



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

[MPC Comment] Rezoning of MPC file No. 5-B-18-SP and 5-F-18-RZ FRESENIUS 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 be hide me. If it goes through then this place will be in my back yard along with my neighbors back yard. FRESENIUS 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

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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.

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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>

Sun, May 6, 2018 at 5:56 PM

Reply-To: darrelm@comcast.net

To: commission@knoxmpc.org

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

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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

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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

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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

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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



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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.

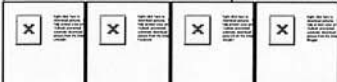
From: Arthur G. Seymour, Jr. [mailto:ajseymour@fmsllp.com]
Sent: Wednesday, April 4, 2018 8:39 AM
To: Doug Lawyer <dlawyer@knoxvillechamber.com>
Subject: FW: Fresenius/TruBlu Project: Economic Impact to Aid in Knoxville Zoning Application

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



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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

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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:

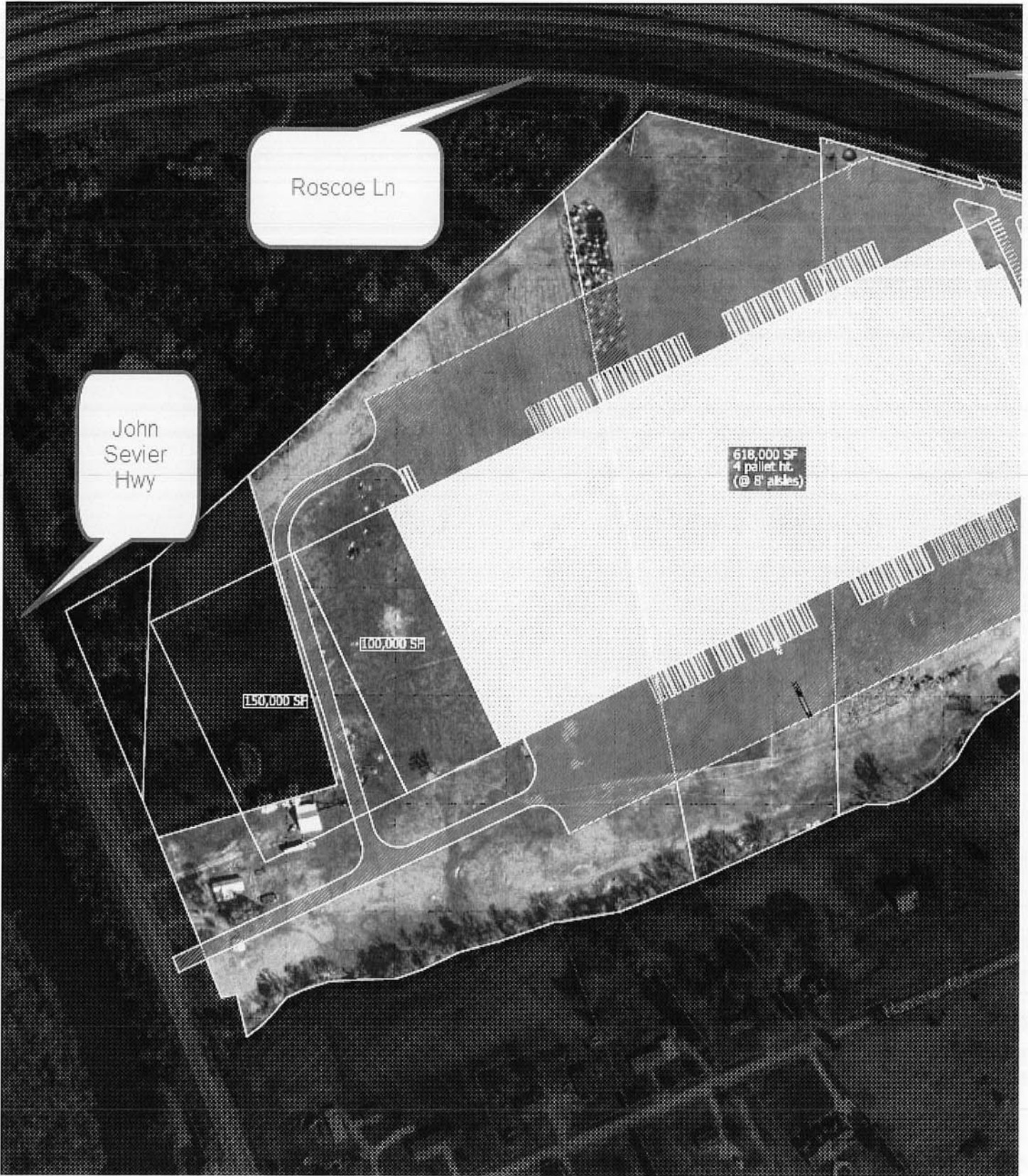
- a. 40-60 new drivers at \$23-\$27/hr
- b. 125-175 new employees at \$12-\$16/hr

Total 165-235 new employees initially.

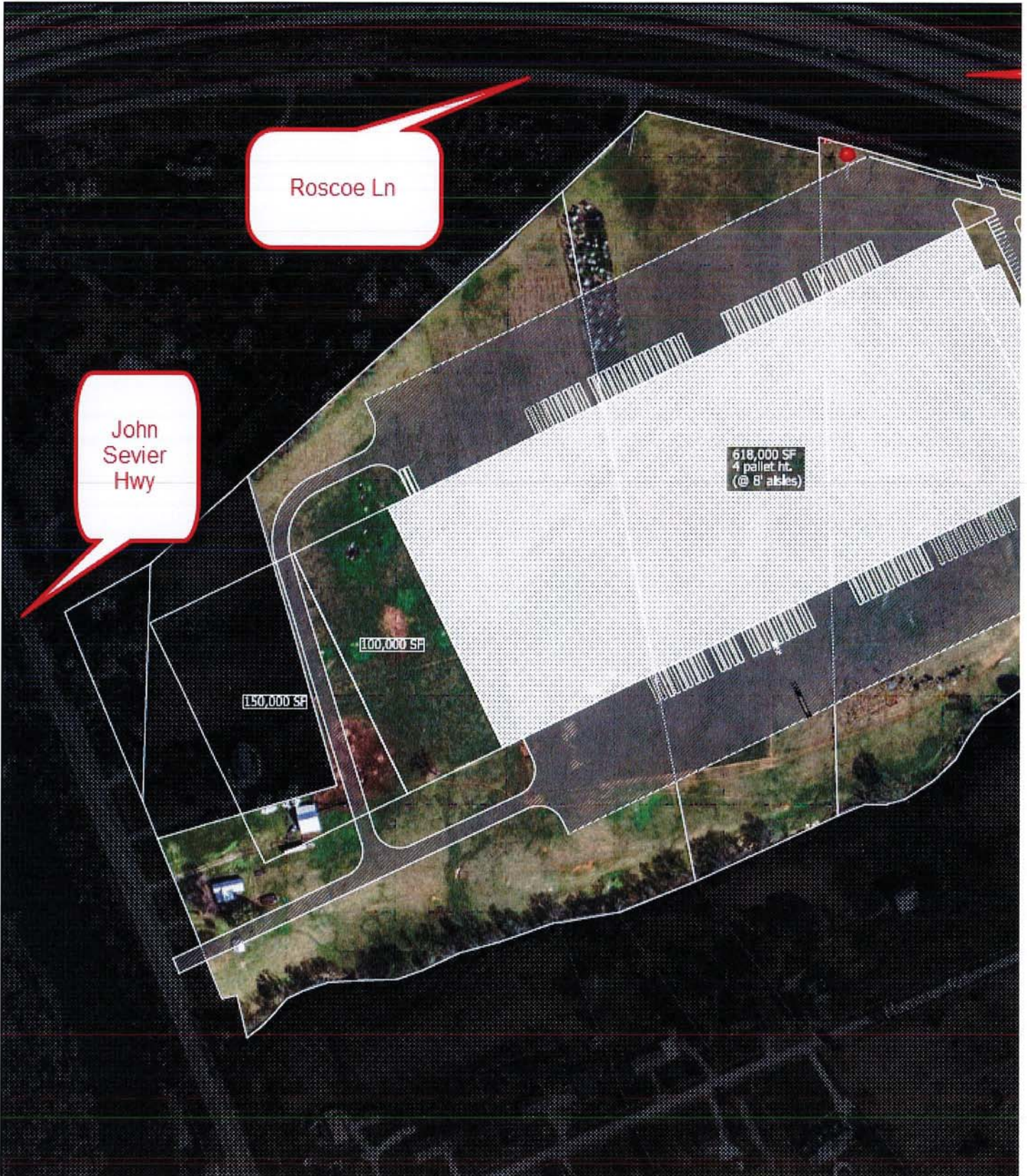
Please let us know if you need anything else.

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 become 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

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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