Cc: dmalone33@bellsouth.net

Good Afternoon

My husband, Donnie Malone and I are the property owners at 6717 Oakridge Hwy, Knoxville, TN 37931. We would love for the MPC to approve the sector plan amendment for our property. This land is family land. There are memories, birthday parties, bbq's and hayrides – joyous and sad occasions that have all been shared on this property. I got engaged to my husband on the front steps of his family home on this property. It has not been an easy decision or one that has been taken lightly to lay the hopes and dreams of our families future into the hands of a committee, or into the hands of a developer. As a family we have always loved our discussions at our dinner table and what we call family meetings. We discuss the most important matters happening in our daily lives. Tomorrow our family will sit in on your family meeting.

Our community has a great desire for sustainable businesses to be brought to the area. They want grocery stores, gas stations, and restaurants their families can visit after long nights at the ballfield. The requests we have received on social media have been overwhelming and gratifying to know that our families decision to develop and sell our family land is approved by our community.

We thank you for your time and careful consideration,

Kara and Donnie Malone

Kara

Kara Malone

Ridgeview Baptist Church

Ministry Assistant

[\(865\)688-8822](tel:(865)688-8822)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] (Reference file #5-A-17-SP)

1 message

HOA PRES <danielyarnell@gmail.com>

Wed, May 10, 2017 at 2:55 PM

Reply-To: danielyarnell@gmail.com

To: commission@knoxmpc.org

I oppose this Sector Plan change. Let's quit planning then change.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] File #5-A-17-SP

1 message

Donnie Malone <dmalone33@bellsouth.net>

Wed, May 10, 2017 at 2:49 PM

Reply-To: dmalone33@bellsouth.net

To: commission@knoxmpc.org

My name is Donald Malone, as the land owner I am in favor of the rezoning of my property. I have lived in the Karns community my whole life and want to see the community grow. I feel that the rezoning will allow my community to benefit greatly from new jobs and more quality businesses for everyone to use. Thank you for your time.

Sincerely,

Donald Malone

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Maddox Property, Agenda Item #39 (file #5-A-17-SP)

1 message

Justin Cullars <jhcullars@gmail.com>
Reply-To: jhcullars@gmail.com
To: commission@knoxmpc.org

Tue, May 9, 2017 at 8:46 AM

I oppose this request to rezone this property. I live adjacent to it.

Justin Cullars
4603 Beaver Ridge Rd.
Knoxville TN, 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] file no. 5-A-17-SP

1 message

Donna Ellstrom <dellstrom510@att.net>

Mon, May 8, 2017 at 9:05 AM

Reply-To: dellstrom510@att.net

To: commission@knoxmpc.org

Concerning file no. 5-A-17-SP, I urge you to not allow an exception to the sector plan that we just so recently studied and approved. This property is at the corner of Schaad Road and Oak Ridge Highway. I am a long-time resident of Kams and wish to see it remain a beautiful rural community.

Donna Ellstrom
dellstrom510@att.net
3622 Laurel Oak Lane
Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Maddox Property, Agenda Item #39, MPC File #5-A-17-SP, #5-A-17-RZ

1 message

cdgreenwood via Commission <commission@knoxmpc.org>
Reply-To: cdgreenwood@cs.com
To: commission@knoxmpc.org

Tue, May 9, 2017 at 6:35 AM

Commissioners:

I am writing to oppose the request in Item #39 of the Agenda for the May 11, 2017 MPC meeting to amend the Northwest County Sector Plan from Mixed Use Special District to General Commercial for the Maddox property located at the southwest corner of Oak Ridge Highway and Schaad Road. I will unfortunately be unable to attend the MPC meeting this Thursday, so I am presenting my views here, instead, for your consideration.

Keeping this property Mixed Use Special District is more consistent with the land use designations of surrounding property

In the Sector Plan, Schaad Road north of Oak Ridge Highway is designated as Mixed Use Special District and Schaad Road south of Oak Ridge Highway is designated as Mixed Use Special District except for one section of it that is Medium Density Residential. Surrounding sections of Oak Ridge Highway are currently designated as Hilltop and Ridge Protection and Low Density Residential. General Commercial is not as compatible with these surrounding designations as Mixed Use Special District which is designed to be more attractive and walkable so as to accommodate a mixture of residential and commercial businesses.

The Northwest County Sector Plan specifically notes there is not a need for Schaad Road to be designated General Commercial

Schaad Road is designated as Mixed Use Special District in the Sector Plan because it would allow for more attractive development in an area that already has a mixture of homes and businesses (including a municipal golf course). It was specifically noted in the Plan that there is no need to make Schaad Road a General Commercial area because there are already plenty of strip malls on Clinton Highway, which is located to the north of Schaad Road.

Allowing this property to become General Commercial would encourage future changes that contradict goals expressed in the Sector Plan and by the public

One of the clear messages conveyed by the public at Sector Plan meetings with MPC staff in Karns is that Karns residents do not want Oak Ridge Highway to become another Clinton Highway, which has been overrun with ugly strip malls and car lots, seedy-looking establishments, minimal vegetation and landscaping, and numerous vacant and uncared for buildings and properties -- as well as being unsafe for pedestrians and bicyclists. Allowing the Maddox property to be designated as General Commercial would make it easier for additional parts of Oak Ridge Highway to be changed to a General Commercial designation in the future, which would be contrary to the Sector Plan and to the express desire of residents who are concerned about preserving the quality of life in the area.

Allowing a change to this property's designation in the Sector Plan sends the wrong message about the value of planning and concern for quality of life

Allowing this kind of unnecessary and unsupportable change to the Sector Plan, especially when the ink on the plan is barely dry, having just been adopted in 2016, sends the message that Sector Plans are not taken seriously and can be easily ignored and easily changed. This discourages future public involvement in planning and jeopardizes the quality of life that is such a big part of what makes this area so desirable.

Thank you for the opportunity to comment on this matter.

Sincerely,

Carolyn Greenwood
3224 Boomerang Lane

5/9/2017

KnoxMPC Mail - [MPC Comment] Maddox Property, Agenda Item #39, MPC File #5-A-17-SP, #5-A-17-RZ

Knoxville, TN 37931

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This message was directed to commission@knoxmpc.org