



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

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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

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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

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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.

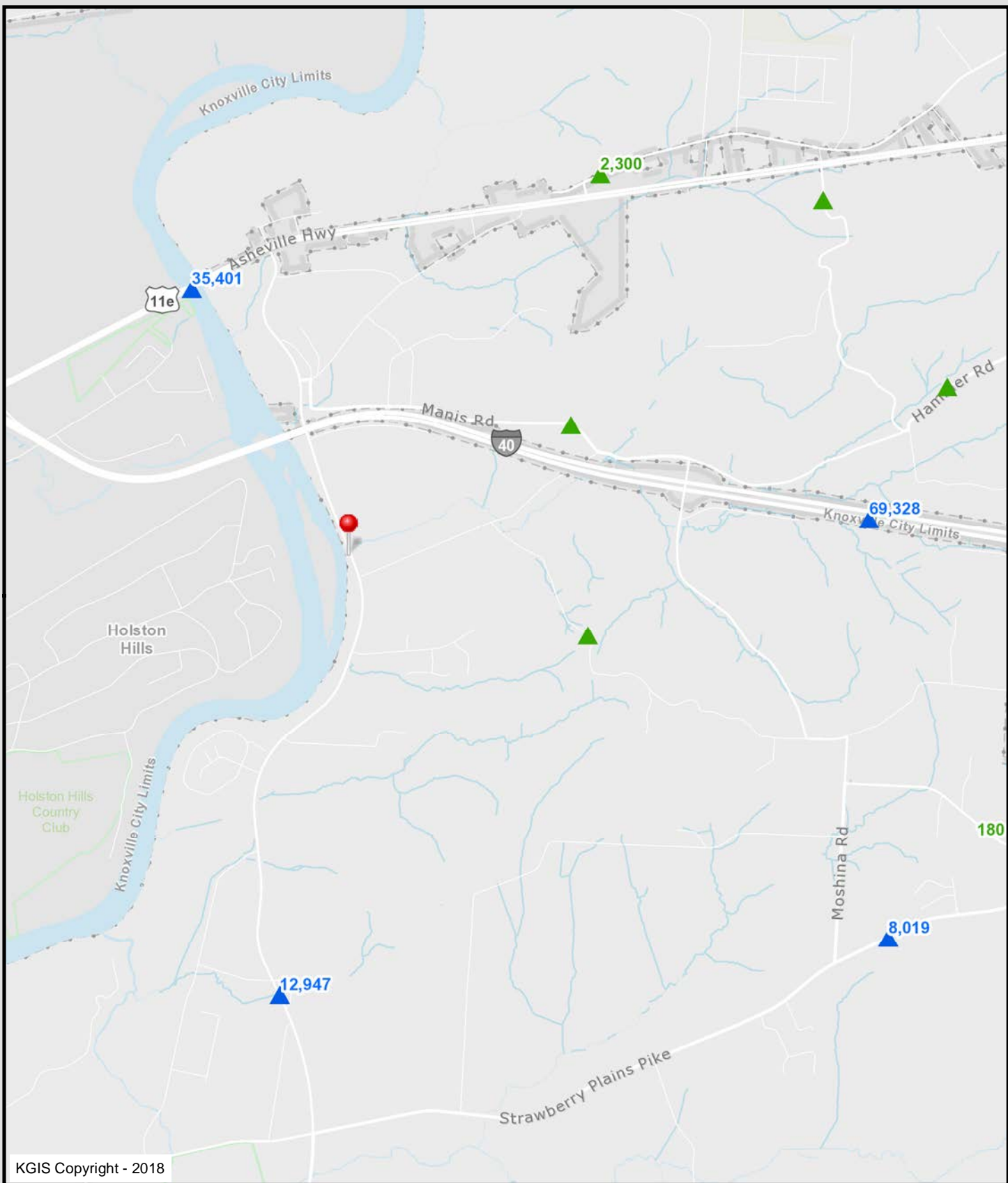
Yours truly,

A handwritten signature in blue ink that reads "Jerry P. Glenn". The signature is fluid and cursive, with a large initial "J" and a long, sweeping tail.

Jerry P. Glenn

Exhibit "A"



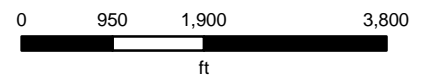


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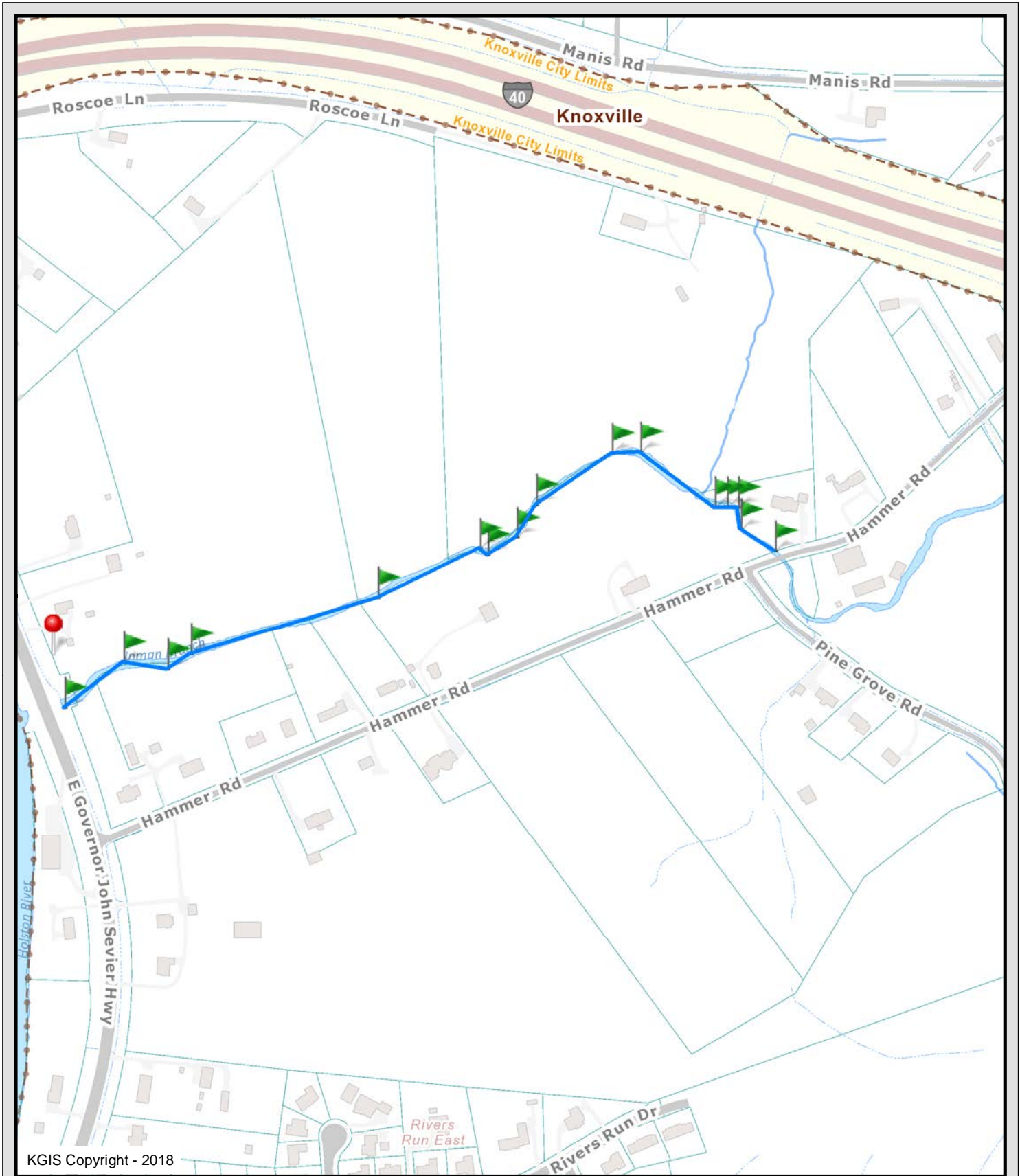
Exhibit "B"

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

Knoxville - Knox County - KUB Geographic Information System



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Exhibit "C"

Knoxville - Knox County - KUB Geographic Information System

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ft

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"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 -

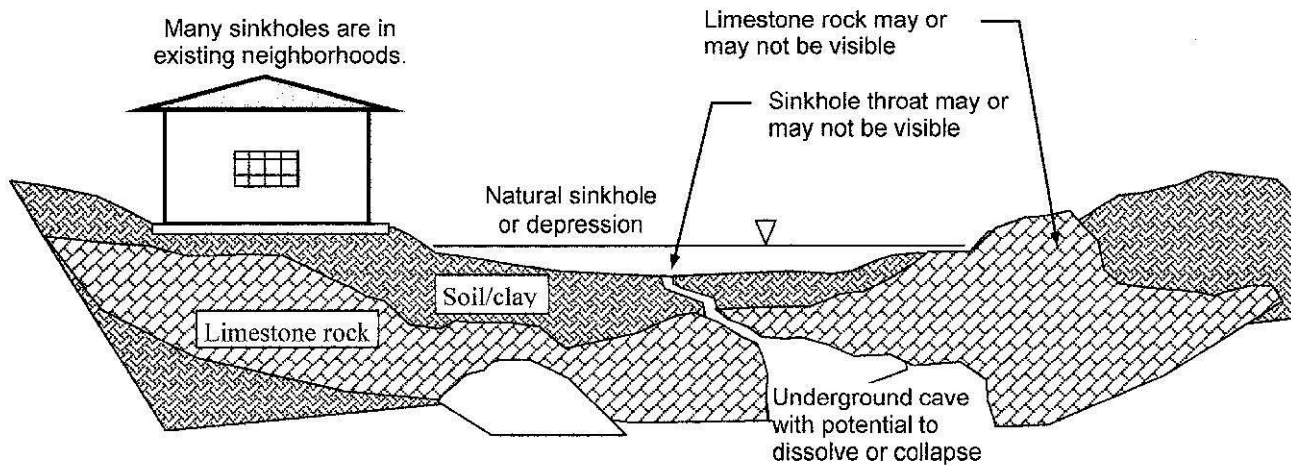
The following areas contain sinkholes and are labeled as critical watersheds. These areas can be viewed on maps at the Engineering Department, 4th Floor City County Building, during normal working hours.

- (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 -

<u>Baseflow</u>	The quantity of water in a stream or creek that is contributed by groundwater and is not directly associated with surface stormwater runoff.
<u>Closed</u>	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.
<u>Dolomite</u>	A soluble rock consisting mainly of magnesium carbonate and calcium carbonate. Classified as sedimentary rock; common throughout Knoxville.
<u>Interflow</u>	Movement of groundwater from one location to another; often accounting for springs and stream baseflow.
<u>Karst</u>	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.
<u>Limestone</u>	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.



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 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

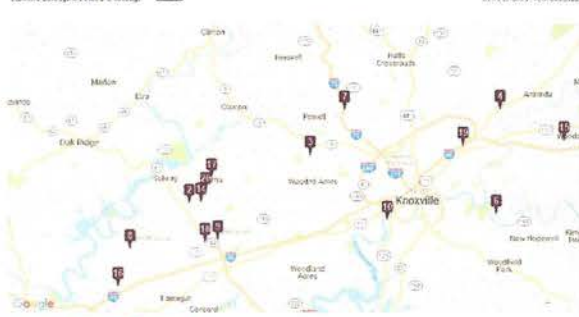
Property Details: Knoxville business park located in East Knox County near proposed Jefferson County intermodal facility being developed by Norfolk Southern. The park is home to several successful industries, including Exedy America, Knox County's largest automotive supplier. This park has the potential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

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
CERTIFIED
SELECT TENNESSEE

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.



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

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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



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www.avast.com

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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

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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



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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

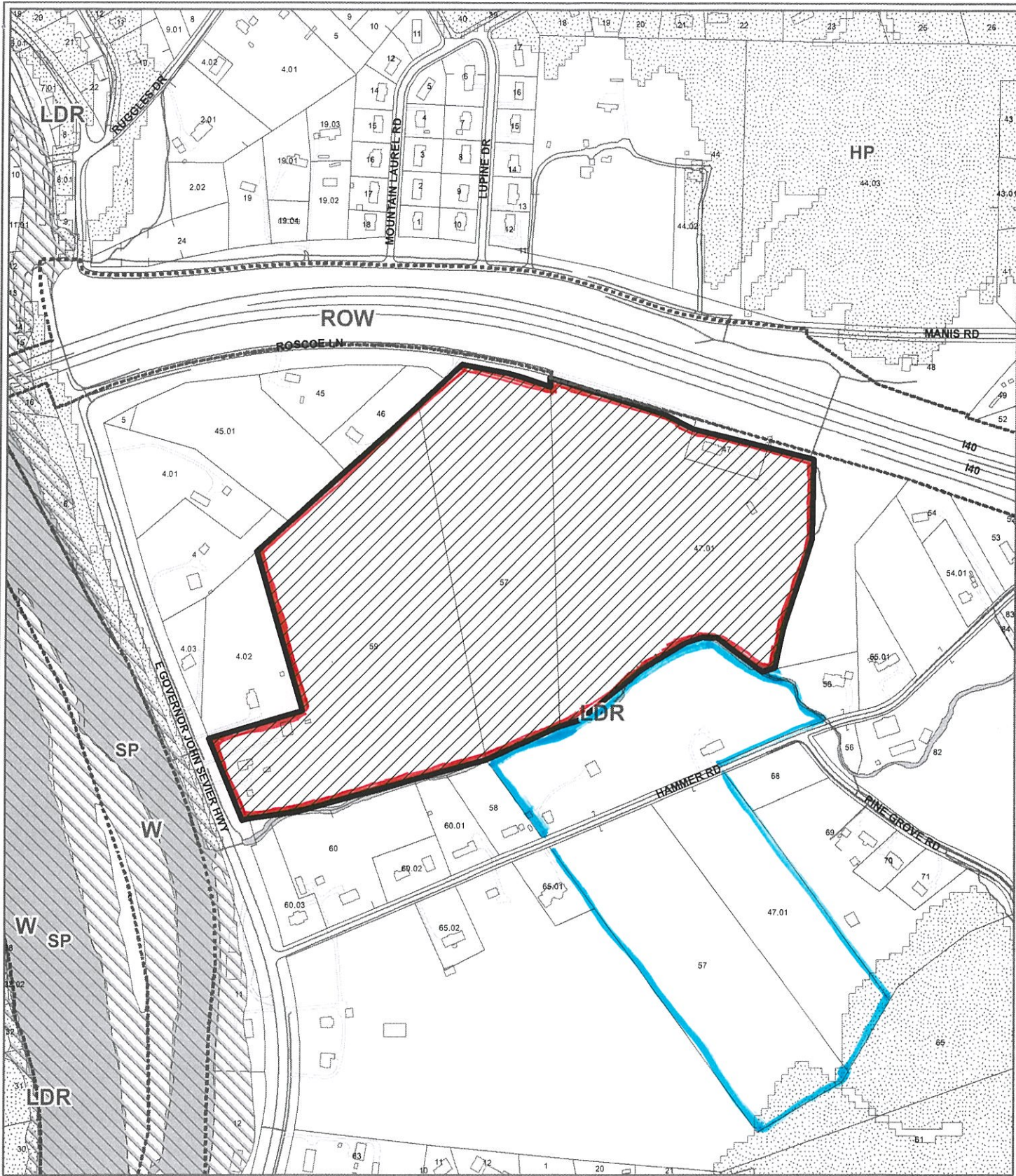
Patsy Bell

Evelyn Woliver

Tom Sherrod

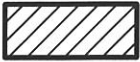
Roscoe Bell

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

