



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

[MPC Comment] ReZoning on Asheville Hwy

1 message

Jessie Cantrell <jes.cantrell@gmail.com>

Fri, May 18, 2018 at 10:05 AM

Reply-To: jes.cantrell@gmail.com

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

Hello,

My family lives off the Asheville Hwy exit on Bona Road. We have three small children and love living in East Knoxville. We love taking care of the community and are trying to improve the area so that more resources and young families move to this area as well.

ReZoning the area of Asheville Hwy by John Sevier to commercial land would place a huge set back to everything we are working toward and I can't find any residents who support the decision to rezone. We do not want more huge trucks on our roads and at all times of the day and night. It's completely opposite of what we would like to see more of. Please consider the community and families here and Work to not allow this to happen. Or please slow down the process so we can inform more residents and give them time to let their voices be heard.

Thanks for you time!

Jessie

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning of MPC file No. 5-B-18-SP and 5-F-18-RZ FRESINIUS USA Manufacturing, Inc

1 message

Allen Holloway <allenholloway27@gmail.com>
Reply-To: allenholloway27@gmail.com
To: commission@knoxmpc.org

Thu, May 3, 2018 at 5:44 PM

To Whom it may concern I'm ALLEN HOLLOWAY This property they are wanting to rezone is behind me. If it goes through then this place will be in my back yard along with my neighbors back yard. FRESINIUS is wanting to put a trucking company on that property. I don't want this to happen. I'm a sprinkler inspector on fire systems so I do the sprinkler inspections on some trucking companies. They are lights everywhere in night it looks like day light. They are loud you have truck coming and going. You have fork trucks that are loud. You hear the intercom all the time. We hear the traffic from I40 all day and all night. Johnsevier hwy has a lot of traffic now it's hard getting from Hammer rd as it is and if you let the trucking company move in it will make it even that much harder to get out. The man that's selling the property and trying to get it rezoned came by my house Saturday April 28 2018 and told me that he's going to get his property rezoned I ask why and he looked me in the eye and said he was wanting to build a couple of houses. Now he's going through the neighborhood telling the neighbors that I'm all for it and I'm not for this.

Sent from my iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning 5-B-18-sp

1 message

Donna Williams <creativetrims@earthlink.net>

Fri, May 4, 2018 at 1:19 PM

Reply-To: creativetrims@earthlink.net

To: commission@knoxmpc.org

I live at 6303 Hammer Road, Knox. 37914. This property has been in my family for approximately 175 years. The purposed development of the adjoining property would be detrimental to every property owner in this community. Our property values would surely decrease. No one wants to live with 24/7 noise and light, traffic. This attempt to rezone was done very underhandedly. The rezoning signs were intermixed with 7 other political signs of the same size, resulting in no one even noticing them. Not one neighbor was contacted about the sale of this property until Mr. Seymour was notified of this fact on April 26. Mr. Sherrod had previously assured Mr. Seymour that he had talked to everyone and the community was in favor of this. After the lawyers contacted Mr. Sherrod he did get out in the community and speak with people and move the signs to a more visible spot. This is not the way to win support for this project.

I sincerely hope that you will take into consideration the people in this district when you vote.

Sincerely,

James Williams Jr.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FW : Fresenius at John Sevier

1 message

Darrel Mendenhall <darrelm@comcast.net>
Reply-To: darrelm@comcast.net
To: commission@knoxmpc.org

Sun, May 6, 2018 at 5:56 PM

No, no, no! Please, no.

Truck traffic. Pollution in the creek and river. Noise.

There has to be a more appropriate site for this.

Darrel Mendenhall
Pine Grove Road
East Knox Co

May 10, 2018 MPC

Agenda

38.

FRESENIUS USD MANUFACTURING, INC.

East side E. Governor John Sevier Hwy., north of Hammer Rd.,

Commission District 8.

a. East County Sector Plan Amendment

5-B-18-SP

From LDR (Low Density Residential) to GC (General Commercial).

b. Rezoning

5-F-18-RZ



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

[MPC Comment] Fwd: Rezoning on Gov John Sevier Highway

1 message

Amy Brooks <amy.brooks@knoxmpc.org>
Reply-To: amy.brooks@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, May 7, 2018 at 12:17 PM

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

From: mlavender448 <mlavender448@yahoo.com>
Date: Mon, May 7, 2018 at 12:11 PM
Subject: Rezoning on Gov John Sevier Highway
To: ally.ketron@knoxtrans.org

To Whom It May Concern,

My name is Lori Lavender, live at 6105 Hammer Rd with my family. We recently moved from New York and found a home perfect for us here in Knoxville. I am opposed to the rezoning of the property directly behind ours. We have no desire to live next to a trucking warehouse. We came here to enjoy this scenic highway and all the beauty Knoxville has to offer. I will be attending the rezoning meeting downtown, this Thursday, 5/10/18 1:30 with the rest of our neighbors. Please reconsider, because I don't think you would want it in your backyard either.

Sincerely,

Lori Lavender
315-251-5782

lorilavenderrn@yahoo.com

--

Amy Brooks, AICP
Planning Services Manager

865-215-4001 office
865-679-9020 cell

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] No. 5-B-18-SP and 5-F-18-RZ

1 message

csm1011@att.net <csm1011@att.net>

Sun, May 6, 2018 at 11:28 PM

Reply-To: csm1011@att.net

To: commission@knoxmpc.org

Dear commission members:

Our neighborhood has VERY recently heard of a proposed meeting taking place on May 10, 2018 for the rezoning of property on John Sevier Hwy/ Hammer Rd. I am in total opposition of the proposed change. When I say recent, Saturday, April 28, we began hearing talk of post cards from MPC being received. Then we became more curious and began looking for signs. There was some signs posted on the property of discussion but were not close to the road and camouflaged in political signs-barely visible (most likely by design). The applicator, Mr Seymour confirmed plans for a logistics center which would operate 24/7 adding noise, lighting, and trucks entering and exiting an already heavily traveled John Sevier Highway (a 2 lane scenic highway already carrying approximately 13,000 vehicles daily). I am 65 years old and my family has lived at 6120 Hammer Road for almost 40 years. I grew up on this land. A rezoning would forever change the agricultural, rural neighborhood. I am respectfully requesting your support in denying this rezoning effort.

Respectfully submitted,

Carolyn Sue McLain
6120 Hammer Road
Knoxville

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning 5-B-18-SP

1 message

Donna Williams <cantrefuseit@gmail.com>

Sat, May 5, 2018 at 1:43 PM

Reply-To: cantrefuseit@gmail.com

To: commission@knoxmpc.org

I am again addressing the MPC regarding the rezoning of the JSH property. Mr. Sherrod dropped off a letter this morning stating their plans for this property. It states in the letter that we, the community, misunderstand which piece of property is for sale. Rest assured we are not confused at all. No one ever thought the property that fronts Hammer Road is included. We have too much to worry about the monster that is coming in our back door to worry about the front door. He seems to imply that the reason for the opposition to this rezoning is because of a misunderstanding on our part. We, as a community, understand perfectly which property is up for rezoning.

Sincerely,

Donna Williams

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning MPC 5-B-18-SP

1 message

Donna Williams <cantrefuseit@gmail.com>

Fri, May 4, 2018 at 2:30 PM

Reply-To: cantrefuseit@gmail.com

To: commission@knoxmpc.org

Gov. John Sevier Hwy. Has been designated as a scenic hwy. Let's keep it that way. Please consider the people of this community and vote against this rezoning. Mr. Sherrod had not been truthful with the people here, nor with the lawyers representing Fresenius. Hiding rezoning signs amongst political signs is wrong. Not giving the community a chance to voice their oppinion because they were unaware of this is also wrong. Sincerely, Donna Williams

--

This message was directed to commission@knoxmpc.org



0504181055.jpg
2393K

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
RICHARD E. GRAVES



client-centric & committed to success

office 865.546.9321
office fax 865.637.5249

550 W. Main Street
Suite 500
P.O. Box 39
Knoxville, Tennessee 37901

of counsel
FRANCIS A. CAIN
IMOGENE A. KING
JASON T. MURPHY

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

May 7, 2018

Via E-mail

MPC Commissioners

Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Item No. 38 - Fresenius USD Manufacturing, Inc.

Dear Commissioners:

In connection with the above zoning application, I enclose herewith economic data concerning Fresenius's plans for east Knox County. I am also enclosing herewith a very preliminary site plan of the proposed logistics facility.

I am in the process of getting some more information at this time which I will furnish you hopefully prior to your meeting tomorrow or Thursday.

Very truly yours,

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:dmm
Enc.

Arthur G. Seymour, Jr.

From: Doug Lawyer <dlawyer@knoxvillechamber.com>
Sent: Wednesday, April 04, 2018 10:26 AM
To: Arthur G. Seymour, Jr.
Subject: RE: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

Got it, thanks.

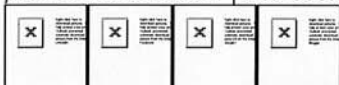
From: Arthur G. Seymour, Jr. [mailto:ajseymour@fmsllp.com]
Sent: Wednesday, April 4, 2018 8:39 AM
To: Doug Lawyer <dlawyer@knoxvillechamber.com>
Subject: FW: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

See below

Arthur G. Seymour, Jr. Attorney



550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: ajseymour@fmsllp.com



Notice: This electronic mail transmission may constitute an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that our address record can be corrected.

For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

From: Rainer Schmiedt [mailto:Rainer.Schmiedt@fmc-na.com]
Sent: Thursday, March 29, 2018 5:26 PM
To: Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>
Cc: dresnick@13fi.com
Subject: RE: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

Yes, the manufacturing facility cannot expand and increase production without this proposed warehouse/distribution center to store and distribute its output. It's critical we get this built and operational before end of 2019 when manufacturing facility starts pumping out large volumes of product.

From: Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>
Sent: Thursday, March 29, 2018 5:18 PM
To: Rainer Schmiedt <Rainer.Schmiedt@fmc-na.com>
Cc: dresnick@13fi.com
Subject: [EXTERNAL EMAIL] RE: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

NOT an FMCNA email - External email

Does this also help expand the existing facility

Arthur G. Seymour, Jr. Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: ajseymour@fmsllp.com

Notice: This electronic mail transmission may constitute an attorney-client communication that is privileged at law. It is not intended for transmission to, or receipt by, any unauthorized persons. If you have received this electronic mail transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that our address record can be corrected.

For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at www.fmsllp.com

From: Rainer Schmiedt [<mailto:Rainer.Schmiedt@fmc-na.com>]

Sent: Thursday, March 29, 2018 5:11 PM

To: Arthur G. Seymour, Jr. <ajseymour@fmsllp.com>

Cc: dresnick@13fi.com

Subject: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

Good afternoon, Arthur.

Hopefully we'll gain approval before Monday from Tom Hale (on behalf of sellers) to submit for zoning and sector plan amendment on Mon (April 2).

Economic impact from:

A) Recently built manufacturing plant at 5105 South National Drive:

- a. \$45M in capital spent, and plan for further expansions over the next few years.
- b. Employees:
 - Directs - 81
 - Indirects - 65
 - Total - 146 employees right now, and will increase to 500+ over the next 4-5 years.

B) Proposed 618k SF Warehouse/Distribution Center (expandable to 868k SF) at 5304 E Governor John Sevier Hwy (see map and proposed site plan below).

a. Estimated \$50M in capital including state of the art systems. This estimated amount is prior to any potential future expansions.

Employees:

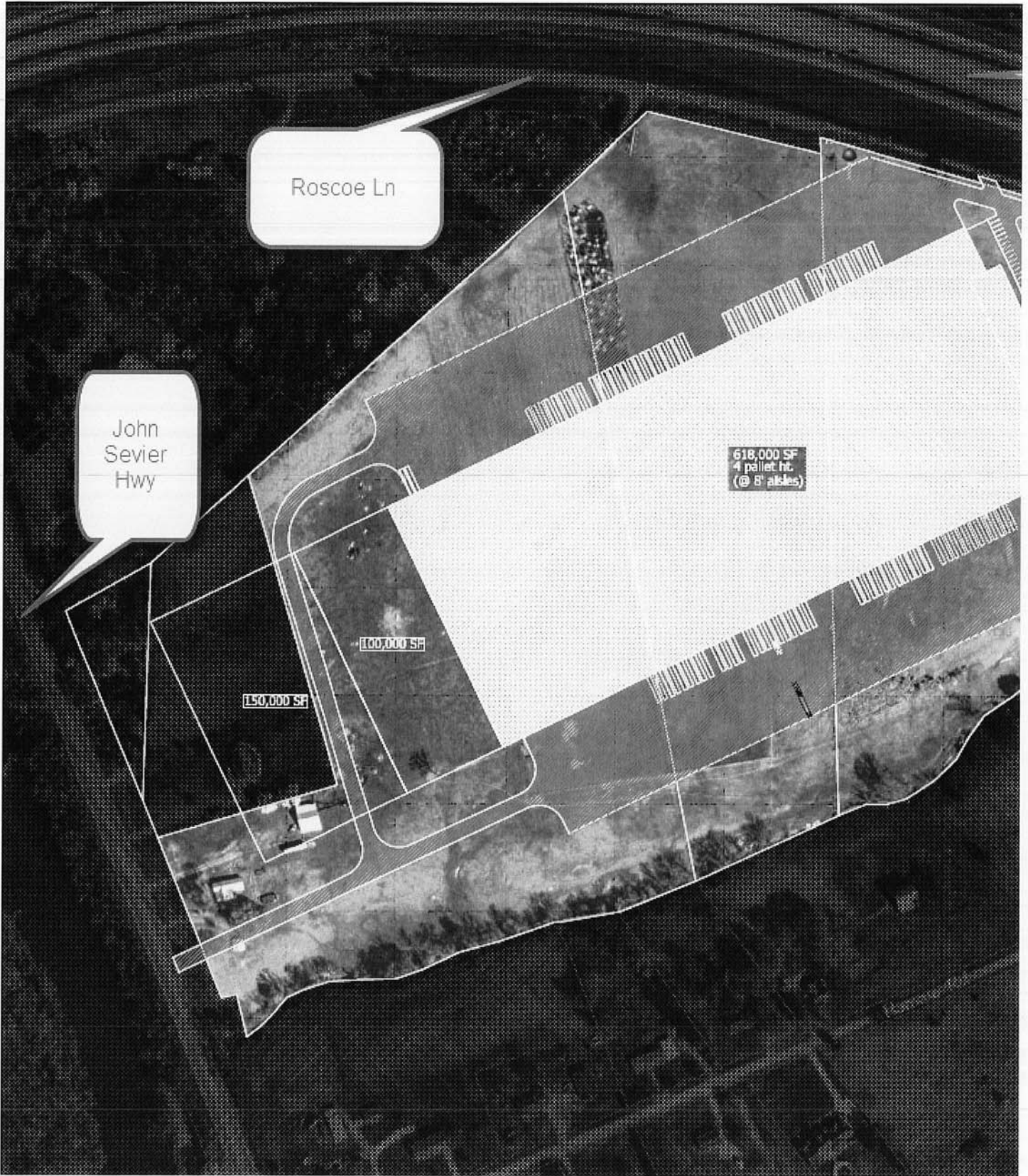
- a. 40-60 new drivers at \$23-\$27/hr
- b. 125-175 new employees at \$12-\$16/hr

Total 165-235 new employees initially.

Please let us know if you need anything else.

Thank you,
Rainer





This email has been checked for viruses by Avast antivirus software.
www.avast.com





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

[MPC Comment] Rezoning John Sevier Highway north of Hammer Road 5-B-18-SP 5-F-18-RZ

1 message

'Tracy Parrott' via Commission <commission@knoxmpc.org>
Reply-To: cruisen296@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, May 7, 2018 at 9:35 PM

Dear Commission:

Our name is Jerry & Tracy Parrott, we live at [6127 Hammer Road](#). We became aware of the rezoning when we received the postcard from the MPC on Friday, April 27, 2018. I called and spoke with Mr. Seymour on Monday, April 30, 2018 requesting information. He gave me what information he could.

The Sherrods and Bells that are selling this land do not live on Hammer Road. They have land on Hammer Road but it is FARM land that they are not selling.

This rezoning will affect our home 1000%. Our property is directly behind (marked on MPC map attached circled in blue) this huge facility they are wanting to build. We have 2 acres of land, we use all 2 acres, we enjoy our outside. It is so peaceful here. I can not imagine a 24/7 trucking facility in our back yard. The parking lot for this facility will be 60 feet off our property line. This is a family community not a commercial community. The traffic and construction will be unbearable.

As of now this part of E. Governor John Sevier Highway has approximate 13000 vehicles a day on it. It will be so dangerous to add more traffic here. There is more suitable land that is available in Knox County for this manufacturing plant.

East Governor John Sevier Highway is a scenic highway. This part of the highway and Hammer Road is residential with beautiful homes that families have worked so hard on.

Please help us by denying this rezoning. Thank you for your consideration in helping us with this.

Sincerely,

Jerry & Tracy Parrott
[6127 Hammer Road](#)
[Knoxville, TN 37914](#)
[\(865\)924-9179](#)
cruisen296@yahoo.com

--

This message was directed to commission@knoxmpc.org

8 attachments

backyard.jpg
139K



bridge.jpg
405K



creek 2.jpg
363K



creek.jpg
374K



creek 3.jpg
456K



Home.jpg
193K



backyard 2.jpg
212K



MPC map.jpg
401K



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

[MPC Comment] The rezoning of John Sevier Highway and North of Hammer Road (5-B-18-SP 5-F-18-RZ)

1 message

Allison Decker <decker1996@sbcglobal.net>
Reply-To: decker1996@sbcglobal.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, May 8, 2018 at 9:56 PM

Fellow Commissioners,

I understand that the property behind Hammer Road on John Sevier Highway is looking to be rezoned as commercial property. My future Mother-in-law lives on 6127 Hammer Road. Their property is beautiful, quiet and best of all so peaceful. I really don't want a million square foot trucking facility to taint that property. The community surrounding the area is wonderful. Everyone gets along. We see couples on their evening walk every night and you know exactly who's dog belongs to who. I spend so much of my time out on their property because of how much I enjoy it and when my fiance, Dustin Whitaker, inherits the land I hope to be able to raise my kids in such a loving community. I want my kids to be able to grow up with fresh air, lots of room to run and play, and a community to look after them. That is where this property lies. Right smack in the heart of farm land, Knox county. I urge MPC to vote no on rezoning this land. There a plenty of other places to put this large trucking facility that aren't right in the middle of a quiet community, or even right in the middle of a bunch of houses either. Can you image the amount of pollution that will be pumped into the surrounding air? Who would want to live that close to that pollution?

Please consider the community this will be effecting and vote no on rezoning the land on John Sevier Highway.

Sincerely,
Allison Decker

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The rezoning of John Sevier Highway and North of Hammer Road (5-B-18-SP 5-F-18-RZ)

1 message

'Dustin Whitaker' via Commission <commission@knoxmpc.org>
Reply-To: whitaker296@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, May 8, 2018 at 9:45 PM

Dear Commissioners:

My name is Dustin Whitaker and my parents live at 6127 Hammer Road. I am frequently helping out at their house and enjoying the 2 acres they live on. Even though I no longer live at this residence I am there often and one day it is the home I will be inheriting and raising my kids in. A little over 2 weeks ago on April 27, 2018 my mother called me to inform me that there was plans to build a one million square foot trucking facility on the property behind their house. Immediately my heart broke, because what makes that property so great is how quiet it is. You can go in the yard and hear yourself breathe and think. That is no longer the case in many parts of Knox county anymore. The community we have established on Hammer road is a quiet, loving, and respectable cohort. The effect that the anticipated trucking plant will have on this community is drastic.

I understand how appealing this may come across in a monetary and job perspective. I want to clearly state that I am all for adding jobs here in Knox county, however there are better places to put such a large facility. Right off the bat, there is land on Strawberry Plains Pike, right down the road from where they currently want to build, that is already zoned commercial, and is big enough to hold the trucking plant as big as they want it. The land off John Sevier Highway has always been farm land. The land surrounding the property is farm land. The amount of farm land in Knox county is slowly dwindling. Wouldn't everyone be happy if the land on John Sevier Highway stayed farm land and the trucking plant was built somewhere that is already zoned commercial.

I can do a quick search on Zillow and find that there are many properties for sale today in Knox county at reasonable prices that have much more acres then the one they are currently interested in on John Sevier Highway AND are not in a current farm land community.

I urge you to consider the people effected by the building of this trucking facility and to vote no on rezoning this land.

Sincerely,

Dustin Whitaker
(865)-924-3450

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Comment: 5-B-18-SP & 5-F-18-RZ

1 message

E. M. <ellieileen@gmail.com>
Reply-To: ellieileen@gmail.com
To: commission@knoxmpc.org

Tue, May 8, 2018 at 10:29 AM

Commissioners,

I am writing to bring to your attention a proposed rezoning on your agenda for May 10, 2018 that would alter the rural character of the area and create safety concerns with increased trucking traffic. Fresenius is seeking to rezone an agriculture/residential 57-acre property at East Governor John Sevier Highway and Hammer Road. My husband and I bought a home in this area, less than 2 miles from this 57 acre property, close to five years ago because of its quiet, rural scenery. We bought in this area in hopes of raising our family near pasture, forest, and friendly neighbors, NOT near manufacturing and trucking.

This stretch of the highway consists of residential homes and farms and I cannot see how a large shipping/distributing facility would fit in. I cannot stress enough the adverse impact this development would have on the area. The MPC initiated the John Sevier Highway Corridor Study to engage a group of stakeholders to come up with policy initiatives to "protect rich historic assets, rural character and scenic qualities of the corridor." This proposed change completely undermines that goal and will be detrimental to the neighbors in the area. The increased noise, traffic, and pollution from the trucking center will negatively impact the residents of the area and interfere with their enjoyment of their own property. This change will certainly lead to a decrease in property values for the surrounding area and in turn hurt our small, working-class family.

I certainly hope we can count on your support to oppose this change.

Thank you,

--

Elizabeth Moore
6613 Pine Grove Road
Knoxville, TN 37914

--

This message was directed to commission@knoxmpc.org

Jerry P. Glenn
5504 E Governor John Sevier Hwy
Knoxville, TN 37914

05/08/2018

Knoxville-Knox County
Metropolitan Planning Commission
401 Main St, #403
Knoxville, TN 37923

Re. Rezoning **5-F-18-RZ**, Plan Amendment **5-B-18-SP**
5304 E Governor John Sevier Hwy
Fresenius USA Manufacturing, Inc.

Commissioners:

With full authority and endorsement of the **Three Rivers Preservation Association** we ask that you please accept this, our opinion based on factual information attached, as a reasonable **Request for Denial** of the change of Sector Plan and the change of Zoning for the subject parcels referenced above.

We are concerned that the subject property owners are aware that their requests for **Spot Zoning** are not in the best interests of the community in which they are located. Their bold attempt to **camouflage the notification signs** required by the MPC, indicates their willingness to deal unfairly with the impacted citizenry. Attached are photos of the signs as they have appeared since posting. **Exhibit "A"** Thank you for the following up with notification cards, otherwise most of us would not have been aware of the proposals.

Other primary concerns

1. Generally speaking, Planned Commercial uses, especially a Trucking Terminal are not a suitable mix for any residential neighborhood. After visits to comparable facilities we were alarmed at the intensity of the high output lighting that was prevalent all night. It sounded as though all the forklifts were equipped with high db backup horns which rarely quietened. I can't imagine trying to sleep through either the excess light or sound. We hereby request a copy of the **Environmental Impact Study** that surely is needed before any consideration of plan or zoning change. Amid the constant flow of tractor trailer trucks were the eruptions of small fleets, as though several drivers were waiting so they could leave together. All of this coupled with the fact that it took a significant time for these vehicles to enter a public roadway and accelerate to speeds generally exceeding the posted limit.

2. Based on the latest traffic counts we found, **Exhibit "B"**, East John Sevier Highway carried 12,947 cars per day. Within about 4,000 feet of the subject site its travelers are required to enter Asheville Highway 11E, 25W which has a daily traffic count of 35,401 vehicles. For comparison, Interstate 40 at the same proximate junction carries 98,613 vehicles per day. This means that the subject site fronting John Sevier Highway experiences over 13% of the volume of the Interstate. This in itself is remarkable considering that John Sevier Highway is only a two lane roadway. Granted it does have a turn lane which really doesn't help if you need to pass a slow entering truck. None the less, this is a high volume of traffic considering that a great majority of it is trucks coming from Forks of the River Industrial Park. We hereby request a copy of the **Traffic Study** that surely is needed before any consideration of plan or zoning change.
3. Several of our local residents actively manicure the banks of Inman Branch Creek which is a mid-volume continuously flowing **Blue Line Stream**. This creek is the home of several aquatic species which are a delight to the families whose homes adjoin it. This creek is the easternmost boundary of the subject site. It fronts the site for approximately 2,500 feet. **Exhibit "C"** where it flows under John Sevier Highway directly into the Holston River. All municipalities are now requesting catchbasin hydrocarbon filters in all newly constructed parking and terminal lots. These filters attempt to capture most of the fuel, oil, fluids and grease discharges from vehicles before the runoff water enters the **Waters of the State**. We are aware that all the discharge water from this site will enter either the adjacent creek or the river. This should be documented and calculated for the safety of our residents who come in contact with this water. We hereby request a copy of the **TDEC Water Quality Study** that surely is needed before any consideration of plan or zoning change.
4. As the owners of the subject site and the neighbors are aware, there is a significant geological anomaly occurring diagonally across this subject site. It is evident by the numerous stone outcroppings and sinkholes. It is described by the data included in attached publications. **Exhibit "D"** This is the result of mineable **Limestone**. The Strawberry Plains formation includes some "326 mining deposits". Reports for a few of the closest mines are in the exhibit. We are not concerned that anyone would attempt to mine the formations; however the site work needed to render an adequate commercial site would require significant blasting and leveling. The State of Tennessee strictly enforces any activity that may alter a sinkhole. Aside from Law, rule and regulation, the seismic damage to the footings and foundations of the homes that are adjacent to this site would be significant if such activity were to be allowed. I personal carry an additional homeowner insurance rider because of this underlying geology. We hereby request a copy of the **TDEC Sinkhole Class V permit or an ARAP**, whichever the Knoxville Engineering Department requires, that surely is needed before any

consideration of plan or zoning change. The city of Knoxville has published "Policy 12" for Sinkhole Development Manual " **Exhibit "E"** which further explains sinkholes.

5. We are certainly sympathetic with the needs of a growing business but we think a path of less resistance would be to locate on one of the many pad ready sites that already exist in Knox County. No one will oppose it. There will be no hidden costs like rock clauses. There will be no impact studies. Just friendly faces trying to help businesses use their property. We found over 250 acres available through The Development Corporation of Knoxville with much more coming on line shortly. We found 20 vacant sites totaling 848 acres in Knox County on the **tvbsites.com. Exhibit "F"**
6. In conclusion, this site fronting the **Scenic Highway** known as East Governor John Sevier Highway is absolutely one of the worst choices for location of the new Fresenius Trucking Terminal. We believe the members of the Knoxville Metropolitan Planning Commission have been gifted with adequate knowledge and wisdom to reach the same conclusion. We therefore ask that you act accordingly.

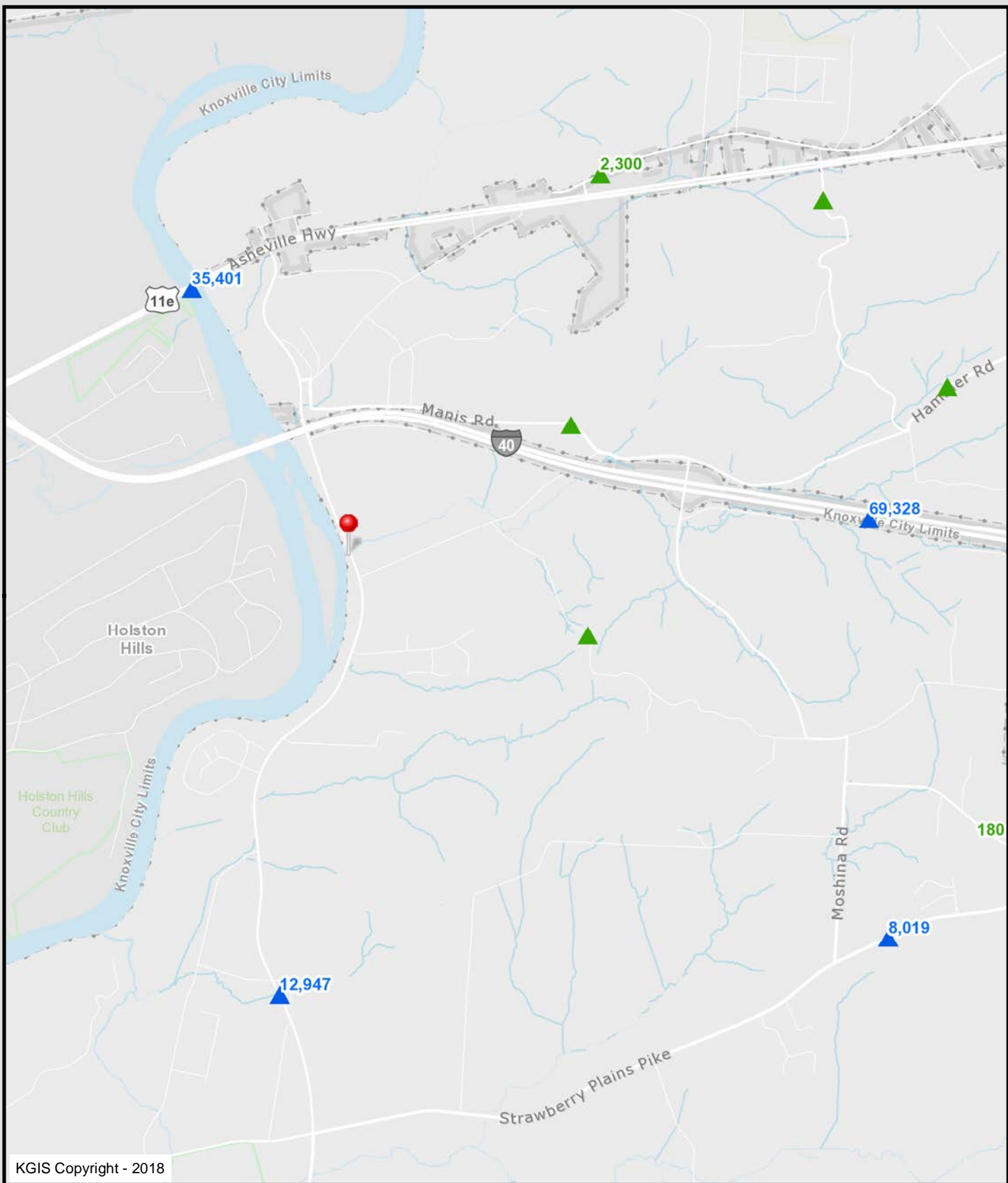
Yours truly,



Jerry P. Glenn

Exhibit "A"



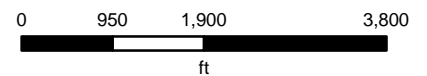


KGIS Copyright - 2018

Exhibit "B"

Printed: 5/8/2018 at 11:27:57 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

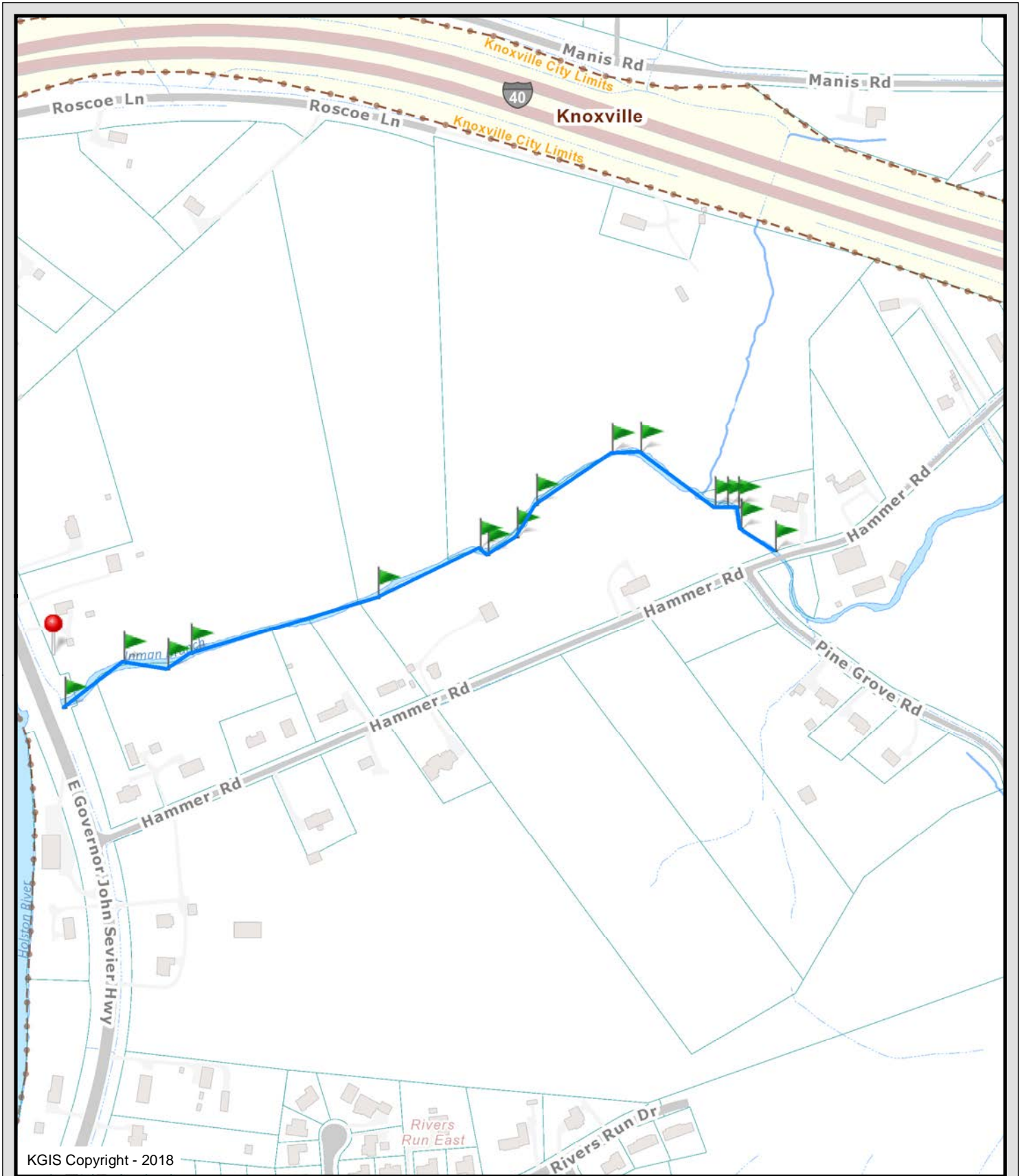


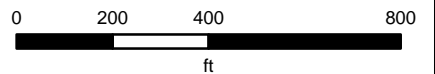
Exhibit "C"

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 5/8/2018 at 11:40:01 AM



"Ideal Cement Quarry" in Knox, TN, Limestone Producer

83.838°S 36.0168°E

"Ideal Cement Quarry" is a producer deposit site in the Appalachian Highlands of Tennessee, The United States. It is a deposit, not considered to be of world-class significance.¹

Limestone, General deposits are documented at "Ideal Cement Quarry." Limestone General is present at a grade sufficient to have a strong effect on the economics of an excavation project. It may even be viable as the only commodity mined.

At the time this deposit was surveyed, there was a tapped production. Mining operations could be year-round, intermittent, or seasonal. Production at this site spanned PRE 1940 - 1972.

"Midway Quarry" in Knox, TN, Limestone Past Producer

83.7188°S 36.0637°E

"Midway Quarry" is a past producer sedimentary deposit site in the Appalachian Highlands of Tennessee, The United States. It is a deposit, not considered to be of world-class significance.¹

Limestone, General deposits are documented at "Midway Quarry." Limestone General is present at a grade sufficient to have a strong effect on the economics of an excavation project. It may even be viable as the only commodity mined.

This deposit has operated in the past as a small scale production but was closed at the time it was surveyed. There were no known plans to reopen it.

Mineral Deposits Near Strawberry Plains, Tennessee

Strawberry Plains, Tennessee Overview

Strawberry Plains, Tennessee includes 326 nearby mining deposits. Strawberry Plains is an unincorporated community straddling the boundary between Jefferson Knox and Sevier counties in the U.S. state of Tennessee treated by the United States Census Bureau as a census county division as of 2010 the population was 4667. Strawberry Plains is located on the bank of the Holston River. According to the United States Geological Survey a variant is Straw Plains. Strawberry Plains has been the site of a post office since 1806.

Quick Facts

- Located in [Jefferson County, Tennessee](#).
- Strawberry Plains, Tennessee sits 856 feet above sea level.

Mines Summary

in Strawberry Plains, Tennessee

- 326 Total
- 89 Occurrences
- 6 Plants
- 26 Producers
- 170 Past Producers
- 3 Unknown

Policy 12

SINKHOLE DEVELOPMENT

Introduction and Overview -

A sinkhole is a naturally occurring surface depression which occurs primarily in limestone regions and is usually denoted with hachured lines on a contour map, or is otherwise part of a closed watershed system. A sinkhole typically receives surface stormwater runoff, and may be directly or indirectly linked to an underground cavern system or groundwater table. For the purposes of regulating site development, a sinkhole is a minimum of 2' deep when measured from the lowest part of the depression to the overflow lip.

Sinkholes are a common feature in Knoxville and throughout east Tennessee. The predominant geology in Knoxville is a system of parallel ridges and valleys that run in a southwest-northeast direction. The ridges typically are a combination of folded shales, sandstones and limestones. The valleys contain soft shales, limestones and clay soils.

It is not possible to determine the condition of a sinkhole by visual inspection. Even if a sinkhole appears to be well-drained based on repeated observations and measurements, it may still close tomorrow for no apparent reason. It is suspected that many sinkholes become nonfunctioning due to construction activities. Construction heavy equipment and/or dynamite may have changed drainage characteristics for many sinkholes along I-40 and I-640 in previous decades. Excess silt and sediment can also clog sinkholes and make them nonfunctioning.

Historically in decades past, some sinkholes have been used to dump trash, liquid wastes, etc. This is particularly harmful to the environment due to the direct connection to groundwater tables and subsurface drainage. Trash, debris and sediment will clog the sinkhole throat and eventually reduce the drainage capability of the sinkhole. Most water entering a sinkhole will eventually reappear in a nearby creek or stream.

Sinkholes are typically not reliable as a primary drainage system. Every sinkhole behaves differently under changing conditions. Saturated ground conditions and high groundwater tables will cause a sinkhole to drain very poorly. It is even possible for groundwater to flow upwards and fill a sinkhole. Sinkholes are prone to settlement and generally do not have suitable soil foundations.

Sinkhole Requirements -

1. *(For site development on a property that contains a sinkhole or partially contains a sinkhole) --* Engineering Department will require a copy of a Class V Injection Well Permit and/or an Aquatic Resource Alteration Permit (ARAP) prior to approving a site development permit. These permits are issued by the Tennessee Department of Environment and Conservation (TDEC) to protect Waters of the State. After reviewing the TDEC permit, the Engineering Department may require additional information relating to the structural integrity and flood protection. When existing or documented flooding problems are present, the Engineering Director may require additional measures such as detention, conveyance facilities, or other stormwater management solutions to reduce adverse impacts to the subject development or to other properties.

Requirements #2 through #6 apply to site development projects that must provide stormwater detention for the 1-year, 2-year, 5-year, 10-year, 25-year and 100-year NRCS storms as required by Section 22.5-23 of the Stormwater and Street Ordinance:

- A. *Road construction containing one-half acre or more of impervious surface.*
- B. *Commercial, industrial, educational, institutional, or recreational developments containing one acre or more of disturbed area.*
- C. *Single-family or duplex residential development containing at least five acres of disturbed area or at least five lots.*
- D. *Any development containing one-half acre or more of additional impervious area.*
- E. *Any redevelopment that causes the improvement of 50% of the assessed value of the lot, building, or lot use.*

Requirements #2 through #6 must include calculations to demonstrate that the requirement is met. Volume computations must be performed using regular intervals, preferably using the conic volume formula shown on page ST-11-13 of the Knoxville BMP Manual. All hydrologic and hydraulic computations must be prepared by a registered engineer proficient in the field of hydrology and hydraulics, and licensed to practice engineering in the State of Tennessee. Detention and routing computations shall meet the general requirements contained in ST-10, ST-11 and ST-12 of the Knoxville BMP Manual.

-
2. *(For site development on a property that contains a sinkhole, partially contains a sinkhole or ultimately drains to a sinkhole) -- Provide calculations that show that the 100-year, 24-hour NRCS design storm will not flood any structures assuming plugged conditions for the sinkhole (0 cfs outflow). These calculations must include the entire contributing watershed area for the sinkhole. A sinkhole easement, similar to a detention easement as defined in Policy 05, must be dedicated at least 5' horizontally outside the highest closed contour defined by the sinkhole lip.*
 3. *(For site development on a property that partially contains a sinkhole) -- Provide calculations that show no rise in water surface elevations between the predeveloped and postdeveloped 100-year, 24-hour NRCS design storm, assuming plugged conditions for the sinkhole (0 cfs outflow). These calculations must include the entire contributing watershed area for the sinkhole. A sinkhole easement, similar to a detention easement as defined in Policy 05, must be dedicated on the property being developed at least 5' horizontally outside the highest closed contour defined by the sinkhole lip. In some cases, a rise in the 100-year water surface elevation is allowable if all parties with ownership of the sinkhole agree to allow the rise with written documentation.*
 4. *(For site development on a property within a Critical Sinkhole Watershed) -- Provide calculations that show total retention of the difference between the predeveloped and postdeveloped 100-year, 24-hour NRCS design storms. These calculations must include the entire contributing watershed area for all designed retention basins and sinkholes.*
 5. *(For site development on a property within a Critical Sinkhole Watershed) -- Provide calculations that show that the postdeveloped 100-year, 24-hour NRCS peak flow rate does not exceed the predeveloped 100-year, 24-hour NRCS peak flow rate. In basins or subbasins with a documented historical drawdown time, it may be acceptable to assume drawdown if the documented value is at least 1.5 times larger than the drawdown time for the region. In general, advanced subsurface testing must be performed and certified by a professional engineer registered in the state of Tennessee with a demonstrated expertise in hydrogeology. Subsurface testing shall reasonably determine the range of outflows under a variety of design conditions.*

6. *(For any site development that drains to any sinkhole or retention basin within a Critical Sinkhole Watershed)* -- Subsurface testing shall reasonably determine the range of outflows under a variety of design conditions. In general, advanced subsurface testing must be performed and certified by a professional engineer registered in the state of Tennessee with a demonstrated expertise in hydrogeology. If it is proven by geotechnical testing that the soil does not percolate, then a drawdown orifice may be used. This is evaluated by a case-by-case basis. The drawdown rate will be 0.05 cfs for drainage areas 2.5 acres and less, or 0.02 cfs per acre for larger drainage areas.

Critical Sinkhole Watersheds -

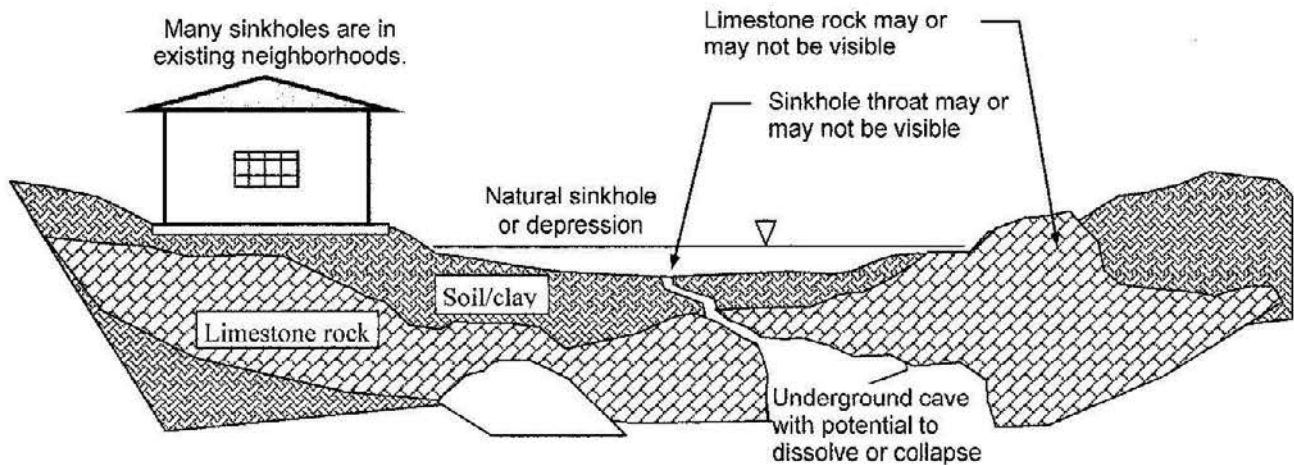
The following areas contain sinkholes and are labeled as critical watersheds. These areas can be viewed on maps at the Engineering Department, 4th Floor City County Building, during normal working hours.

- (1) The entire watershed for Ten Mile Creek (since the entire creek drains into a huge sinkhole near the intersection of Ebenezer Road and Southern RR crossing)
- (2) Sinking Creek
- (3) Emily Avenue and Timothy Avenue
- (4) Harrell Hills subdivision (near Cranberry Drive, Clairmont Drive, and Gaines Road) Prosser Road #1 (between Cherry Street and immediately north of the railroad crossing)
- (5) Prosser Road #2 (approximately halfway between Knoxville Zoo Drive and Magnolia Avenue)
- (6) Pamela Lane
- (7) All areas draining to a sinkhole
- (8) Any area of known flooding where deemed necessary by the Engineering Director

Definitions -

- Baseflow The quantity of water in a stream or creek that is contributed by groundwater and is not directly associated with surface stormwater runoff.
- Closed A sinkhole that no longer drains is said to be closed. An open sinkhole can become closed for any number of reasons: sediment and debris; nearby construction activity with heavy equipment or dynamite; changing subsurface conditions; underground collapse; high groundwater tables; etc.
- Dolomite A soluble rock consisting mainly of magnesium carbonate and calcium carbonate. Classified as sedimentary rock; common throughout Knoxville.
- Interflow Movement of groundwater from one location to another; often accounting for springs and stream baseflow.
- Karst A region with porous limestone that may also contain other soluble rocks and minerals such as carbonates. A karst region may contain sinkholes, underground caves, springs, disappearing streams, subsurface cavities or voids, and natural streams with high baseflow characteristics.
- Limestone A soluble rock consisting mainly of calcium carbonate. Classified as sedimentary rock; common throughout Knoxville in both ridges and valleys.

- Open A sinkhole that drains well is said to be open. It is possible for a closed sinkhole to become open for any number of reasons: dissolution of limestone or other soluble rock, underground collapse, settlement, etc.
- Resurgence Groundwater that flows out of a sinkhole, due to high groundwater tables or perched springs. A sinkhole may or may not experience resurgence at different times for different storm events.
- Sinkhole Lip The portion of the sinkhole perimeter where stormwater first begins to overflow. This elevation is likely to be flooded for large storms and high-intensity rainfalls.
- Throat The area of a sinkhole where surface stormwater drains into the ground to become subsurface water. Normally located at the lowest part of the depression, but not necessarily.



Increasing stormwater runoff to a natural depression may increase sinkhole formation by further dissolving limestone. Even if the amount of stormwater runoff has not been increased, stormwater quality treatment is necessary to prevent pollutants from entering groundwater and to reduce potential pH changes and chemicals within stormwater runoff.

NOT TO SCALE

Figure 1 -- Typical Concerns of Sinkholes in Residential Areas



Hardin Business Park
Berkelamp Ln.
Knoxville, TN 37932

Site Size (acres): 97
Available (acres): 82
Max Contiguous (acres): 82
Divisible From (acres): 5
For Sale: Yes
For Lease: No

Property Details: The property is zoned Light Industrial which allows for a variety of manufacturing assembly and warehouse/distribution uses.



Lord Commercial Park
Strawberry Plains Pike
Knoxville, TN 37914

Site Size (acres): 63
Available (acres): 63
For Sale: Yes
Sale Price (\$): 4,095,000
For Lease: No

Property Details: 63 acres of commercial sites that can be accessed via Strawberry Plains Pike. Site contains underground utilities. Price is \$65,000 per acre.



Lot 38 Everett Road
Everett Road
Knoxville, TN 37932

Site Size (acres): 15.6
Available (acres): 15.6
For Sale: Yes
Sale Price (\$): 749,000
For Lease: No

Property Details: Excellent development opportunity. Mainly flat topography. Frontage on Everett Road. Close to I-40/75 split 4/10 mile off exit 369 I-40/75. Opposite Freightliner Trucks. Near Pilot Flying J Truck Stop and Pride Truck Wash.



Pelissippi Corporate Center
Cheraha Drive
Knoxville, TN 37931

Site Size (acres): 66
Available (acres): 50
Max Contiguous (acres): 50
Divisible From (acres): 9
For Sale: Yes
For Lease: No

Property Details: Largest contiguous site is 50.



PRIMARY DATA CENTER SITE - METRO - Corridor Park
Corridor Park Blvd.
Knoxville, TN 37932

Site Size (acres): 10.26
Available (acres): 10.26
For Sale: Yes
Sale Price (\$): 1,487,700
For Lease: No

Property Details: Lots 21 and 23 in Corridor Park in West Knox County are located near Interstates 40, 75 and I-40. The sites have the ability to be served by three power substations. Within Corridor Park are Siemens Molecular Imaging, CSI, Plasma and Travelers Customer Service Center.



Rock Pointe Crossing
4300 Rutledge Pike
Knoxville, TN 37914

Site Size (acres): 25
Available (acres): 25
For Sale: No
For Lease: Yes

Property Details: Prime Location - Interstate visibility and access off I-40/75 at Exit #362. This site offers 25+ acres of high visibility property with over 3,000 ft. fronting I-40 and I-11W. Located immediately off the Interstate exit and four miles from downtown Knoxville. The property has rapid access to I-40, I-75, I-41, I-11-E and I-11W. The site is shovel ready for a wide variety of commercial - business - retail - industrial opportunities.



WestBridge Business Park
O Caneel Drive
Knoxville, TN 37931

Property Details: WestBridge Business Park is located in west Knox County a business park is the home of such companies as Bailey International, Corp. WestBridge is a prime location for a wide variety of commercial - business - retail - industrial opportunities. Comp seeking to locate in WestBridge



Cherokee Farm
1709 Alcoa Hwy
Knoxville, TN 37920

Site Size (acres): 188
Available (acres): 77
For Sale: No
For Lease: Yes

Property Details: The 188-acre Cherokee Farm Innovation Campus on the banks of the Tennessee River is master planned with 16 research-oriented building sites that support approximately 1.6 million square feet of development. The campus is the only research park in the Southeast affiliated with both a major research university, University of Tennessee, and a national research laboratory, Oak Ridge National Laboratory. Currently, the Joint Institute for Advanced Materials is under construction. To learn more, visit <http://www.cherokeefarm.org/>



Eastbridge Business Park - Site 10
Eastbridge Blvd. & Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 16
Available (acres): 16
Max Contiguous (acres): 16
For Sale: Yes
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 10 is 16 acres.



Eastbridge Business Park - Site 14
Eastbridge Blvd. & Commission Dr.
Masco, TN 37906

Site Size (acres): 10
Available (acres): 10
Max Contiguous (acres): 10
For Sale: Yes
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 14 is 14 acres.



Eastbridge Business Park - Site 8
Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 14
Available (acres): 14
Max Contiguous (acres): 14
For Sale: Yes
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 8 is 14 acres.



Central Avenue Pike - Powell, TN
Central Avenue Pike
Powell, TN 37949

Site Size (acres): 44
Available (acres): 44
Max Contiguous (acres): 44
For Sale: Yes
Sale Price (\$): 380,000
For Lease: No

Property Details: 44 acres for sale along I-75 in Powell.



Century Park
10020 Investment Dr.
Knoxville, TN 37932

Site Size (acres): 4
Available (acres): 35
For Sale: Yes
Sale Price (\$): 400,000
For Lease: No

Property Details: Century Park is in its third phase of growth. We have just completed the 4th building in the 80 acre development, a 52,000 sq. ft. 2-story building. Century Park V is currently 72% occupied. We have 10,000 sq. ft. available in the building, with an additional 5,000 on the other side of the lobby. If you are in a hurry this might be the best spot. We can have you up and running within 90 days of signing a lease. The park has become immensely popular with large firms; in fact six Fortune 500 companies call Century Park their Knoxville home. Designs are being complete for an 81,000 sq. ft. building that should be open for tenants this time next year. This building, Century Park V, is being designed following the LEED/Green building guidelines. It will reach at least silver certification levels with a good chance of reaching the gold level. It will be one of the first privately owned, multi-tenant LEED designed building in Tennessee. Century Park is designed to be East Tennessee's first comprehensive office complex. Just a half mile from the intersection of I-40 and Pellissippi Parkway, Century Park is centrally located between downtown Knoxville, Oak Ridge and Maryville/Alcoa. When complete Century Park will contain more than a million square feet of Class-A office space. In addition the park will include a full-service hotel and conference center, banking facilities, and a daycare center.



Century Park at Pellissippi - Headquarters Site
10024 Investment Dr.
Knoxville, TN 37932

Site Size (acres): 20
Available (acres): 20
Max Contiguous (acres): 20
Divisible From (acres): 10
For Sale: Yes
Sale Price (\$): 400,000
For Lease: Yes

Property Details: The ideal site for company or regional headquarters. Century Park has 10 to 20 set aside for development of this type of facility. Lease purchase build to suit joint venture all of these can be accommodated at Century Park. Strategically located adjacent to Pellissippi Parkway off I-40/75 minutes from downtown Knoxville and the airport Century Park is a state-of-the-art office complex incorporating a cutting-edge telecommunications infrastructure with innovative architectural design detailing rarely seen in a mid-size market. Century Park has been extremely popular from its first building. Currently four buildings have been developed and are at approximately 85% occupancy. This includes six Fortune 500 companies as tenants. Future plans call for banking facilities and a full service hotel and conference center. For the tenant whose mindset is poised for growth performance and profit for the 21st century Century Park is the perfect partner in your business plan.



Eastbridge Business Park - Site 16
Eastbridge Blvd. & Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 16
Available (acres): 16
Max Contiguous (acres): 16
For Sale: Yes
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 16 is 16 acres.



Eastbridge Business Park - Site 14
Eastbridge Blvd. & Commission Dr.
Masco, TN 37906

Site Size (acres): 10
Available (acres): 10
Max Contiguous (acres): 10
For Sale: Yes
For Lease: No

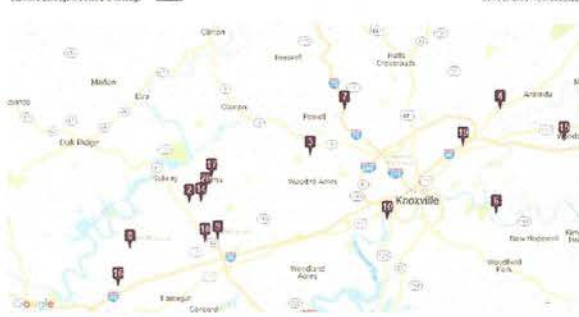
Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 14 is 14 acres.



Eastbridge Business Park - Site 8
Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 14
Available (acres): 14
Max Contiguous (acres): 14
For Sale: Yes
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 8 is 14 acres.



Eastbridge Business Park - Sites 4, 5 & 6 - SELECT TENNESSEE
0 Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 121
Available (acres): 121
For Sale: Yes
Sale Price (\$): 45,000
For Lease: No

Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 4 is 28 acres, Site 5 is 35 acres & Site 6 is 60 acres. Total combined acreage of three sites is 123 acres.



Pelissippi Corporate Center - Lots 11 & 12 - SELECT TENNESSEE
0 Kemp Fain Lane
Knoxville, TN 37932

Site Size (acres): 33.01
Available (acres): 33.01
For Sale: Yes
Sale Price (\$): 125,000
For Lease: No

Property Details: An additional 16.92 acre lot is adjacent to the east of Lot 12 across a TVA transmission line easement. An additional 12.16 acre lot is adjacent to the west of Lot 11 across a natural gas pipeline easement. Additional lots are also available with the business park but not contiguous to Lots 11 and 12. The site is located within a master planned business park and is immediately surrounded by undeveloped lots to the east, south and west. Existing business park tenants to the south of the site primarily include offices and some light industrial / technology companies. The north of the site is surrounded by rural residential and agricultural uses.



3301 Schaad Road
3301 Schaad Rd.
Knoxville, TN 37921

Site Size (acres): 165
Available (acres): 165
For Sale: Yes
Sale Price (\$): 3,800,000
For Lease: No

Property Details: Excellent development opportunity. Total acreage is 165 - of which 133 are zoned light industrial and 32 are zoned agricultural. All utilities along Schaad Road. There is also 1,800 feet of road frontage.



6320 Rutledge Pike Industrial Site
6320 Rutledge Pike
Knoxville, TN 37924

Site Size (acres): 10.4
Available (acres): 10.4
Max Contiguous (acres): 10.4
Divisible From (acres): 5
For Sale: Yes
Sale Price (\$): 1,180,000
For Lease: No

Property Details: A prime location for industrial development. Just 2 miles off of I-40/75 this site is ideal for someone who needs easy access to the interstate. The property will be brought to road grade with pad ready compaction prior to transfer. I-40/75 is 3 minutes away I-640 is only 5 minutes away downtown Knoxville... less than 10 minutes access via a 4-lane divided highway. Property will be pad ready prior to sale (property will be at road grade). Zoned CB-Commercial/Business which allows for a very wide variety of operations.



834 Midway Road
834 Midway Rd.
Knoxville, TN 37914

Site Size (acres): 72.04
Available (acres): 72.04
For Sale: Yes
Sale Price (\$): 2,881,600
For Lease: No

Property Details: This property consists of approximately 72.04 acres of land located on the Northeastern quadrant of the I-40 and Midway Road Exit in Knoxville. The property was annexed by the City of Knoxville several years ago and is the first exit in Knox County off of I-40 if you are traveling west. The property has 3,081 feet of frontage on I-40. The property currently has access from Midway Road and has a possible additional access point on Thorn Grove Pike. The easy access from I-40 and general layout of the property lends itself perfectly to a warehouse distribution facility, or transportation related facility.



Briggs Property
South National Dr.
Knoxville, TN 37914

Site Size (acres): 13.86
Available (acres): 13.86
For Sale: Yes
Sale Price (\$): 850,000
For Lease: No

Property Details: 13.86 acres for sale in Forks of the River Industrial Park. The property is zoned industrial and fronts National Drive. The topography is flat to rolling. Rail is available and spans the west boundary. All utilities are available on National Drive.

26 Century Boulevard, Suite 100, OCP 6-0
Knoxville, TN 37214 | 615-234-6205 | www.tvasites.com

© The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service.



THE Development Corporation

OF KNOX COUNTY

A principal role of TDC is to ensure the availability of suitable business park sites within Knox County. TDC is involved in the acquisition, development and management of property for business park use. TDC maintains and operates five such business parks for the benefit of Knox County: Eastbridge in Mascot, and WestBridge, Pellissippi Corporate Center, Hardin, and CenterPoint, all in West Knox County/Hardin Valley. The result of having quality property available in a business park setting, with utilities and other infrastructure, is the recruitment and retention of great businesses to Knox County.

TDC's Current Property Inventory

Park Name	Total Size	Net Available Acres
CenterPoint Business Park	60 Acres	6.1 Acres
Eastbridge Business Park	800 Acres	162 Acres
Pellissippi Corporate Center	150 Acres	74.7 Acres
WestBridge Business Park	250 Acres	11 Acres
Hardin Business Park	95 Acres	7.25 Acres (Business) 10.56 Acres (Commercial)

Planned Business Parks

Park Name
Proposed Karns Valley Business Park
Proposed Midway Business Park



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

[MPC Comment] MPC Comment: 5-B-18-SP & 5-F-18-RZ

1 message

Matt Moore <r.matt.moore@gmail.com>

Tue, May 8, 2018 at 10:51 AM

Reply-To: r.matt.moore@gmail.com

To: commission@knoxmpc.org

Good morning Commissioners,

I am writing in regards to a proposed rezoning on your agenda for May 10, 2018 that would alter the rural character of John Sevier Highway near the Holston River, create safety concerns with increased semitrailer traffic, and further burden roads that are in poor condition with the current level of freight use. Fresenius is seeking to rezone an agriculture/residential 57-acre property at East Governor John Sevier Highway and Hammer Road. My wife, daughter and I bought a home less than 2 miles from this 57 acre property almost five years ago because of its quiet, rural scenery. We sought property in this area in hopes of raising our family near pasture, nature, and friendly neighbors. We did NOT intend to live next to manufacturing and trucking.

This stretch of the highway consists of residential homes, farms, and even a few neighborhoods and restaurants, and I cannot see how a large shipping/distributing facility would fit in. I cannot stress enough the adverse impact this development would have on the area. The MPC initiated the John Sevier Highway Corridor Study to engage a group of stakeholders to come up with policy initiatives to "protect rich historic assets, rural character and scenic qualities of the corridor." This proposed change completely undermines that goal and will be detrimental to the neighbors in the area. The increased noise, traffic, and pollution from the trucking center will negatively impact the residents of the area and interfere with their enjoyment of their own property. This change will certainly lead to a decrease in property values for the surrounding area and in turn hurt our small, working-class family.

I certainly hope we can count on your support to oppose this change.

Thank you,

Matthew Moore
6613 Pine Grove Road
Knoxville, TN 37914

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 5-F-18 RZ & # 5-B-18-SP

1 message

Doug Lawyer <dlawyer@knoxvillechamber.com>
Reply-To: dlawyer@knoxvillechamber.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Doug Lawyer <dlawyer@knoxvillechamber.com>

Wed, May 9, 2018 at 10:25 AM

May 9, 2018

MPC Commissioners:

Thank you for your service to our community by volunteering your expertise and time as a member of the MPC.

This correspondence is related to File # 5-F-18 RZ and 5-B-18-SP, under the applicant name "Fresenius USD Manufacturing, Inc." Fresenius Medical care is the world's largest provider of products and services for dialysis, a blood-filtering therapy replacing kidney functions for patients suffering from chronic kidney failure.

It is extremely rare that the Knoxville Chamber weighs in on a rezoning issue, but as the economic development agency for Knox County, felt it was beyond appropriate given the industrial job creation effect this project can have on our community.

I encourage the MPC Commissioners to follow MPC staff recommendations to amend the East County Sector Plan to GC on the subject property and to approve the requested PC Planned Commercial Zoning.

I was part of the team that worked to recruit Fresenius Manufacturing to Knox County back in 2013/14. As you may recall, Fresenius purchased a vacant industrial building in Forks of the River and announced a project that would create hundreds of jobs and well over \$100 M in investment into Knox County. The kidney dialysis medical products produced at the Knox County plant provide a better quality of life for countless patients around the world.

Having a state-of-the-art distribution center in as close proximity as possible to Fresenius' Forks of the River manufacturing operation is paramount. Not only will this distribution center bring an estimated 165+ additional jobs at an estimated average wage of \$19/hour into Knox County, it will also allow for continued growth of the Fresenius Forks manufacturing facility.

This site is a logical location for a large-scale distribution operation for the following reasons:

- Access via John Sevier highway, a proven industrial arterial corridor
- Easy proximity to Interstates 40/75
- Visibility from Interstate 40
- PC zoning allows for additional input into final development plan

It is imperative that this distribution center locates to support Fresenius' Knox County manufacturing location. You can help ensure this happens at this preferred location in Knox County, and not somewhere else.

Doug Lawyer, CEcD

Vice President of Economic Development

Knoxville Chamber

865.246.2645 – work



This email has been checked for viruses by Avast antivirus software. www.avast.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FW : John Sevier Highway property

1 message

Broughton, Sandra M <SBrought@utmck.edu>
Reply-To: sbrought@utmck.edu
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, May 9, 2018 at 11:13 AM

From: Broughton, Sandra M
Sent: Wednesday, May 09, 2018 11:13 AM
To: 'commission@hknoxmpc.org' <commission@hknoxmpc.org>
Subject: John Sevier Highway property

From: Broughton, Sandra M
Sent: Wednesday, May 09, 2018 11:11 AM
To: 'commission@knowmpc.com' <commission@knowmpc.com>
Subject:

I am writing in regards to the property located on John Sevier Highway that is being considered for rezoning to commercial. I am very much against this. The property that faces John Sevier Highway was owned and farmed by my grandparents, Edith and Egbert Bell. The farm had been in the family for years being sectioned off so each child could have a portion. My parents built a home on the farm about 40 years ago. My Mom passed away December 22, 2017 and that portion of the farm was left to me in the will.

I was totally shocked when I found out this past weekend that Tom (Dukes) Sherrod and Roscoe Bell wanted to have the property rezoned to commercial so a distribution center for Fresenius Medical could be built. Why do they need this beautiful piece of farm land? There are so many properties that are zoned commercial sitting empty on John Sevier just a few miles away. I am sure there are commercial buildings empty in the Forks of the River Industrial Park also. This property is far from level. It does have frontage on Interstate 40 where Fresenius could advertise I guess but, how many people driving down the interstate are thinking about purchasing medical supplies – most of us hope we will never need them.

Like I said, my parent's property was left to me in the Will. During the last few years of my Mother's life she had a 24 hour a day sitter. After my Mother passed, she asked if she could purchase the home. She could not come up with the amount needed to buy the house and ask if I would be the "bank". I am not financially able to do that so I called Tom Sherrod and ask him if he was interested in the house. I knew the rest of the farm was for sale and thought they were planning on building a subdivision not a distribution center. He started yelling at me, cussing me, telling me that he couldn't believe that I hadn't ask him first. I tried to explain that I did not ask Mom's sitter but that she approached me about buying the house but, he was in such a rant that I am sure he didn't hear me. He said he would think about it for a few days and let me know.

I did not hear from him so I called him back and he was interested in the property and we named a price (much to low). A week or so went by and Mom's sitter told me she had come up with enough money to buy the house. I thought "oh no" now two people want the house for the same amount of money. After I thought about it for a while I told Mom's sitter that Tom was buying the house and would she look for other property. She said she would but instead called Tom and he told her that it was fine if she purchased the property. I was shocked but said OK.

I refuse to talk to Tom on the phone again after the way he talked to me the first time but have told him he can text. He must have realized what he had told Mom's sitter and sent a text that he wanted to talk. I sent him a text to tell him that since they were both offering the same amount the one who paid a little more could buy the property. He sent a very rude text that he was resending his offer.

I feel threatened by this man – he is like a fuse about to go off at any time. I pull into my Mom's driveway and get in the garage as fast as I can for fear that he will show up. He sent a text that he wanted the potty chair and transport chair that he had loaned my Mom returned and told me where to put the items. I put the items where he said and sent a text that they were there. I asked that he put a plow and other items that belonged to my grandfather that he allowed my Mom to store in the barn by the back basement door of her house. After a few days the items did not appear and I sent a text asking about them. His wife (Brenda) sent a text that said when I will meet with Tom I can have my items. He is holding my belongings – this is so wrong – they do not belong to him but, that is the kind of person he is.

This has nothing to do with the property but just to add what kind of man he is – they inherited a house in Gatlinburg from his parents. The house was destroyed in the fire. They very, very seldom visited the house – only to check on it. But, they took the money that Dolly offer to the fire victims. This money was for people that were left homeless after the fire – Tom and Brenda were not homeless – they had their home in Knoxville. They did not rebuild but collected the insurance money and probably sold the property. Both my Mother and I thought it was wrong that they took the money that other people really needed but they were proud of getting the money. Just the kind of people they are.

I will say they were good to help me get Mom up when she fell. She didn't want me to call them but sometimes I had no choice. She really didn't care for them and regretting selling my grandparents portion of the farm to them. They looked like they were doing good by mowing the yard but they were paid very well and never missed collecting their money. I always thought it was rude that they asked Mom for money knowing she was on a very fixed income and it only took them about 20 minutes to mow when they were mowing the property they own next door.

I am glad my Mom is not here to see how they have betrayed her – by acting like they were wanting to help but really just waiting for her to die. Really lets you know how Jesus felt when he was betrayed by Judas who he thought was a friend. Tom and Brenda acted like they cared but really they were just waiting for my Mom to die so they could feather their pockets.

This property is not flat – it is very rocky. I played on these rocks when I was a kid. Now I hate to think about the poor people living around this area whose homes will be damaged when they have to blast these rocks out. John Sevier Highway is three lane (two lanes and a turn land) in front of this property. The road sinks down and you can hear the trucks hit the dip inside my mother's house. There are cracks in the wall and I have called many times to have this portion of the road repaved so it would stop damaging my Mom's house. People use the turn land as a passing lane – there is already too much traffic on that road – it backs up at the light on Asheville Highway so you have to wait through several lights. There have been lots of wrecks at the intersection of John Sevier and Asheville Highway and there are wrecks over where you get on the Interstate pretty much daily. I don't see how tractor trailers could possibly make a turn onto John Sevier without causing traffic to stop in both directions. I hate to think about how many lives will be lost due to traffic accidents with more trucks pulling onto that road.

I know both Tom and Roscoe have money and very often money talks. But, I asked that you let our heart do the talking when you consider this matter. The people that live in this area have worked hard for what they have. Their homes that they have worked for so hard will be damaged and the value will go down.

I watched my Grandfather farm this land with mules and often a team of horses. My grandparents never had much – he was a dairy farmer and my Grandmother churned butter and did sewing for people. They worked hard and it is so hard for me to understand why some but corporation thinks they need to pave over this beautiful farm land when there is vacant property already zoned commercial just a few miles away. To put in a subdivision would allow families to enjoy the land my Grandparents worked so hard to preserve.

Please listen to your heart and save this property

Thank you,

Sandra Broughton

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fresenius USA Manufacturing, Inc. - from Tom Hale

1 message

Patricia Martin <pmartin@kramer-rayson.com>
Reply-To: pmartin@kramer-rayson.com
To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>
Cc: Tom Hale <tomhale@kramer-rayson.com>

Wed, May 9, 2018 at 11:49 AM

To MPC Staff and Commissioners,

I am writing you on behalf of the Sherrod and Bell families, members of which own the property that is the subject of the rezoning request submitted by Fresenius USA Manufacturing (No. 5-B-18-SP and 5-F-18-RZ).

It was reported to us from a number of sources that misinformation was being circulated by some unknown person about the rezoning request. For this reason, my clients sent the attached letter in order to set the record straight.

Thank you,

Tom Hale

Patricia C. Martin

Asst. to Thomas M. Hale and

Betsy J. Beck

KRAMER RAYSON LLP

P.O. Box 629

800 S. Gay Street, Suite 2500

Knoxville, TN 37901-0629

(865) 525-5134

(865) 522-5723 (fax)

Circular 230 Disclosure



CONFIDENTIALITY NOTICE: This communication constitutes an electronic communication from the law firm of Kramer Rayson LLP. This electronic communication, and any attachments, may contain protected or otherwise confidential attorney-client privileged information and attorney work product. Its disclosure is strictly limited to the recipient intended by the sender of this message. If you are not the intended recipient please contact the sender or the Firm's Executive Director immediately by return e-mail or at (865) 525-5134, and destroy the original transmission and its attachments without reading or saving the electronic communication or any of its contents or attachments in any manner.

--

This message was directed to commission@knoxmpc.org

 Letter to Residents.pdf
934K

May 5, 2018

Dear Residents of the Hammer Road Area,

We are members of the Sherrod and Bell families who have owned property in the Hammer Road area for many, many years. We have heard secondhand that some of you may have been misinformed concerning the reasons for the proposed rezoning of some of our property, so we are writing to make sure you have accurate information.

The facts are as follows:

- Our families have been presented with the opportunity to sell a portion of our land holdings for use by Fresenius USA Manufacturing (“Fresenius”) to construct a warehouse and distribution facility.
- We have entered into a contract to sell the portion of our property which is outlined in red on the attached map. The area outlined in blue on the map is our land that is **NOT** part of the contract and that we would continue to own.
- As you can see, a substantial portion of the property we hope to sell borders on Interstate 40. Also, the portion of the Bell property that borders on Hammer Road is **NOT** included in the land to be sold.
- With our permission, Fresenius filed a rezoning application to rezone the portion of our property it would purchase to PC (Planned Commercial) so that it can be used for a warehouse and distribution facility.
- For the record, this rezoning is **NOT** being undertaken so that houses can be built on the property being rezoned. We do not know where this rumor started, but it is not correct.
- The southside of the Fresenius facility will be across the creek from the Bell Property on Hammer Road. All properties on Hammer Road will be separated from the Fresenius building by at least the creek, a 60-foot-wide aquatic buffer and a parking lot of approximately 100 feet.
- We have been told by our advisors that as part of the rezoning process that the overall plan for the site will be submitted to the MPC. The general layout for the Fresenius facility is attached. Fresenius has advised us that its plans include the installation of a security fence and protective shielding of the site from the surrounding areas by berms and landscaping. The shielding would be designed to block noise, lighting and view of the plant from the areas surrounding it.

- Although signs advertising the date and time of the first public meeting at which the rezoning will be considered have been posted on the property, some have stated they could not see the signs. Please be advised that as was stated in the post cards that the MPC staff sent by mail to all property owners in the area, the meeting will be held on May 10, 2018 at 1:30 p.m. at the City-County Building, Main Assembly Room.
- This meeting will be the first of several public meetings at which the rezoning and Fresenius' plans will be taken up. Everyone who is interested will have more than an ample opportunity to be involved in those meetings.

In closing, as anyone would, we would like to be able to sell our property. Its proximity to the interstate does not make it ideal for residential uses. Fresenius offers benefits and opportunities to not just us, but to all of Knox County through employment opportunities for its citizens and an enhanced tax base by the construction of this new facility.

Thank you for your consideration.

Yours truly,

Cathern King

Patsy Bell

Evelyn Woliver

Tom Sherrod

Roscoe Bell

cc: MPC Staff



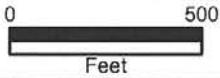
**5-B-18-SP / 5-F-18-RZ
EAST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)
To: GC (General Commercial)



Petitioner: Fresenius USD Manufacturing, Inc.

Map No: 72
Jurisdiction: County

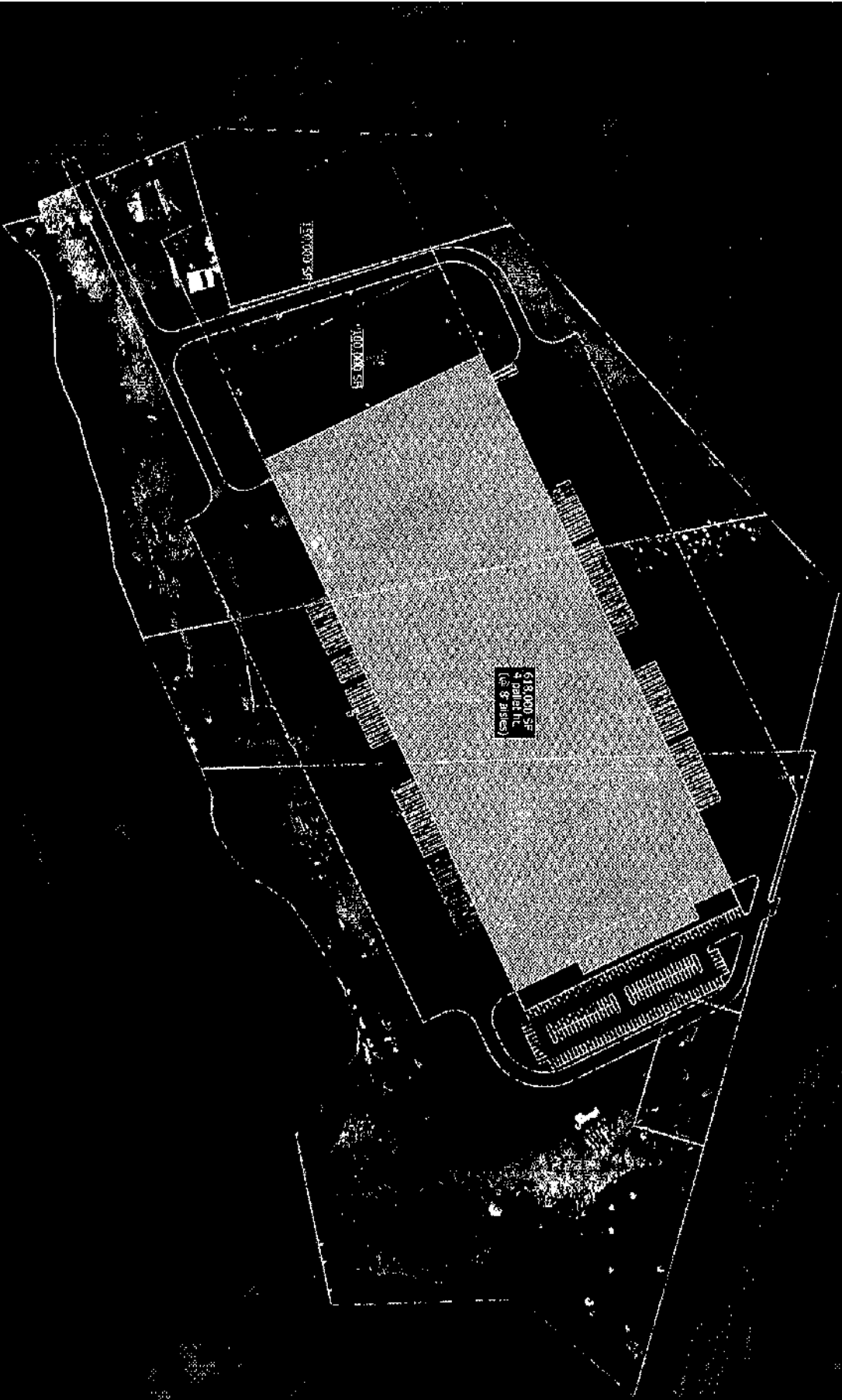


Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOT FOR CONSTRUCTION

DATE	BY	REVISIONS

TITLE:
 DRAWN BY:
 CHECKED BY:
 SCALE:
 DATE:





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

[MPC Comment] RE: Fresenius rezoning

1 message

Karen Duarte <sequoia19sfca@gmail.com>

Wed, May 9, 2018 at 3:35 PM

Reply-To: sequoia19sfca@gmail.com

To: commission@knoxmpc.org

Since we are new residents - and voters - in Tennessee recently moved from Florida where we felt our quality of life was not acceptable to aging we are now here and would hope one of you would read, or all of you would read my comments regarding this rezoning issue with Fresenius corporation requesting rezoning of a very nice and pristine area along the Holston River and the John Sevier Highway.

I guess my first comment would be, have any one of you ever traveled along this route from Ashville Highway to Strawberry Plains Pike?

Have you seen the river, the homes by the river, or even the homes on the other side of this highway?

Well we did we decided to buy here in Knoxville, Tn. We live in The Cottages of Governor's Landing and enjoy beautiful air, nature and of course walking near the river.

I would hope that being on this planning commission you would consider looking at the areas you want to re-zone- Why- looking at a map tells you nothing about the ambiance and areas where families have chosen to live!

How sad.

So my issues to you:

there is a lot of commercial l space from what I have research at the industrial park where Fresenius is already located, and if they wish to be closer to Ashville Highway- why of course, move to those areas.

I would welcome an OSHA study of what they would do with their discharge waste- would it pollute the river and creak nearby? Have you looked at that site- not just with Google maps!?

Please- we just saw the signs about rezoning today! why because they were not placed correctly along this corridor. We have lived in many American communities as a military family- we know what is expected of rthe local government and planning commissions particularly!

From my perspective someone has been cajoled into this decision the - excuse my language "The residents be damned". I encourage one or some of you to take a ride before you meeting tomorrow- get a latte to enjoy while touring and then come back and please think about this decision carefully.

You all seem so qualified but maybe just not inclined to really do the job that is required with honesty and integrity for Knoxville.

Jobs are important but big corporations can often plant a very lovely picture without telling the truth! (I used to work for this company- you might want to contact me.)

thank you for allowing me my say.

Karen E. Duarte, new Tennessee Resident and VOTER!

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning MCC File No. 5-B-18-SP and 5-F-18_RZ

1 message

Karen Fawver <fawverkn@comcast.net>

Wed, May 9, 2018 at 4:13 PM

Reply-To: fawverkn@comcast.net

To: commission@knoxmpc.org

I am opposed to the rezoning of this acreage on John Sevier Highway @ Hammer Road from LDR/A to CA. This area is a residential and farming district with no current Commercial businesses. Less than 3 miles down the road is an Industrial Park which could house the proposed Fresenius USD Manufacturing company. This part of John Sevier Highway already carries a heavy load of trucks and cars. The back up of traffic at rush hour from the Asheville Highway intersection already backs up to this point on John Sevier Highway. I have lived at [1712 Holston River Road](#) (about a mile from this site) for 42 years. What used to be a quiet community filled with farms and very little traffic on a scenic highway has become nothing more than a noisy line of trucks moving day and night. Placing an industry in the middle of a residential area is also in opposition to the East county sector plan of 2010. I urge you to deny this rezoning application. Thank you for your consideration.

Karen N. Fawver

[1712 Holston River Road](#)

[Knoxville, TN 37914](#)

[\(865\) 637-5219](#)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning-Fresenius at John Sevier and Hammer Road

1 message

Danise Fielden <danisef@comcast.net>

Thu, May 10, 2018 at 6:41 AM

Reply-To: danisef@comcast.net

To: commission@knoxmpc.org

Commissioners,

I write to ask that you please vote No on MPC Files 5-B-18-SP and 5-F-18-RZ.

As a homeowner on Pine Grove Road, I oppose the proposed Fresenius Manufacturing distribution center and rezoning of over 50 acres at John Sevier Highway and Hammer Road.

Surely there must be somewhere else more appropriate for 57 acres of large trucks than our residential area.

A distribution center at this location would cause many problems:

Water and noise pollution - the acreage is bordered by a creek that feeds into the Holston River just across the street - property owners could not escape the constant noise and lights

Decrease of property values - the acreage is directly behind many homes and farms - Hammer and Pine Grove Roads are both too narrow to even have lines in the center

Increase of truck traffic - ('Scenic') John Sevier Highway is already dangerous because of the many trucks from the Forks of the River plants - the large trucks also cause lengthy backups at the intersection and traffic light at Asheville Highway

Please save our community from this proposal!

Sincerely,

Danise Fielden

[6523 Pine Grove Road, 37914](mailto:6523.Pine.Grove.Road.37914@knoxmpc.org)

--

This message was directed to commission@knoxmpc.org

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
RICHARD E. GRAVES

FRANTZ, 
MCCONNELL
SEYMOUR LLP

established 1902

client-centric & committed to success

office 865.546.9321
office fax 865.637.5249

550 W. Main Street
Suite 500
P.O. Box 39
Knoxville, Tennessee 37901

of counsel
FRANCIS A. CAIN
IMOGENE A. KING
JASON T. MURPHY

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

May 9, 2018

Via E-mail

MPC Commissioners

Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Item No. 38 - Fresenius USD Manufacturing, Inc.

Dear Commissioners:

As I have previously submitted to you the rezoning requested by Fresenius USD Manufacturing, Inc. is for a logistics facility. It would be a warehouse and trucking terminal. The request is for a Planned Commercial Zoning which would require later approval of a Use on Review where issues such as buffering landscaping lighting, noise, etc. will be dealt with.

Fresenius has engaged Michael Brady Engineers to be the civil engineering firm for the project. Joe Ledford will be the Project Engineer and will be present tomorrow to answer questions.

Michael Brady has made a preliminary investigation of site by utilizing maps and aerial photographs.

The truck entrance to the terminal would be from John Sevier Highway. The employee entrance would be from Roscoe Lane. There would be no access from Hammer Road to the terminal.

The impacted neighbors are those to the south of the project on Hammer Road. The plan that MPC would require and that Fresenius would expect to implement would be buffering of those neighbors by berms, trees, and fencing.

Preliminarily, the building itself would be 300 or more feet from the creek which forms the northern border of the property facing Hammer Road.

MPC Commissioners
Re: Item No. 38 - Fresenius USD Manufacturing, Inc.
May 9, 2018
2 | Page

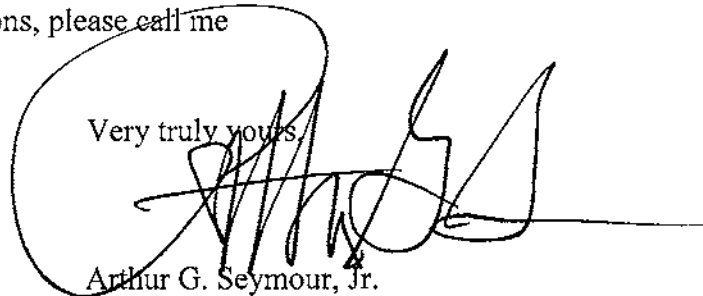
I have already provided you employment figures but to recap, the warehouse distribution center would employ 40 to 60 new drivers at a wage scale of \$23.00 to \$27.00 per hour and 125 to 175 new employees at \$12.00 to \$16.00 per hour; thus, the initial employment would be in the range of 165 to 235.

The importance of this facility goes beyond that. Fresenius has started manufacturing on a small scale on National Drive in the Forks of the River. For that plant to expand, it needs this distribution center. It is Fresenius's intent to do their eastern North American manufacturing in Knoxville with their distribution out of Knoxville. The plant employs 146 employees right now and intends to increase that to over 500 in the next few years. With the development of this logistics facility, the plant expansion can proceed ahead.

I realize you have heard from opponents of the zoning. I suggest that protection of neighbors as well as new job creation requires balancing and I am certain if the zoning is granted when Fresenius goes to Use on Review, MPC staff will impose strict conditions to protect adjoining property owners from noise, visibility and lighting.

We ask you to approve the rezoning.

If you have any questions, please call me

Very truly yours,

Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:dmm



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

[MPC Comment] The rezoning of John Sevier Highway and North of Hammer Road (5-B-18-SP 5-F-18-RZ)

1 message

Allison Decker <decker1996@sbcglobal.net>
Reply-To: decker1996@sbcglobal.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, May 8, 2018 at 9:56 PM

Fellow Commissioners,

I understand that the property behind Hammer Road on John Sevier Highway is looking to be rezoned as commercial property. My future Mother-in-law lives on 6127 Hammer Road. Their property is beautiful, quiet and best of all so peaceful. I really don't want a million square foot trucking facility to taint that property. The community surrounding the area is wonderful. Everyone gets along. We see couples on their evening walk every night and you know exactly who's dog belongs to who. I spend so much of my time out on their property because of how much I enjoy it and when my fiance, Dustin Whitaker, inherits the land I hope to be able to raise my kids in such a loving community. I want my kids to be able to grow up with fresh air, lots of room to run and play, and a community to look after them. That is where this property lies. Right smack in the heart of farm land, Knox county. I urge MPC to vote no on rezoning this land. There a plenty of other places to put this large trucking facility that aren't right in the middle of a quiet community, or even right in the middle of a bunch of houses either. Can you image the amount of pollution that will be pumped into the surrounding air? Who would want to live that close to that pollution?

Please consider the community this will be effecting and vote no on rezoning the land on John Sevier Highway.

Sincerely,
Allison Decker

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The rezoning of John Sevier Highway and North of Hammer Road (5-B-18-SP 5-F-18-RZ)

1 message

'Dustin Whitaker' via Commission <commission@knoxmpc.org>
Reply-To: whitaker296@yahoo.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, May 8, 2018 at 9:45 PM

Dear Commissioners:

My name is Dustin Whitaker and my parents live at 6127 Hammer Road. I am frequently helping out at their house and enjoying the 2 acres they live on. Even though I no longer live at this residence I am there often and one day it is the home I will be inheriting and raising my kids in. A little over 2 weeks ago on April 27, 2018 my mother called me to inform me that there was plans to build a one million square foot trucking facility on the property behind their house. Immediately my heart broke, because what makes that property so great is how quiet it is. You can go in the yard and hear yourself breathe and think. That is no longer the case in many parts of Knox county anymore. The community we have established on Hammer road is a quiet, loving, and respectable cohort. The effect that the anticipated trucking plant will have on this community is drastic.

I understand how appealing this may come across in a monetary and job perspective. I want to clearly state that I am all for adding jobs here in Knox county, however there are better places to put such a large facility. Right off the bat, there is land on Strawberry Plains Pike, right down the road from where they currently want to build, that is already zoned commercial, and is big enough to hold the trucking plant as big as they want it. The land off John Sevier Highway has always been farm land. The land surrounding the property is farm land. The amount of farm land in Knox county is slowly dwindling. Wouldn't everyone be happy if the land on John Sevier Highway stayed farm land and the trucking plant was built somewhere that is already zoned commercial.

I can do a quick search on Zillow and find that there are many properties for sale today in Knox county at reasonable prices that have much more acres then the one they are currently interested in on John Sevier Highway AND are not in a current farm land community.

I urge you to consider the people effected by the building of this trucking facility and to vote no on rezoning this land.

Sincerely,

Dustin Whitaker
(865)-924-3450

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Comment: 5-B-18-SP & 5-F-18-RZ

1 message

E. M. <ellieileen@gmail.com>
Reply-To: ellieileen@gmail.com
To: commission@knoxmpc.org

Tue, May 8, 2018 at 10:29 AM

Commissioners,

I am writing to bring to your attention a proposed rezoning on your agenda for May 10, 2018 that would alter the rural character of the area and create safety concerns with increased trucking traffic. Fresenius is seeking to rezone an agriculture/residential 57-acre property at East Governor John Sevier Highway and Hammer Road. My husband and I bought a home in this area, less than 2 miles from this 57 acre property, close to five years ago because of its quiet, rural scenery. We bought in this area in hopes of raising our family near pasture, forest, and friendly neighbors, NOT near manufacturing and trucking.

This stretch of the highway consists of residential homes and farms and I cannot see how a large shipping/distributing facility would fit in. I cannot stress enough the adverse impact this development would have on the area. The MPC initiated the John Sevier Highway Corridor Study to engage a group of stakeholders to come up with policy initiatives to "protect rich historic assets, rural character and scenic qualities of the corridor." This proposed change completely undermines that goal and will be detrimental to the neighbors in the area. The increased noise, traffic, and pollution from the trucking center will negatively impact the residents of the area and interfere with their enjoyment of their own property. This change will certainly lead to a decrease in property values for the surrounding area and in turn hurt our small, working-class family.

I certainly hope we can count on your support to oppose this change.

Thank you,

--

Elizabeth Moore
6613 Pine Grove Road
Knoxville, TN 37914

--

This message was directed to commission@knoxmpc.org

Jerry P. Glenn
5504 E Governor John Sevier Hwy
Knoxville, TN 37914

05/08/2018

Knoxville-Knox County
Metropolitan Planning Commission
401 Main St, #403
Knoxville, TN 37923

Re. Rezoning **5-F-18-RZ**, Plan Amendment **5-B-18-SP**
5304 E Governor John Sevier Hwy
Fresenius USA Manufacturing, Inc.

Commissioners:

With full authority and endorsement of the **Three Rivers Preservation Association** we ask that you please accept this, our opinion based on factual information attached, as a reasonable **Request for Denial** of the change of Sector Plan and the change of Zoning for the subject parcels referenced above.

We are concerned that the subject property owners are aware that their requests for **Spot Zoning** are not in the best interests of the community in which they are located. Their bold attempt to **camouflage the notification signs** required by the MPC, indicates their willingness to deal unfairly with the impacted citizenry. Attached are photos of the signs as they have appeared since posting. **Exhibit "A"** Thank you for the following up with notification cards, otherwise most of us would not have been aware of the proposals.

Other primary concerns

1. Generally speaking, Planned Commercial uses, especially a Trucking Terminal are not a suitable mix for any residential neighborhood. After visits to comparable facilities we were alarmed at the intensity of the high output lighting that was prevalent all night. It sounded as though all the forklifts were equipped with high db backup horns which rarely quietened. I can't imagine trying to sleep through either the excess light or sound. We hereby request a copy of the **Environmental Impact Study** that surely is needed before any consideration of plan or zoning change. Amid the constant flow of tractor trailer trucks were the eruptions of small fleets, as though several drivers were waiting so they could leave together. All of this coupled with the fact that it took a significant time for these vehicles to enter a public roadway and accelerate to speeds generally exceeding the posted limit.

2. Based on the latest traffic counts we found, **Exhibit "B"**, East John Sevier Highway carried 12,947 cars per day. Within about 4,000 feet of the subject site its travelers are required to enter Asheville Highway 11E, 25W which has a daily traffic count of 35,401 vehicles. For comparison, Interstate 40 at the same proximate junction carries 98,613 vehicles per day. This means that the subject site fronting John Sevier Highway experiences over 13% of the volume of the Interstate. This in itself is remarkable considering that John Sevier Highway is only a two lane roadway. Granted it does have a turn lane which really doesn't help if you need to pass a slow entering truck. None the less, this is a high volume of traffic considering that a great majority of it is trucks coming from Forks of the River Industrial Park. We hereby request a copy of the **Traffic Study** that surely is needed before any consideration of plan or zoning change.
3. Several of our local residents actively manicure the banks of Inman Branch Creek which is a mid-volume continuously flowing **Blue Line Stream**. This creek is the home of several aquatic species which are a delight to the families whose homes adjoin it. This creek is the easternmost boundary of the subject site. It fronts the site for approximately 2,500 feet. **Exhibit "C"** where it flows under John Sevier Highway directly into the Holston River. All municipalities are now requesting catchbasin hydrocarbon filters in all newly constructed parking and terminal lots. These filters attempt to capture most of the fuel, oil, fluids and grease discharges from vehicles before the runoff water enters the **Waters of the State**. We are aware that all the discharge water from this site will enter either the adjacent creek or the river. This should be documented and calculated for the safety of our residents who come in contact with this water. We hereby request a copy of the **TDEC Water Quality Study** that surely is needed before any consideration of plan or zoning change.
4. As the owners of the subject site and the neighbors are aware, there is a significant geological anomaly occurring diagonally across this subject site. It is evident by the numerous stone outcroppings and sinkholes. It is described by the data included in attached publications. **Exhibit "D"** This is the result of mineable **Limestone**. The Strawberry Plains formation includes some "326 mining deposits". Reports for a few of the closest mines are in the exhibit. We are not concerned that anyone would attempt to mine the formations; however the site work needed to render an adequate commercial site would require significant blasting and leveling. The State of Tennessee strictly enforces any activity that may alter a sinkhole. Aside from Law, rule and regulation, the seismic damage to the footings and foundations of the homes that are adjacent to this site would be significant if such activity were to be allowed. I personally carry an additional homeowner insurance rider because of this underlying geology. We hereby request a copy of the **TDEC Sinkhole Class V permit or an ARAP**, whichever the Knoxville Engineering Department requires, that surely is needed before any

consideration of plan or zoning change. The city of Knoxville has published "Policy 12" for Sinkhole Development Manual " **Exhibit "E"** which further explains sinkholes.

5. We are certainly sympathetic with the needs of a growing business but we think a path of less resistance would be to locate on one of the many pad ready sites that already exist in Knox County. No one will oppose it. There will be no hidden costs like rock clauses. There will be no impact studies. Just friendly faces trying to help businesses use their property. We found over 250 acres available through The Development Corporation of Knoxville with much more coming on line shortly. We found 20 vacant sites totaling 848 acres in Knox County on the **tvbsites.com. Exhibit "F"**
6. In conclusion, this site fronting the **Scenic Highway** known as East Governor John Sevier Highway is absolutely one of the worst choices for location of the new Fresenius Trucking Terminal. We believe the members of the Knoxville Metropolitan Planning Commission have been gifted with adequate knowledge and wisdom to reach the same conclusion. We therefore ask that you act accordingly.

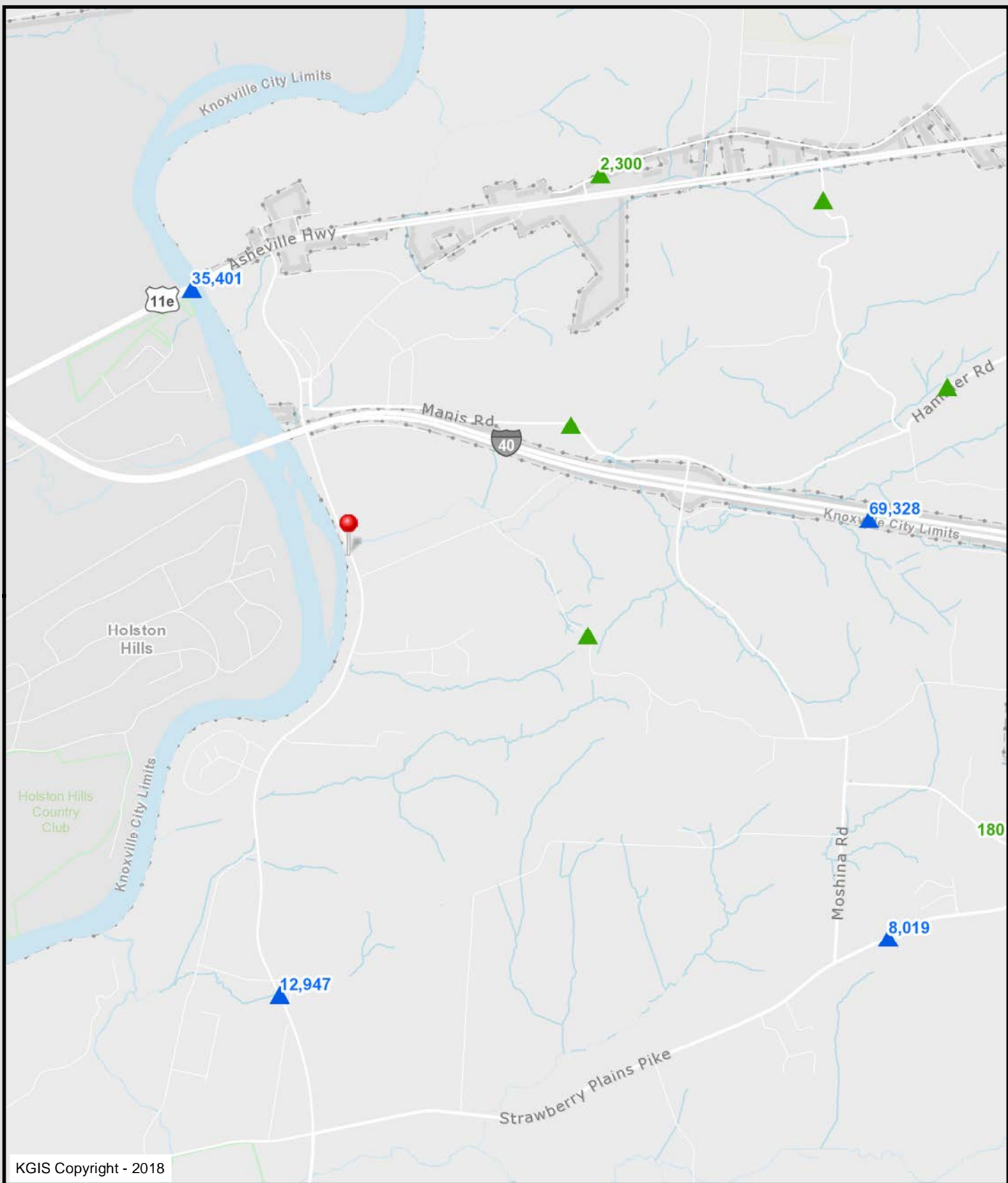
Yours truly,



Jerry P. Glenn

Exhibit "A"



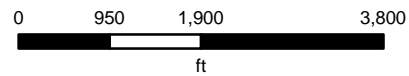


KGIS Copyright - 2018

Exhibit "B"

Printed: 5/8/2018 at 11:27:57 AM

Knoxville - Knox County - KUB Geographic Information System



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

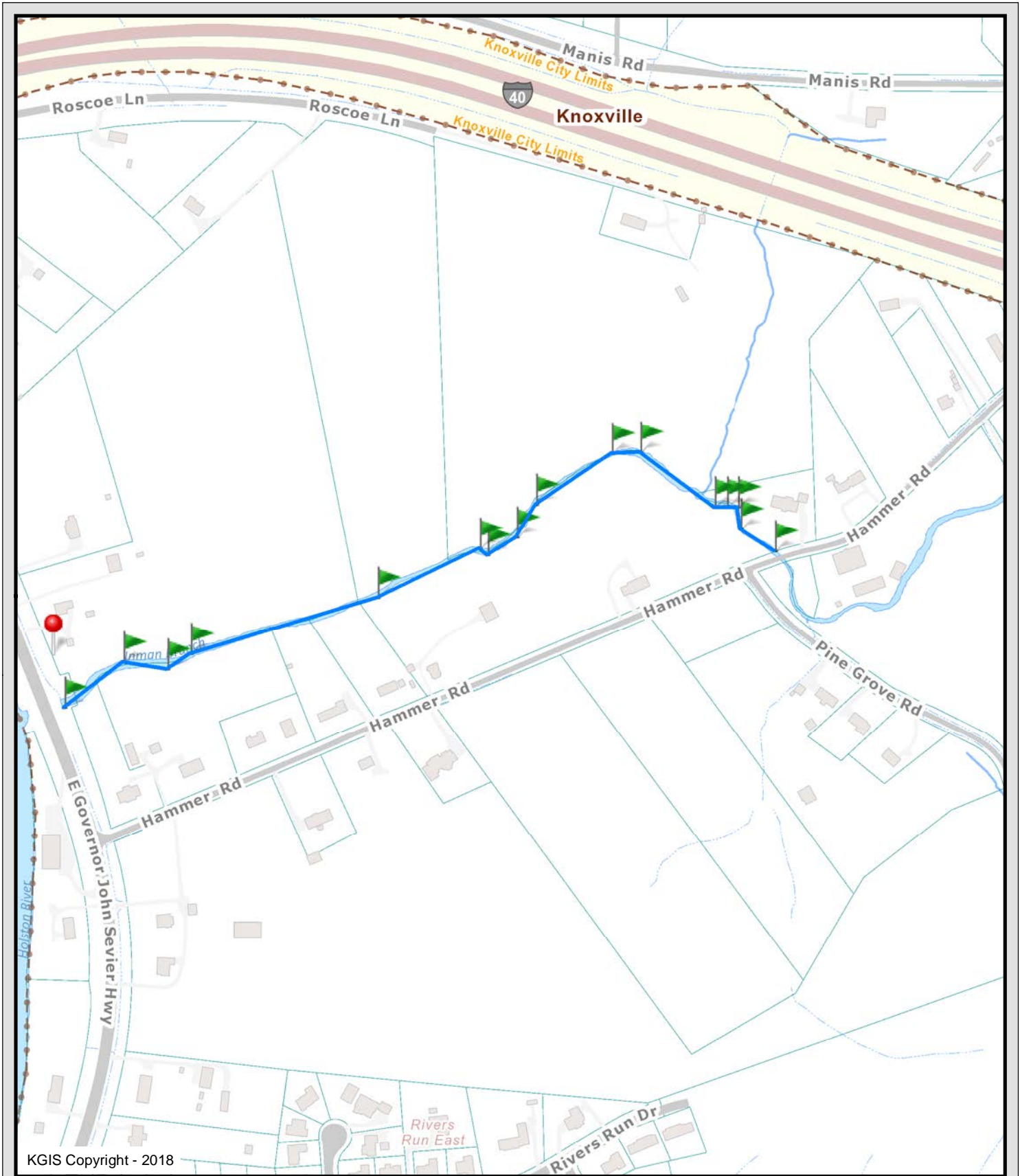


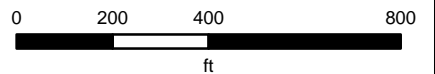
Exhibit "C"

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 5/8/2018 at 11:40:01 AM



"Ideal Cement Quarry" in Knox, TN, Limestone Producer

83.838°S 36.0168°E

"Ideal Cement Quarry" is a producer deposit site in the Appalachian Highlands of Tennessee, The United States. It is a deposit, not considered to be of world-class significance.¹

Limestone, General deposits are documented at "Ideal Cement Quarry." Limestone General is present at a grade sufficient to have a strong effect on the economics of an excavation project. It may even be viable as the only commodity mined.

At the time this deposit was surveyed, there was a tapped production. Mining operations could be year-round, intermittent, or seasonal. Production at this site spanned PRE 1940 - 1972.

"Midway Quarry" in Knox, TN, Limestone Past Producer

83.7188°S 36.0637°E

"Midway Quarry" is a past producer sedimentary deposit site in the Appalachian Highlands of Tennessee, The United States. It is a deposit, not considered to be of world-class significance.¹

Limestone, General deposits are documented at "Midway Quarry." Limestone General is present at a grade sufficient to have a strong effect on the economics of an excavation project. It may even be viable as the only commodity mined.

This deposit has operated in the past as a small scale production but was closed at the time it was surveyed. There were no known plans to reopen it.

Mineral Deposits Near Strawberry Plains, Tennessee

Strawberry Plains, Tennessee Overview

Strawberry Plains, Tennessee includes 326 nearby mining deposits. Strawberry Plains is an unincorporated community straddling the boundary between Jefferson Knox and Sevier counties in the U.S. state of Tennessee treated by the United States Census Bureau as a census county division as of 2010 the population was 4667. Strawberry Plains is located on the bank of the Holston River. According to the United States Geological Survey a variant is Straw Plains. Strawberry Plains has been the site of a post office since 1806.

Quick Facts

- Located in [Jefferson County, Tennessee](#).
- Strawberry Plains, Tennessee sits 856 feet above sea level.

Mines Summary

in Strawberry Plains, Tennessee

- 326 Total
- 89 Occurrences
- 6 Plants
- 26 Producers
- 170 Past Producers
- 3 Unknown

Policy 12

SINKHOLE DEVELOPMENT

Introduction and Overview -

A sinkhole is a naturally occurring surface depression which occurs primarily in limestone regions and is usually denoted with hachured lines on a contour map, or is otherwise part of a closed watershed system. A sinkhole typically receives surface stormwater runoff, and may be directly or indirectly linked to an underground cavern system or groundwater table. For the purposes of regulating site development, a sinkhole is a minimum of 2' deep when measured from the lowest part of the depression to the overflow lip.

Sinkholes are a common feature in Knoxville and throughout east Tennessee. The predominant geology in Knoxville is a system of parallel ridges and valleys that run in a southwest-northeast direction. The ridges typically are a combination of folded shales, sandstones and limestones. The valleys contain soft shales, limestones and clay soils.

It is not possible to determine the condition of a sinkhole by visual inspection. Even if a sinkhole appears to be well-drained based on repeated observations and measurements, it may still close tomorrow for no apparent reason. It is suspected that many sinkholes become nonfunctioning due to construction activities. Construction heavy equipment and/or dynamite may have changed drainage characteristics for many sinkholes along I-40 and I-640 in previous decades. Excess silt and sediment can also clog sinkholes and make them nonfunctioning.

Historically in decades past, some sinkholes have been used to dump trash, liquid wastes, etc. This is particularly harmful to the environment due to the direct connection to groundwater tables and subsurface drainage. Trash, debris and sediment will clog the sinkhole throat and eventually reduce the drainage capability of the sinkhole. Most water entering a sinkhole will eventually reappear in a nearby creek or stream.

Sinkholes are typically not reliable as a primary drainage system. Every sinkhole behaves differently under changing conditions. Saturated ground conditions and high groundwater tables will cause a sinkhole to drain very poorly. It is even possible for groundwater to flow upwards and fill a sinkhole. Sinkholes are prone to settlement and generally do not have suitable soil foundations.

Sinkhole Requirements -

1. *(For site development on a property that contains a sinkhole or partially contains a sinkhole) --* Engineering Department will require a copy of a Class V Injection Well Permit and/or an Aquatic Resource Alteration Permit (ARAP) prior to approving a site development permit. These permits are issued by the Tennessee Department of Environment and Conservation (TDEC) to protect Waters of the State. After reviewing the TDEC permit, the Engineering Department may require additional information relating to the structural integrity and flood protection. When existing or documented flooding problems are present, the Engineering Director may require additional measures such as detention, conveyance facilities, or other stormwater management solutions to reduce adverse impacts to the subject development or to other properties.

Requirements #2 through #6 apply to site development projects that must provide stormwater detention for the 1-year, 2-year, 5-year, 10-year, 25-year and 100-year NRCS storms as required by Section 22.5-23 of the Stormwater and Street Ordinance:

- A. *Road construction containing one-half acre or more of impervious surface.*
- B. *Commercial, industrial, educational, institutional, or recreational developments containing one acre or more of disturbed area.*
- C. *Single-family or duplex residential development containing at least five acres of disturbed area or at least five lots.*
- D. *Any development containing one-half acre or more of additional impervious area.*
- E. *Any redevelopment that causes the improvement of 50% of the assessed value of the lot, building, or lot use.*

Requirements #2 through #6 must include calculations to demonstrate that the requirement is met. Volume computations must be performed using regular intervals, preferably using the conic volume formula shown on page ST-11-13 of the Knoxville BMP Manual. All hydrologic and hydraulic computations must be prepared by a registered engineer proficient in the field of hydrology and hydraulics, and licensed to practice engineering in the State of Tennessee. Detention and routing computations shall meet the general requirements contained in ST-10, ST-11 and ST-12 of the Knoxville BMP Manual.

-
2. *(For site development on a property that contains a sinkhole, partially contains a sinkhole or ultimately drains to a sinkhole) -- Provide calculations that show that the 100-year, 24-hour NRCS design storm will not flood any structures assuming plugged conditions for the sinkhole (0 cfs outflow). These calculations must include the entire contributing watershed area for the sinkhole. A sinkhole easement, similar to a detention easement as defined in Policy 05, must be dedicated at least 5' horizontally outside the highest closed contour defined by the sinkhole lip.*
 3. *(For site development on a property that partially contains a sinkhole) -- Provide calculations that show no rise in water surface elevations between the predeveloped and postdeveloped 100-year, 24-hour NRCS design storm, assuming plugged conditions for the sinkhole (0 cfs outflow). These calculations must include the entire contributing watershed area for the sinkhole. A sinkhole easement, similar to a detention easement as defined in Policy 05, must be dedicated on the property being developed at least 5' horizontally outside the highest closed contour defined by the sinkhole lip. In some cases, a rise in the 100-year water surface elevation is allowable if all parties with ownership of the sinkhole agree to allow the rise with written documentation.*
 4. *(For site development on a property within a Critical Sinkhole Watershed) -- Provide calculations that show total retention of the difference between the predeveloped and postdeveloped 100-year, 24-hour NRCS design storms. These calculations must include the entire contributing watershed area for all designed retention basins and sinkholes.*
 5. *(For site development on a property within a Critical Sinkhole Watershed) -- Provide calculations that show that the postdeveloped 100-year, 24-hour NRCS peak flow rate does not exceed the predeveloped 100-year, 24-hour NRCS peak flow rate. In basins or subbasins with a documented historical drawdown time, it may be acceptable to assume drawdown if the documented value is at least 1.5 times larger than the drawdown time for the region. In general, advanced subsurface testing must be performed and certified by a professional engineer registered in the state of Tennessee with a demonstrated expertise in hydrogeology. Subsurface testing shall reasonably determine the range of outflows under a variety of design conditions.*

6. *(For any site development that drains to any sinkhole or retention basin within a Critical Sinkhole Watershed)* -- Subsurface testing shall reasonably determine the range of outflows under a variety of design conditions. In general, advanced subsurface testing must be performed and certified by a professional engineer registered in the state of Tennessee with a demonstrated expertise in hydrogeology. If it is proven by geotechnical testing that the soil does not percolate, then a drawdown orifice may be used. This is evaluated by a case-by-case basis. The drawdown rate will be 0.05 cfs for drainage areas 2.5 acres and less, or 0.02 cfs per acre for larger drainage areas.

Critical Sinkhole Watersheds -

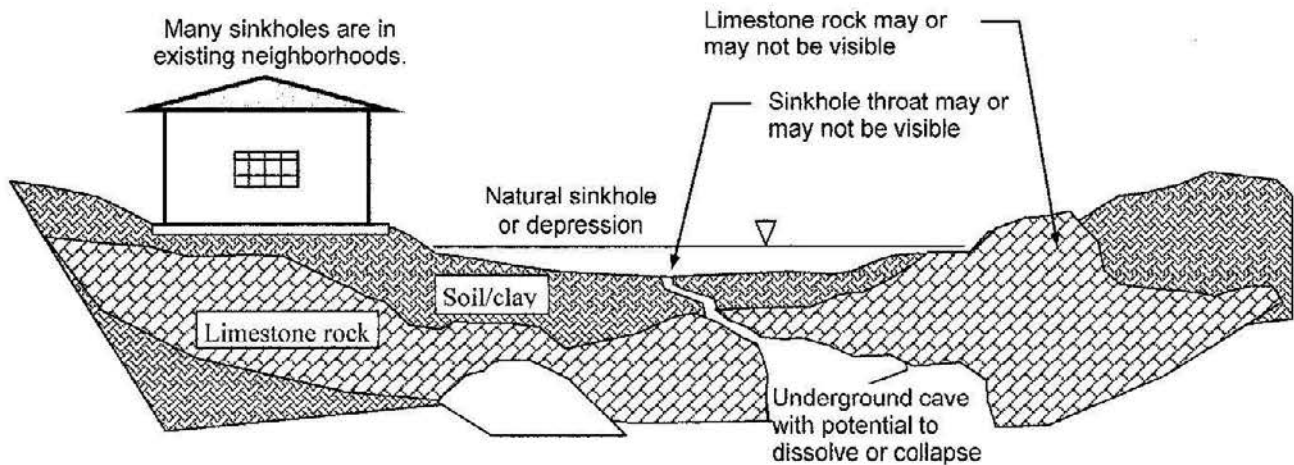
The following areas contain sinkholes and are labeled as critical watersheds. These areas can be viewed on maps at the Engineering Department, 4th Floor City County Building, during normal working hours.

- (1) The entire watershed for Ten Mile Creek (since the entire creek drains into a huge sinkhole near the intersection of Ebenezer Road and Southern RR crossing)
- (2) Sinking Creek
- (3) Emily Avenue and Timothy Avenue
- (4) Harrell Hills subdivision (near Cranberry Drive, Clairmont Drive, and Gaines Road) Prosser Road #1 (between Cherry Street and immediately north of the railroad crossing)
- (5) Prosser Road #2 (approximately halfway between Knoxville Zoo Drive and Magnolia Avenue)
- (6) Pamela Lane
- (7) All areas draining to a sinkhole
- (8) Any area of known flooding where deemed necessary by the Engineering Director

Definitions -

- Baseflow The quantity of water in a stream or creek that is contributed by groundwater and is not directly associated with surface stormwater runoff.
- Closed A sinkhole that no longer drains is said to be closed. An open sinkhole can become closed for any number of reasons: sediment and debris; nearby construction activity with heavy equipment or dynamite; changing subsurface conditions; underground collapse; high groundwater tables; etc.
- Dolomite A soluble rock consisting mainly of magnesium carbonate and calcium carbonate. Classified as sedimentary rock; common throughout Knoxville.
- Interflow Movement of groundwater from one location to another; often accounting for springs and stream baseflow.
- Karst A region with porous limestone that may also contain other soluble rocks and minerals such as carbonates. A karst region may contain sinkholes, underground caves, springs, disappearing streams, subsurface cavities or voids, and natural streams with high baseflow characteristics.
- Limestone A soluble rock consisting mainly of calcium carbonate. Classified as sedimentary rock; common throughout Knoxville in both ridges and valleys.

- Open A sinkhole that drains well is said to be open. It is possible for a closed sinkhole to become open for any number of reasons: dissolution of limestone or other soluble rock, underground collapse, settlement, etc.
- Resurgence Groundwater that flows out of a sinkhole, due to high groundwater tables or perched springs. A sinkhole may or may not experience resurgence at different times for different storm events.
- Sinkhole Lip The portion of the sinkhole perimeter where stormwater first begins to overflow. This elevation is likely to be flooded for large storms and high-intensity rainfalls.
- Throat The area of a sinkhole where surface stormwater drains into the ground to become subsurface water. Normally located at the lowest part of the depression, but not necessarily.



Increasing stormwater runoff to a natural depression may increase sinkhole formation by further dissolving limestone. Even if the amount of stormwater runoff has not been increased, stormwater quality treatment is necessary to prevent pollutants from entering groundwater and to reduce potential pH changes and chemicals within stormwater runoff.

NOT TO SCALE

Figure 1 -- Typical Concerns of Sinkholes in Residential Areas



Hardin Business Park
Berkelamp Ln.
Knoxville, TN 37932

Site Size (acres): 97
Available (acres): 82
Max Contiguous (acres): 82
Divisible From (acres): 5
For Sale: Yes
For Lease: No

Property Details: The property is zoned Light Industrial which allows for a variety of manufacturing assembly and warehouse/distribution uses.



Lord Commercial Park
Strawberry Plains Pike
Knoxville, TN 37914

Site Size (acres): 63
Available (acres): 63
For Sale: Yes
Sale Price (\$): 4,095,000
For Lease: No

Property Details: 63 acres of commercial sites that can be accessed via Strawberry Plains Pike. Site contains underground utilities. Price is \$65,000 per acre.



Lot 38 Everett Road
Everett Road
Knoxville, TN 37932

Site Size (acres): 15.6
Available (acres): 15.6
For Sale: Yes
Sale Price (\$): 749,000
For Lease: No

Property Details: Excellent development opportunity. Mainly flat topography. Frontage on Everett Road. Close to I-40/75 split 4/10 mile off exit 369 I-40/75. Opposite Freightliner Trucks. Near Pilot Flying J Truck Stop and Pride Truck Wash.



Pelissippi Corporate Center
Cheraha Drive
Knoxville, TN 37931

Site Size (acres): 66
Available (acres): 50
Max Contiguous (acres): 50
Divisible From (acres): 9
For Sale: Yes
For Lease: No

Property Details: Largest contiguous site is 50.



PRIMARY DATA CENTER SITE - METRO - Corridor Park
Corridor Park Blvd.
Knoxville, TN 37932

Site Size (acres): 10.26
Available (acres): 10.26
For Sale: Yes
Sale Price (\$): 1,487,700
For Lease: No

Property Details: Lots 21 and 23 in Corridor Park in West Knox County are located near Interstates 40, 75 and I-40. The sites have the ability to be served by three power substations. Within Corridor Park are Siemens Molecular Imaging, CSI, Plasma and Travelers Customer Service Center.



Rock Pointe Crossing
4300 Rutledge Pike
Knoxville, TN 37914

Site Size (acres): 25
Available (acres): 25
For Sale: No
For Lease: Yes

Property Details: Prime Location - Interstate visibility and access off I-40/75 at Exit #362. This site offers 25+ acres of high visibility property with over 3,000 ft. fronting I-40 and I-11W. Located immediately off the Interstate exit and four miles from downtown Knoxville. The property has rapid access to I-40, I-75, I-41, I-11-E and I-11W. The site is shovel ready for a wide variety of commercial - business - retail - industrial opportunities.



WestBridge Business Park
O Caneel Drive
Knoxville, TN 37931

Property Details: WestBridge Business Park is located in west Knox County a business park is the home of such companies as Bailey International, Corp. WestBridge is a prime location for a wide variety of commercial - business - retail - industrial opportunities. Comp seeking to locate in WestBridge



Cherokee Farm
1709 Alcoa Hwy
Knoxville, TN 37920

Site Size (acres): 188
Available (acres): 77
For Sale: No
For Lease: Yes

Property Details: The 188-acre Cherokee Farm Innovation Campus on the banks of the Tennessee River is master planned with 16 research-oriented building sites that support approximately 1.6 million square feet of development. The campus is the only research park in the Southeast affiliated with both a major research university, University of Tennessee, and a national research laboratory, Oak Ridge National Laboratory. Currently, the Joint Institute for Advanced Materials is under construction. To learn more, visit <http://www.cherokeefarm.org/>



Eastbridge Business Park - Site 10
Eastbridge Blvd. & Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 16
Available (acres): 16
Max Contiguous (acres): 16
For Sale: Yes
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 10 is 16 acres.



Eastbridge Business Park - Site 14
Eastbridge Blvd. & Commission Dr.
Masco, TN 37906

Site Size (acres): 10
Available (acres): 10
Max Contiguous (acres): 10
For Sale: Yes
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 14 is 14 acres.



Eastbridge Business Park - Site 8
Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 14
Available (acres): 14
Max Contiguous (acres): 14
For Sale: Yes
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 8 is 14 acres.



Central Avenue Pike - Powell, TN
Central Avenue Pike
Powell, TN 37949

Site Size (acres): 44
Available (acres): 44
Max Contiguous (acres): 44
For Sale: Yes
Sale Price (\$): 380,000
For Lease: No

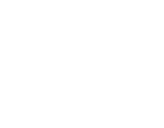
Property Details: 44 acres for sale along I-75 in Powell.



Century Park
10020 Investment Dr.
Knoxville, TN 37932

Site Size (acres): 4
Available (acres): 35
For Sale: Yes
Sale Price (\$): 400,000
For Lease: No

Property Details: Century Park is in its third phase of growth. We have just completed the 4th building in the 80 acre development, a 52,000 sq. ft. 2-story building. Century Park V is currently 72% occupied. We have 10,000 sq. ft. available in the building, with an additional 5,000 on the other side of the lobby. If you are in a hurry this might be the best spot. We can have you up and running within 90 days of signing a lease. The park has become immensely popular with large firms; in fact six Fortune 500 companies call Century Park their Knoxville home. Designs are being complete for an 81,000 sq. ft. building that should be open for tenants this time next year. This building, Century Park V, is being designed following the LEED/Green building guidelines. It will reach at least silver certification levels with a good chance of reaching the gold level. It will be one of the first privately owned, multi-tenant LEED designed building in Tennessee. Century Park is designed to be East Tennessee's first comprehensive office complex. Just a half mile from the intersection of I-40 and Pellissippi Parkway, Century Park is centrally located between downtown Knoxville, Oak Ridge and Maryville/Alcoa. When complete Century Park will contain more than a million square feet of Class-A office space. In addition the park will include a full-service hotel and conference center, banking facilities, and a daycare center.



Century Park at Pellissippi - Headquarters Site
10024 Investment Dr.
Knoxville, TN 37932

Site Size (acres): 20
Available (acres): 20
Max Contiguous (acres): 20
Divisible From (acres): 10
For Sale: Yes
Sale Price (\$): 400,000
For Lease: Yes

Property Details: The ideal site for company or regional headquarters. Century Park has 10 to 20 set aside for development of this type of facility. Lease purchase build to suit joint venture all of these can be accommodated at Century Park. Strategically located adjacent to Pellissippi Parkway off I-40/75 minutes from downtown Knoxville and the airport Century Park is a state-of-the-art office complex incorporating a cutting-edge telecommunications infrastructure with innovative architectural design detailing rarely seen in a mid-size market. Century Park has been extremely popular from its first building. Currently four buildings have been developed and are at approximately 85% occupancy. This includes six Fortune 500 companies as tenants. Future plans call for banking facilities and a full service hotel and conference center. For the tenant whose mindset is poised for growth performance and profit for the 21st century Century Park is the perfect partner in your business plan.



Eastbridge Business Park - Site 16
Eastbridge Blvd. & Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 16
Available (acres): 16
Max Contiguous (acres): 16
For Sale: Yes
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 16 is 16 acres.



Eastbridge Business Park - Site 14
Eastbridge Blvd. & Commission Dr.
Masco, TN 37906

Site Size (acres): 10
Available (acres): 10
Max Contiguous (acres): 10
For Sale: Yes
For Lease: No

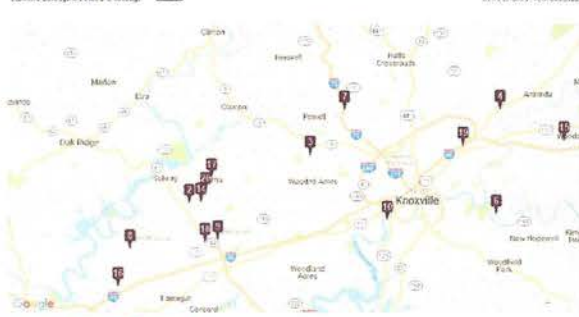
Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 14 is 14 acres.



Eastbridge Business Park - Site 8
Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 14
Available (acres): 14
Max Contiguous (acres): 14
For Sale: Yes
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 8 is 14 acres.



Eastbridge Business Park - Sites 4, 5 & 6 - SELECT TENNESSEE
0 Holston Bend Dr.
Masco, TN 37906

Site Size (acres): 121
Available (acres): 121
For Sale: Yes
Sale Price (\$): 45,000
For Lease: No

Property Details: Knoxville County business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential to serve large power needs. Site 4 is 28 acres, Site 5 is 35 acres & Site 6 is 60 acres. Total combined acreage of three sites is 123 acres.



Pelissippi Corporate Center - Lots 11 & 12 - SELECT TENNESSEE
0 Kemp Fain Lane
Knoxville, TN 37932

Site Size (acres): 33.01
Available (acres): 33.01
For Sale: Yes
Sale Price (\$): 125,000
For Lease: No

Property Details: An additional 16.92 acre lot is adjacent to the east of Lot 12 across a TVA transmission line easement. An additional 12.16 acre lot is adjacent to the west of Lot 11 across a natural gas pipeline easement. Additional lots are also available with the business park but not contiguous to Lots 11 and 12. The site is located within a master planned business park and is immediately surrounded by undeveloped lots to the east, south and west. Existing business park tenants to the south of the site primarily include offices and some light industrial / technology companies. The north of the site is surrounded by rural residential and agricultural uses.



3301 Schaad Road
3301 Schaad Rd.
Knoxville, TN 37921

Site Size (acres): 165
Available (acres): 165
For Sale: Yes
Sale Price (\$): 3,800,000
For Lease: No

Property Details: Excellent development opportunity. Total acreage is 165 - of which 133 are zoned light industrial and 32 are zoned agricultural. All utilities along Schaad Road. There is also 1,800 feet of road frontage.



6320 Rutledge Pike Industrial Site
6320 Rutledge Pike
Knoxville, TN 37924

Site Size (acres): 10.4
Available (acres): 10.4
Max Contiguous (acres): 10.4
Divisible From (acres): 5
For Sale: Yes
Sale Price (\$): 1,180,000
For Lease: No

Property Details: A prime location for industrial development. Just 2 miles off of I-40/75 this site is ideal for someone who needs easy access to the interstate. The property will be brought to road grade with pad ready compaction prior to transfer. I-40/75 is 3 minutes away I-640 is only 5 minutes away downtown Knoxville... less than 10 minutes access via a 4-lane divided highway. Property will be pad ready prior to sale (property will be at road grade). Zoned CB-Commercial/Business which allows for a very wide variety of operations.



834 Midway Road
834 Midway Rd.
Knoxville, TN 37914

Site Size (acres): 72.04
Available (acres): 72.04
For Sale: Yes
Sale Price (\$): 2,881,600
For Lease: No

Property Details: This property consists of approximately 72.04 acres of land located on the Northeastern quadrant of the I-40 and Midway Road Exit in Knoxville. The property was annexed by the City of Knoxville several years ago and is the first exit in Knox County off of I-40 if you are traveling west. The property has 3,081 feet of frontage on I-40. The property currently has access from Midway Road and has a possible additional access point on Thom Grove Pike. The easy access from I-40 and general layout of the property lends itself perfectly to a warehouse distribution facility, or transportation related facility.



Briggs Property
South National Dr.
Knoxville, TN 37914

Site Size (acres): 13.86
Available (acres): 13.86
For Sale: Yes
Sale Price (\$): 850,000
For Lease: No

Property Details: 13.86 acres for sale in Forks of the River Industrial Park. The property is zoned industrial and fronts National Drive. The topography is flat to rolling. Rail is available and spans the west boundary. All utilities are available on National Drive.

26 Century Boulevard, Suite 100, OCP 6-0
Knoxville, TN 37214 | 615-234-6205 | www.tvasites.com

TVAsites.com and the TVAsites.com logo are trademarks of TVAsites.com. All other trademarks are the property of their respective owners. TVAsites.com is not responsible for any errors or omissions in this information. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service.



THE Development Corporation

OF KNOX COUNTY

A principal role of TDC is to ensure the availability of suitable business park sites within Knox County. TDC is involved in the acquisition, development and management of property for business park use. TDC maintains and operates five such business parks for the benefit of Knox County: Eastbridge in Mascot, and WestBridge, Pellissippi Corporate Center, Hardin, and CenterPoint, all in West Knox County/Hardin Valley. The result of having quality property available in a business park setting, with utilities and other infrastructure, is the recruitment and retention of great businesses to Knox County.

TDC's Current Property Inventory

Park Name	Total Size	Net Available Acres
CenterPoint Business Park	60 Acres	6.1 Acres
Eastbridge Business Park	800 Acres	162 Acres
Pellissippi Corporate Center	150 Acres	74.7 Acres
WestBridge Business Park	250 Acres	11 Acres
Hardin Business Park	95 Acres	7.25 Acres (Business) 10.56 Acres (Commercial)

Planned Business Parks

Park Name

- Proposed Karns Valley Business Park
- Proposed Midway Business Park



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

[MPC Comment] MPC Comment: 5-B-18-SP & 5-F-18-RZ

1 message

Matt Moore <r.matt.moore@gmail.com>

Tue, May 8, 2018 at 10:51 AM

Reply-To: r.matt.moore@gmail.com

To: commission@knoxmpc.org

Good morning Commissioners,

I am writing in regards to a proposed rezoning on your agenda for May 10, 2018 that would alter the rural character of John Sevier Highway near the Holston River, create safety concerns with increased semitrailer traffic, and further burden roads that are in poor condition with the current level of freight use. Fresenius is seeking to rezone an agriculture/residential 57-acre property at East Governor John Sevier Highway and Hammer Road. My wife, daughter and I bought a home less than 2 miles from this 57 acre property almost five years ago because of its quiet, rural scenery. We sought property in this area in hopes of raising our family near pasture, nature, and friendly neighbors. We did NOT intend to live next to manufacturing and trucking.

This stretch of the highway consists of residential homes, farms, and even a few neighborhoods and restaurants, and I cannot see how a large shipping/distributing facility would fit in. I cannot stress enough the adverse impact this development would have on the area. The MPC initiated the John Sevier Highway Corridor Study to engage a group of stakeholders to come up with policy initiatives to "protect rich historic assets, rural character and scenic qualities of the corridor." This proposed change completely undermines that goal and will be detrimental to the neighbors in the area. The increased noise, traffic, and pollution from the trucking center will negatively impact the residents of the area and interfere with their enjoyment of their own property. This change will certainly lead to a decrease in property values for the surrounding area and in turn hurt our small, working-class family.

I certainly hope we can count on your support to oppose this change.

Thank you,

Matthew Moore
6613 Pine Grove Road
Knoxville, TN 37914

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] File # 5-F-18 RZ & # 5-B-18-SP

1 message

Doug Lawyer <dlawyer@knoxvillechamber.com>
o: dlawyer@knoxvillechamber.com
o: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: Doug Lawyer <dlawyer@knoxvillechamber.com>

ed, May 9, 2018 at 10:25 AM

May 9, 2018

MPC Commissioners:

Thank you for your service to our community by volunteering your expertise and time as a member of the MPC.

This correspondence is related to File # 5-F-18 RZ and 5-B-18-SP, under the applicant name "Fresenius USD Manufacturing, Inc." Fresenius Medical care is the world's largest provider of products and services for dialysis, a blood-filtering therapy replacing kidney functions for patients suffering from chronic kidney failure.

It is extremely rare that the Knoxville Chamber weighs in on a rezoning issue, but as the economic development agency for Knox County, felt it was beyond appropriate given the industrial job creation effect this project can have on our communityB

I encourage the MPC Commissioners to follow MPC staff recommendations to amend the East County Sector Plan to GC on the subject property and to approve the requested PC Planned Commercial Zoning.

I was part of the team that worked to recruit Fresenius Manufacturing to Knox County back in 2013/14. As you may recall, Fresenius purchased a vacant industrial building in Forks of the River and announced a project that would create hundreds of jobs and well over \$100 M in investment into Knox County. The kidney dialysis medical products produced at the Knox County plant provide a better quality of life for countless patients around the world.

Having a state-of-the-art distribution center in as close proximity as possible to Fresenius' Forks of the River manufacturing operation is paramount. Not only will this distribution center bring an estimated 165+ additional jobs at an estimated average wage of \$19/hour into Knox County, it will also allow for continued growth of the Fresenius Forks manufacturing facilityB

This site is a logical location for a large-scale distribution operation for the following reasons:

- Access via John Sevier highway, a proven industrial arterial corridor
- Easy proximity to Interstates 40/75
- Visibility from Interstate 40
- PC zoning allows for additional input into final development plan

It is imperative that this distribution center locates to support Fresenius' Knox County manufacturing location. You can help ensure this happens at this preferred location in Knox County, and not somewhere else.

Doug Lawyer, CEcD

ice President of Economic Development

Knoxville Chamber

865.246.2645 – work



This email has been checked for viruses by Avast antivirus software. [RRR.avast.com](https://www.avast.com) are.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] FW : John Sevier Highway property

1 message

Broughton, Sandra M <SBrought@utmck.edu>
Reply-To: sbrought@utmck.edu
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, May 9, 2018 at 11:13 AM

From: Broughton, Sandra M
Sent: Wednesday, May 09, 2018 11:13 AM
To: 'commission@hknxmpc.org' <commission@hknxmpc.org>
Subject: John Sevier Highway property

From: Broughton, Sandra M
Sent: Wednesday, May 09, 2018 11:11 AM
To: 'commission@knowmpc.com' <commission@knowmpc.com>
Subject:

I am writing in regards to the property located on John Sevier Highway that is being considered for rezoning to commercial. I am very much against this. The property that faces John Sevier Highway was owned and farmed by my grandparents, Edith and Egbert Bell. The farm had been in the family for years being sectioned off so each child could have a portion. My parents built a home on the farm about 40 years ago. My Mom passed away December 22, 2017 and that portion of the farm was left to me in the will.

I was totally shocked when I found out this past weekend that Tom (Dukes) Sherrod and Roscoe Bell wanted to have the property rezoned to commercial so a distribution center for Fresenius Medical could be built. Why do they need this beautiful piece of farm land? There are so many properties that are zoned commercial sitting empty on John Sevier just a few miles away. I am sure there are commercial buildings empty in the Forks of the River Industrial Park also. This property is far from level. It does have frontage on Interstate 40 where Fresenius could advertise I guess but, how many people driving down the interstate are thinking about purchasing medical supplies – most of us hope we will never need them.

Like I said, my parent's property was left to me in the Will. During the last few years of my Mother's life she had a 24 hour a day sitter. After my Mother passed, she asked if she could purchase the home. She could not come up with the amount needed to buy the house and ask if I would be the "bank". I am not financially able to do that so I called Tom Sherrod and ask him if he was interested in the house. I knew the rest of the farm was for sale and thought they were planning on building a subdivision not a distribution center. He started yelling at me, cussing me, telling me that he couldn't believe that I hadn't ask him first. I tried to explain that I did not ask Mom's sitter but that she approached me about buying the house but, he was in such a rant that I am sure he didn't hear me. He said he would think about it for a few days and let me know.

I did not hear from him so I called him back and he was interested in the property and we named a price (much to low). A week or so went by and Mom's sitter told me she had come up with enough money to buy the house. I thought "oh no" now two people want the house for the same amount of money. After I thought about it for a while I told Mom's sitter that Tom was buying the house and would she look for other property. She said she would but instead called Tom and he told her that it was fine if she purchased the property. I was shocked but said OK.

I refuse to talk to Tom on the phone again after the way he talked to me the first time but have told him he can text. He must have realized what he had told Mom's sitter and sent a text that he wanted to talk. I sent him a text to tell him that since they were both offering the same amount the one who paid a little more could buy the property. He sent a very rude text that he was resending his offer.

I feel threatened by this man – he is like a fuse about to go off at any time. I pull into my Mom's driveway and get in the garage as fast as I can for fear that he will show up. He sent a text that he wanted the potty chair and transport chair that he had loaned my Mom returned and told me where to put the items. I put the items where he said and sent a text that they were there. I asked that he put a plow and other items that belonged to my grandfather that he allowed my Mom to store in the barn by the back basement door of her house. After a few days the items did not appear and I sent a text asking about them. His wife (Brenda) sent a text that said when I will meet with Tom I can have my items. He is holding my belongings – this is so wrong – they do not belong to him but, that is the kind of person he is.

This has nothing to do with the property but just to add what kind of man he is – they inherited a house in Gatlinburg from his parents. The house was destroyed in the fire. They very, very seldom visited the house – only to check on it. But, they took the money that Dolly offer to the fire victims. This money was for people that were left homeless after the fire – Tom and Brenda were not homeless – they had their home in Knoxville. They did not rebuild but collected the insurance money and probably sold the property. Both my Mother and I thought it was wrong that they took the money that other people really needed but they were proud of getting the money. Just the kind of people they are.

I will say they were good to help me get Mom up when she fell. She didn't want me to call them but sometimes I had no choice. She really didn't care for them and regretting selling my grandparents portion of the farm to them. They looked like they were doing good by mowing the yard but they were paid very well and never missed collecting their money. I always thought it was rude that they asked Mom for money knowing she was on a very fixed income and it only took them about 20 minutes to mow when they were mowing the property they own next door.

I am glad my Mom is not here to see how they have betrayed her – by acting like they were wanting to help but really just waiting for her to die. Really lets you know how Jesus felt when he was betrayed by Judas who he thought was a friend. Tom and Brenda acted like they cared but really they were just waiting for my Mom to die so they could feather their pockets.

This property is not flat – it is very rocky. I played on these rocks when I was a kid. Now I hate to think about the poor people living around this area whose homes will be damaged when they have to blast these rocks out. John Sevier Highway is three lane (two lanes and a turn land) in front of this property. The road sinks down and you can hear the trucks hit the dip inside my mother's house. There are cracks in the wall and I have called many times to have this portion of the road repaved so it would stop damaging my Mom's house. People use the turn land as a passing lane – there is already too much traffic on that road – it backs up at the light on Asheville Highway so you have to wait through several lights. There have been lots of wrecks at the intersection of John Sevier and Asheville Highway and there are wrecks over where you get on the Interstate pretty much daily. I don't see how tractor trailers could possibly make a turn onto John Sevier without causing traffic to stop in both directions. I hate to think about how many lives will be lost due to traffic accidents with more trucks pulling onto that road.

I know both Tom and Roscoe have money and very often money talks. But, I asked that you let our heart do the talking when you consider this matter. The people that live in this area have worked hard for what they have. Their homes that they have worked for so hard will be damaged and the value will go down.

I watched my Grandfather farm this land with mules and often a team of horses. My grandparents never had much – he was a dairy farmer and my Grandmother churned butter and did sewing for people. They worked hard and it is so hard for me to understand why some but corporation thinks they need to pave over this beautiful farm land when there is vacant property already zoned commercial just a few miles away. To put in a subdivision would allow families to enjoy the land my Grandparents worked so hard to preserve.

Please listen to your heart and save this property

Thank you,

Sandra Broughton

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fresenius USA Manufacturing, Inc. - from Tom Hale

1 message

Patricia Martin <pmartin@kramer-rayson.com>
Reply-To: pmartin@kramer-rayson.com
To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>
Cc: Tom Hale <tomhale@kramer-rayson.com>

Wed, May 9, 2018 at 11:49 AM

To MPC Staff and Commissioners,

I am writing you on behalf of the Sherrod and Bell families, members of which own the property that is the subject of the rezoning request submitted by Fresenius USA Manufacturing (No. 5-B-18-SP and 5-F-18-RZ).

It was reported to us from a number of sources that misinformation was being circulated by some unknown person about the rezoning request. For this reason, my clients sent the attached letter in order to set the record straight.

Thank you,

Tom Hale

Patricia C. Martin

Asst. to Thomas M. Hale and

Betsy J. Beck

KRAMER RAYSON LLP

P.O. Box 629

800 S. Gay Street, Suite 2500

Knoxville, TN 37901-0629

(865) 525-5134

(865) 522-5723 (fax)

Circular 230 Disclosure



CONFIDENTIALITY NOTICE: This communication constitutes an electronic communication from the law firm of Kramer Rayson LLP. This electronic communication, and any attachments, may contain protected or otherwise confidential attorney-client privileged information and attorney work product. Its disclosure is strictly limited to the recipient intended by the sender of this message. If you are not the intended recipient please contact the sender or the Firm's Executive Director immediately by return e-mail or at (865) 525-5134, and destroy the original transmission and its attachments without reading or saving the electronic communication or any of its contents or attachments in any manner.

--

This message was directed to commission@knoxmpc.org

 Letter to Residents.pdf
934K

May 5, 2018

Dear Residents of the Hammer Road Area,

We are members of the Sherrod and Bell families who have owned property in the Hammer Road area for many, many years. We have heard secondhand that some of you may have been misinformed concerning the reasons for the proposed rezoning of some of our property, so we are writing to make sure you have accurate information.

The facts are as follows:

- Our families have been presented with the opportunity to sell a portion of our land holdings for use by Fresenius USA Manufacturing (“Fresenius”) to construct a warehouse and distribution facility.
- We have entered into a contract to sell the portion of our property which is outlined in red on the attached map. The area outlined in blue on the map is our land that is **NOT** part of the contract and that we would continue to own.
- As you can see, a substantial portion of the property we hope to sell borders on Interstate 40. Also, the portion of the Bell property that borders on Hammer Road is **NOT** included in the land to be sold.
- With our permission, Fresenius filed a rezoning application to rezone the portion of our property it would purchase to PC (Planned Commercial) so that it can be used for a warehouse and distribution facility.
- For the record, this rezoning is **NOT** being undertaken so that houses can be built on the property being rezoned. We do not know where this rumor started, but it is not correct.
- The southside of the Fresenius facility will be across the creek from the Bell Property on Hammer Road. All properties on Hammer Road will be separated from the Fresenius building by at least the creek, a 60-foot-wide aquatic buffer and a parking lot of approximately 100 feet.
- We have been told by our advisors that as part of the rezoning process that the overall plan for the site will be submitted to the MPC. The general layout for the Fresenius facility is attached. Fresenius has advised us that its plans include the installation of a security fence and protective shielding of the site from the surrounding areas by berms and landscaping. The shielding would be designed to block noise, lighting and view of the plant from the areas surrounding it.

- Although signs advertising the date and time of the first public meeting at which the rezoning will be considered have been posted on the property, some have stated they could not see the signs. Please be advised that as was stated in the post cards that the MPC staff sent by mail to all property owners in the area, the meeting will be held on May 10, 2018 at 1:30 p.m. at the City-County Building, Main Assembly Room.
- This meeting will be the first of several public meetings at which the rezoning and Fresenius' plans will be taken up. Everyone who is interested will have more than an ample opportunity to be involved in those meetings.

In closing, as anyone would, we would like to be able to sell our property. Its proximity to the interstate does not make it ideal for residential uses. Fresenius offers benefits and opportunities to not just us, but to all of Knox County through employment opportunities for its citizens and an enhanced tax base by the construction of this new facility.

Thank you for your consideration.

Yours truly,

Cathern King

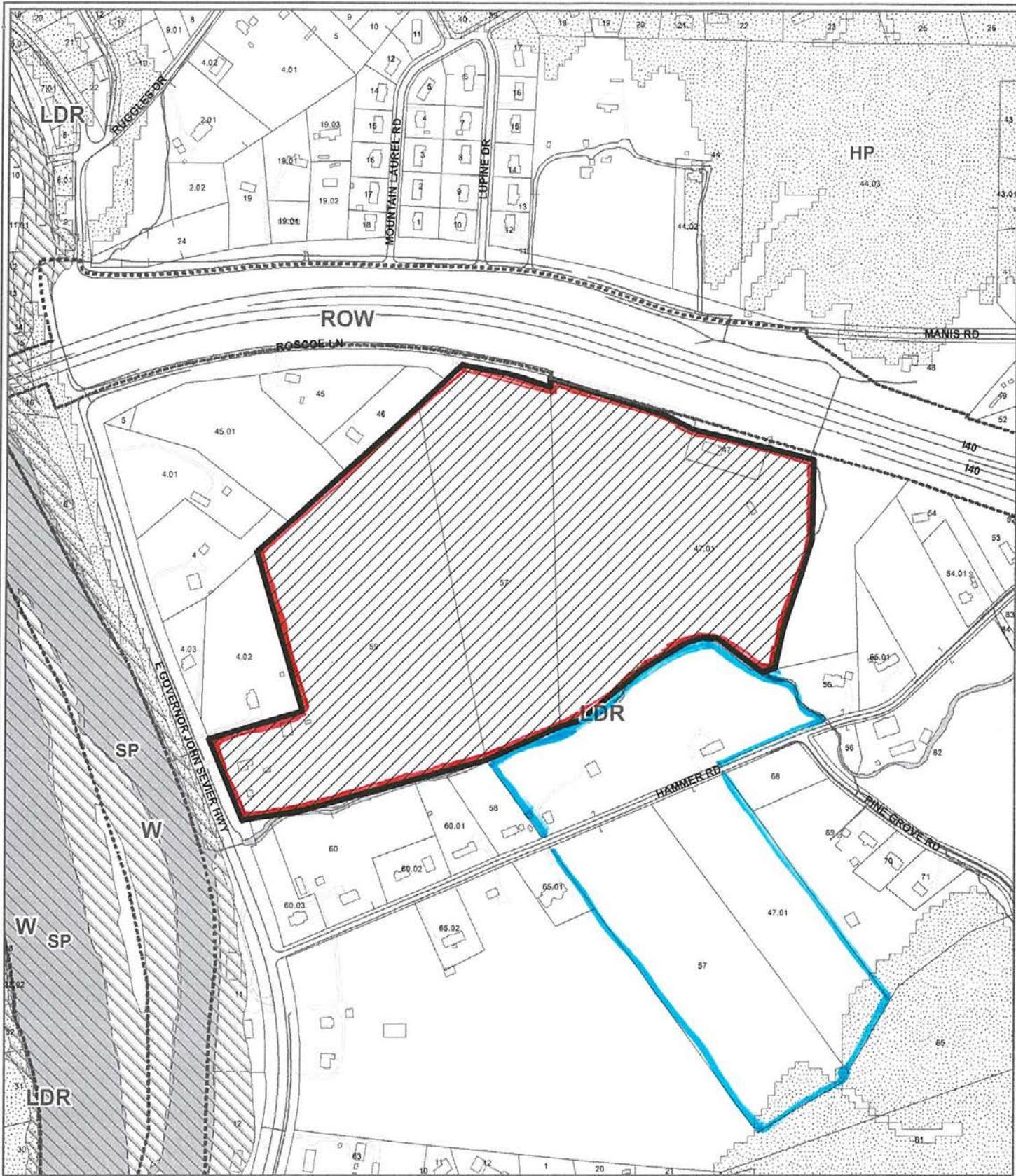
Patsy Bell

Evelyn Woliver

Tom Sherrod

Roscoe Bell

cc: MPC Staff



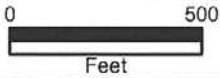
**5-B-18-SP / 5-F-18-RZ
EAST CITY SECTOR PLAN AMENDMENT**

From: LDR (Low Density Residential)
To: GC (General Commercial)



Petitioner: Fresenius USD Manufacturing, Inc.

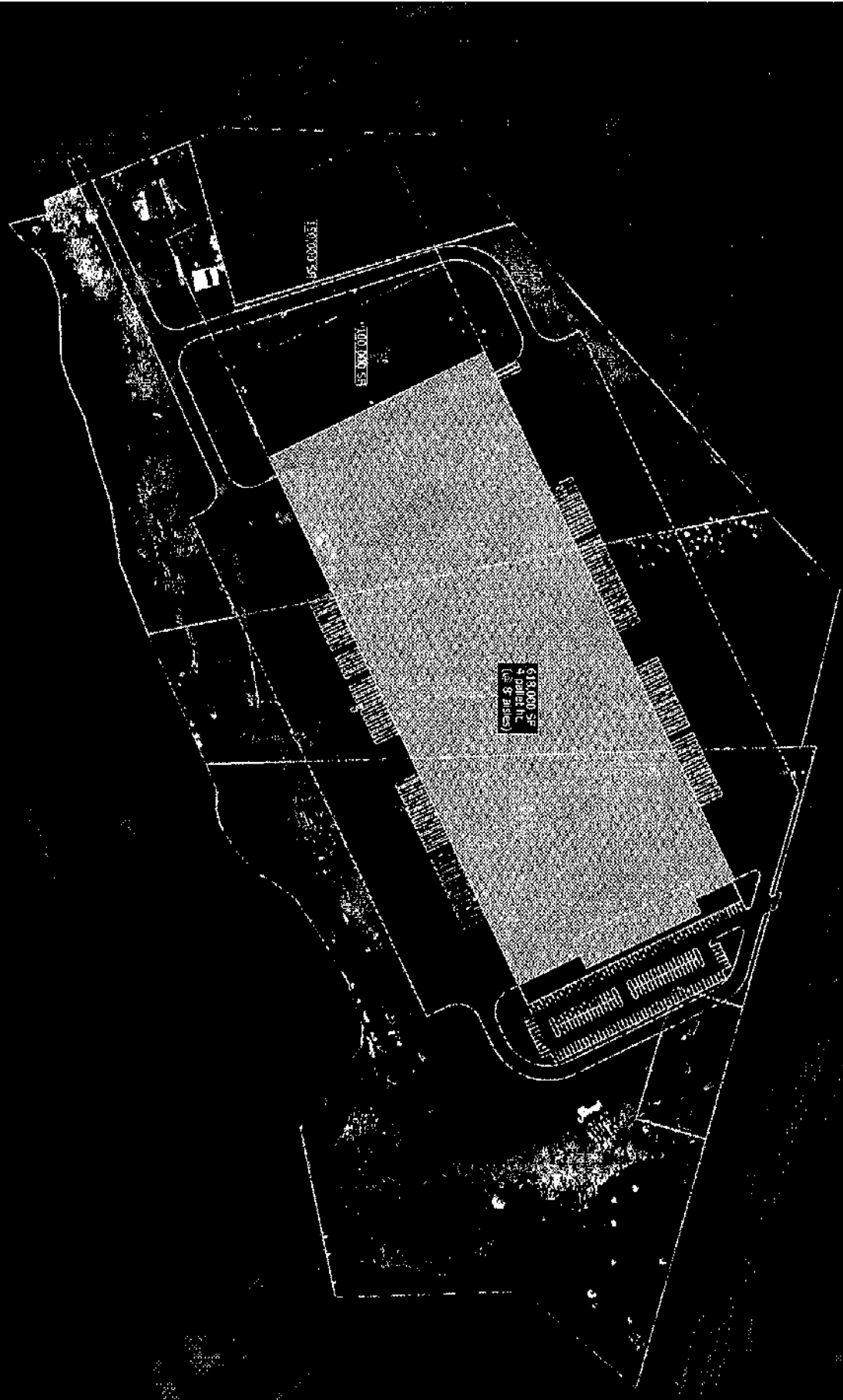
Map No: 72
Jurisdiction: County



Original Print Date: 4/16/2018 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

NOT FOR CONSTRUCTION

DATE	10/15/17	
ISSUED BY	XXXXXX	
SCALE	1" = 100'	
PROJECT NO.	100	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		





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

[MPC Comment] RE: Fresenius rezoning

1 message

Karen Duarte <sequoia19sfca@gmail.com>

Wed, May 9, 2018 at 3:35 PM

Reply-To: sequoia19sfca@gmail.com

To: commission@knoxmpc.org

Since we are new residents - and voters - in Tennessee recently moved from Florida where we felt our quality of life was not acceptable to aging we are now here and would hope one of you would read, or all of you would read my comments regarding this rezoning issue with Fresenius corporation requesting rezoning of a very nice and pristine area along the Holston River and the John Sevier Highway.

I guess my first comment would be, have any one of you ever traveled along this route from Ashville Highway to Strawberry Plains Pike?

Have you seen the river, the homes by the river, or even the homes on the other side of this highway?

Well we did we decided to buy here in Knoxville, Tn. We live in The Cottages of Governor's Landing and enjoy beautiful air, nature and of course walking near the river.

I would hope that being on this planning commission you would consider looking at the areas you want to re-zone- Why- looking at a map tells you nothing about the ambiance and areas where families have chosen to live!

How sad.

So my issues to you:

there is a lot of commercial l space from what I have research at the industrial park where Fresenius is already located, and if they wish to be closer to Ashville Highway- why of course, move to those areas.

I would welcome an OSHA study of what they would do with their discharge waste- would it pollute the river and creak nearby? Have you looked at that site- not just with Google maps!?

Please- we just saw the signs about rezoning today! why because they were not placed correctly along this corridor. We have lived in many American communities as a military family- we know what is expected of rthe local government and planning commissions particularly!

From my perspective someone has been cajoled into this decision the - excuse my language "The residents be damned". I encourage one or some of you to take a ride before you meeting tomorrow- get a latte to enjoy while touring and then come back and please think about this decision carefully.

You all seem so qualified but maybe just not inclined to really do the job that is required with honesty and integrity for Knoxville.

Jobs are important but big corporations can often plant a very lovely picture without telling the truth! (I used to work for this company- you might want to contact me.)

thank you for allowing me my say.

Karen E. Duarte, new Tennessee Resident and VOTER!

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning MCC File No. 5-B-18-SP and 5-F-18_RZ

1 message

Karen Fawver <fawverkn@comcast.net>

Wed, May 9, 2018 at 4:13 PM

Reply-To: fawverkn@comcast.net

To: commission@knoxmpc.org

I am opposed to the rezoning of this acreage on John Sevier Highway @ Hammer Road from LDR/A to CA. This area is a residential and farming district with no current Commercial businesses. Less than 3 miles down the road is an Industrial Park which could house the proposed Fresenius USD Manufacturing company. This part of John Sevier Highway already carries a heavy load of trucks and cars. The back up of traffic at rush hour from the Asheville Highway intersection already backs up to this point on John Sevier Highway. I have lived at [1712 Holston River Road](#) (about a mile from this site) for 42 years. What used to be a quiet community filled with farms and very little traffic on a scenic highway has become nothing more than a noisy line of trucks moving day and night. Placing an industry in the middle of a residential area is also in opposition to the East county sector plan of 2010. I urge you to deny this rezoning application. Thank you for your consideration.

Karen N. Fawver

[1712 Holston River Road](#)

[Knoxville, TN 37914](#)

[\(865\) 637-5219](#)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Rezoning-Fresenius at John Sevier and Hammer Road

1 message

Danise Fielden <danisef@comcast.net>

Thu, May 10, 2018 at 6:41 AM

Reply-To: danisef@comcast.net

To: commission@knoxmpc.org

Commissioners,

I write to ask that you please vote No on MPC Files 5-B-18-SP and 5-F-18-RZ.

As a homeowner on Pine Grove Road, I oppose the proposed Fresenius Manufacturing distribution center and rezoning of over 50 acres at John Sevier Highway and Hammer Road.

Surely there must be somewhere else more appropriate for 57 acres of large trucks than our residential area.

A distribution center at this location would cause many problems:

Water and noise pollution - the acreage is bordered by a creek that feeds into the Holston River just across the street - property owners could not escape the constant noise and lights

Decrease of property values - the acreage is directly behind many homes and farms - Hammer and Pine Grove Roads are both too narrow to even have lines in the center

Increase of truck traffic - ('Scenic') John Sevier Highway is already dangerous because of the many trucks from the Forks of the River plants - the large trucks also cause lengthy backups at the intersection and traffic light at Asheville Highway

Please save our community from this proposal!

Sincerely,

Danise Fielden

[6523 Pine Grove Road, 37914](mailto:6523.Pine.Grove.Road.37914@knoxmpc.org)

--

This message was directed to commission@knoxmpc.org

ARTHUR G. SEYMOUR, JR.
ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
RICHARD E. GRAVES

FRANTZ, 
MCCONNELL
SEYMOUR LLP

established 1902

client-centric & committed to success

office 865.546.9321
office fax 865.637.5249

550 W. Main Street
Suite 500
P.O. Box 39
Knoxville, Tennessee 37901

of counsel
FRANCIS A. CAIN
IMOGENE A. KING
JASON T. MURPHY

fmsllp.com

Email: ajseymour@fmsllp.com

Direct Fax: 865-541-4612

May 9, 2018

Via E-mail

MPC Commissioners

Knoxville-Knox County MPC
Suite 403, City County Building
400 Main Street
Knoxville, Tennessee 37902

Re: Item No. 38 - Fresenius USD Manufacturing, Inc.

Dear Commissioners:

As I have previously submitted to you the rezoning requested by Fresenius USD Manufacturing, Inc. is for a logistics facility. It would be a warehouse and trucking terminal. The request is for a Planned Commercial Zoning which would require later approval of a Use on Review where issues such as buffering landscaping lighting, noise, etc. will be dealt with.

Fresenius has engaged Michael Brady Engineers to be the civil engineering firm for the project. Joe Ledford will be the Project Engineer and will be present tomorrow to answer questions.

Michael Brady has made a preliminary investigation of site by utilizing maps and aerial photographs.

The truck entrance to the terminal would be from John Sevier Highway. The employee entrance would be from Roscoe Lane. There would be no access from Hammer Road to the terminal.

The impacted neighbors are those to the south of the project on Hammer Road. The plan that MPC would require and that Fresenius would expect to implement would be buffering of those neighbors by berms, trees, and fencing.

Preliminarily, the building itself would be 300 or more feet from the creek which forms the northern border of the property facing Hammer Road.

MPC Commissioners
Re: Item No. 38 - Fresenius USD Manufacturing, Inc.
May 9, 2018
2 | Page

I have already provided you employment figures but to recap, the warehouse distribution center would employ 40 to 60 new drivers at a wage scale of \$23.00 to \$27.00 per hour and 125 to 175 new employees at \$12.00 to \$16.00 per hour; thus, the initial employment would be in the range of 165 to 235.

The importance of this facility goes beyond that. Fresenius has started manufacturing on a small scale on National Drive in the Forks of the River. For that plant to expand, it needs this distribution center. It is Fresenius's intent to do their eastern North American manufacturing in Knoxville with their distribution out of Knoxville. The plant employs 146 employees right now and intends to increase that to over 500 in the next few years. With the development of this logistics facility, the plant expansion can proceed ahead.

I realize you have heard from opponents of the zoning. I suggest that protection of neighbors as well as new job creation requires balancing and I am certain if the zoning is granted when Fresenius goes to Use on Review, MPC staff will impose strict conditions to protect adjoining property owners from noise, visibility and lighting.

We ask you to approve the rezoning.

If you have any questions, please call me

Very truly yours,



Arthur G. Seymour, Jr.

FRANTZ, McCONNELL & SEYMOUR, LLP

AGSJ:dmm



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

[MPC Comment] MPC File Numbers 5-B-18-SP and 5-F-18-RZ Fresenius USD Manufacturing Inc.

1 message

Kyle Rowe <kyle.g.rowe@gmail.com>
Reply-To: kyle.g.rowe@gmail.com
To: commission@knoxmpc.org

Thu, May 10, 2018 at 9:52 AM

To: The Knoxville – Knox County Metropolitan Planning Commission

From: Kyle Rowe and Cassie Rowe, Residents of Pine Grove Road near Hammer Road

Date: May 10th, 2018

Re: MPC File Numbers 5-B-18-SP and 5-F-18-RZ Fresenius USD Manufacturing Inc.

Rezoning the 57.04 acre property located on John Sevier Highway near Hammer Road (5-B-18-SP and 5-F-18-RZ) from low density residential to general commercial to allow Fresenius USD Manufacturing Inc. to build a 618,000 ft² warehouse and distribution center would put an already at risk population at more risk, through increased traffic and diesel emissions. In addition to the environmental and health factors, such a large industrial building, with its associated class 8 truck traffic, would immediately devalue the homes and properties surrounding it; an impact that would continue to spread as the drop in property values combined with the low population density farm land would invite even more industry to the area in subsequent years. This is a shortsighted plan that will decrease the quality of life for these Knox County residents, impact their finances, and will eventually lead to the industrialization of a peaceful agricultural area along a scenic highway corridor.

The most recently available traffic data for this area (2016) from the Tennessee Department of Transportation (TDOT) for East Governor John Sevier Highway - South of Armstrong Road (station ID 093T271), calculates an average daily total traffic of 12,947 vehicles. The volume of traffic in this area has linearly increased at a rate of more than 350 vehicles per year since 2010. According to a formula developed by the Institute of Transportation engineers, a massive facility such as the 618,000 ft² distribution center proposed by Fresenius USD would on average produce ~395 truck trips per day; effectively adding more than one year of traffic growth comprised solely of large trucks from just a single facility. In 2016 50% of all traffic fatalities occurred in rural areas despite the fact that only 19% of the American population lived in rural areas and only 30% of the total vehicle miles traveled were in rural areas [1]. This is even more concerning considering that 11% of all motor vehicle crash deaths in 2016 occurred in large truck crashes [2]. Furthermore, 97% of vehicle occupants killed in in two-vehicle crashes involving a passenger vehicle and a large truck were occupants of the passenger vehicle [2]. The overwhelming majority (60%) of fatal crashes involving a large truck occurred not on interstates or in congested urban areas but on other major roads [2], such as John Sevier Highway. Factors influencing these incidents include the type of driving or maneuver being performed with 90% of all large truck accidents occurring while driving straight, negotiating a corner, and turning left [2]; all conditions that are present on John Sevier Highway. Increased traffic, especially heavy truck traffic, poses very real physical hazards to the surrounding community and especially those who live in very close proximity. However, there exists a hazard that is just as real but often overlooked, air pollution.

Diesel exhaust is a group 1 carcinogen. Diesel trucks emit a myriad of harmful pollutants such as: carbon monoxide (CO), sulphur dioxide (SO₂), nitrogen oxides (NO_x), and respirable particulate matter (e.g. PM_{2.5}) [3]. Air pollution has both acute and chronic effects on human health from minor respiratory irritation to heart disease and lung cancer, with short and long term exposure being linked to premature mortality and reduced life expectancy [3]. The community living near John Sevier Highway is already at risk for such conditions as one study found that people living close to highways are most susceptible to serious health effects from air pollution [4]. The distribution center would bring numerous diesel burning trucks to a centralized location that would be in continuous operation. Trucks in and around distribution facilities and warehouses spend a significant amount of time idling and under low engine loads while loading and maneuvering around the facility. A 2016 study by the Argonne National Laboratory found that heavy trucks with emissions reducing equipment in near-dock conditions (low speeds and low engine loads) resulted in significantly increased NO_x emissions compared to other duty cycles (i.e. regional, urban dynamometer schedule, etc.) [5]. This is because most emissions controls are designed to operate under driving conditions only and not at idle [5], a condition omnipresent at distribution facilities such as that proposed above. This means that the emissions created at the proposed distribution center, should the rezoning from low-density residential to commercial be approved, will create hazardous air conditions for the residents near the facility.

There is an overwhelming body of research and evidence that illustrates the negative and harmful impacts this large, commercial, distribution facility would have on the residents of Knox County that live and thrive in this area and beyond. This project would start an irreversible series of events that would cause deleterious health effects and financial loss for these residents and would detract from the beauty of one of Knoxville's scenic highway corridors. There are a great number of suitable locations in and near well-established industrial areas that offer equivalent or better access for product distribution that would have a lesser impact on the people living in this great county. I beseech the commission to carefully consider what they choose to value in this decision. The people who have lived here for many years and generations may never bring the monetary value of a multinational billion-dollar corporation, but they certainly contribute more to the community than such a business ever could.

Sincerely,


Kyle Rowe, Ph.D and Cassie Rowe MS RDN LDN

References

- [1] "Rural/ Urban Comparison of Traffic Fatalities." NHTSA. DOT HS 812 521 (April 2018): 1-7
- [2] Federal Highway Administration. 2016. Highway statistics, 2014. Washington, DC: U.S. Department of Transportation.
- [3] Kampa, Marilena, and Elias Castanas. "Human health effects of air pollution." *Environmental pollution* 151.2 (2008): 362-367.
- [4] Brugge, Doug, John L. Durant, and Christine Rioux. "Near-highway pollutants in motor vehicle exhaust: a review of epidemiologic evidence of cardiac and pulmonary health risks." *Environmental health* 6.1 (2007): 23.
- [5] Gaines, Linda, and Andrew Burnham. *Emissions from Idling Heavy-Duty Trucks and Idling-Reduction Equipment*. No. 16-3721. 2016.

--

This message was directed to commission@knoxmpc.org

 MPC Memo.pdf
79K