



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 2-D-19-RZ **AGENDA ITEM #:** 26  
**2-A-19-SP** **AGENDA DATE:** 4/11/2019

POSTPONEMENT(S): 3/14/2019

▶ **APPLICANT:** DANIEL LEVY

OWNER(S): Tom Boyd

TAX ID NUMBER: 124 127.04 & 127.05 & 185

[View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 Sevierville Pike

▶ **LOCATION:** **West of Sevierville Pike, along the north side of Nixon Road, south side of Nixon Road and North of John Norton Road.**

▶ **TRACT INFORMATION:** **40 acres. Includes parcels 124 185, 124 12705 and 124 12704**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sevierville Pike, a major collector, with a pavement width of 19' feet within a 50 feet to 60 feet right of way. Access is also off Chapman Highway via Nixon Road, a local street with a pavement width of 15' feet within a 30' foot right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Burnett Creek, Stock Creek & French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** **LDR (Low Density Residential) & HP (Hillside and Ridgetop Protection) / A (Agricultural)**

▶ **PROPOSED PLAN DESIGNATION/ZONING:** **GC (General Commercial) & HP (Hillside and Ridgetop Protection) / PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Agriculture/Forestry/Vacant**

▶ **PROPOSED USE:** **A themed resort containing approximately 150 units with amenity spaces.**

EXTENSION OF PLAN DESIGNATION/ZONING: Yes, the site is adjacent to the GC designation for the Carson Pointe shopping center.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING North: Single family residential, rural residential and agriculture/forestry/vacant - LDR (Low Density Residential) & A (Agriculture)

South: Single family residential, rural residential and agriculture/forestry/vacant - LDR (Low Density Residential)

East: Single family residential, rural residential and agriculture/forestry/vacant - LDR (Low Density Residential) & GC

(General Commercial)

West: Rural residential and agriculture/forestry/vacant - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: The immediate area is a mix of rural residential, agricultural, vacant and forested lands. The site is within 500' feet of the commercial node at Chapman Highway and Governor John Sevier Highway.

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**STAFF RECOMMENDATION:**

- ▶ **RECOMMEND postponement of the plan amendment until the May 9, 2019 Planning Commission meeting, as per the applicant's request.**

Postponement of this application will provide additional time for the applicant to continue outreach and meetings with the community regarding the plan amendment.

- ▶ **RECOMMEND postponement of the rezoning until the May 9, 2019 Planning Commission meeting, as per the applicant's request.**

Postponement of this application will provide additional time for the applicant to continue outreach and meetings with the community regarding the rezoning.

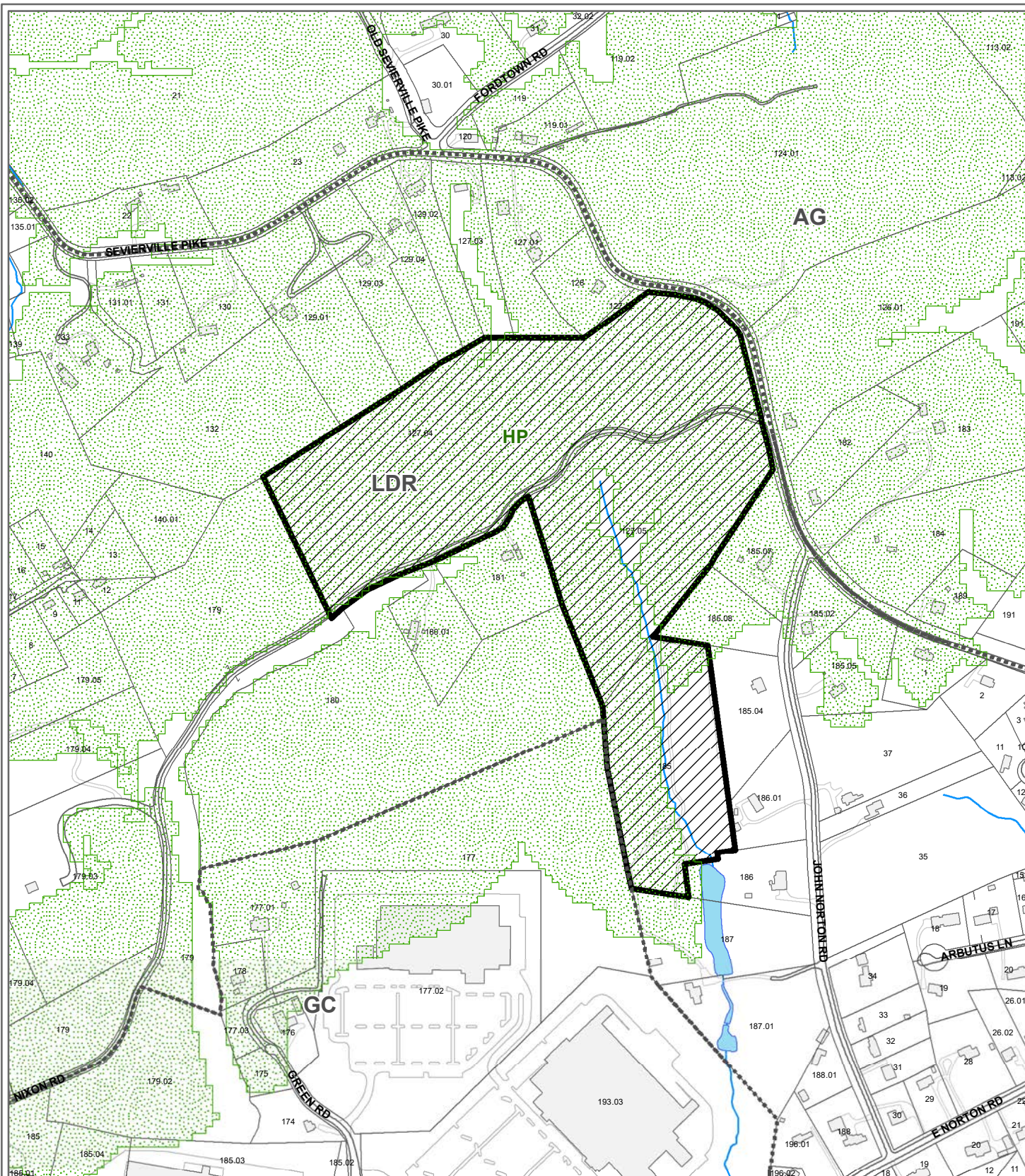
**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: 1937 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 5/28/2019. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**2-A-19-SP / 2-D-19-RZ  
SOUTH COUNTY SECTOR PLAN AMENDMENT**



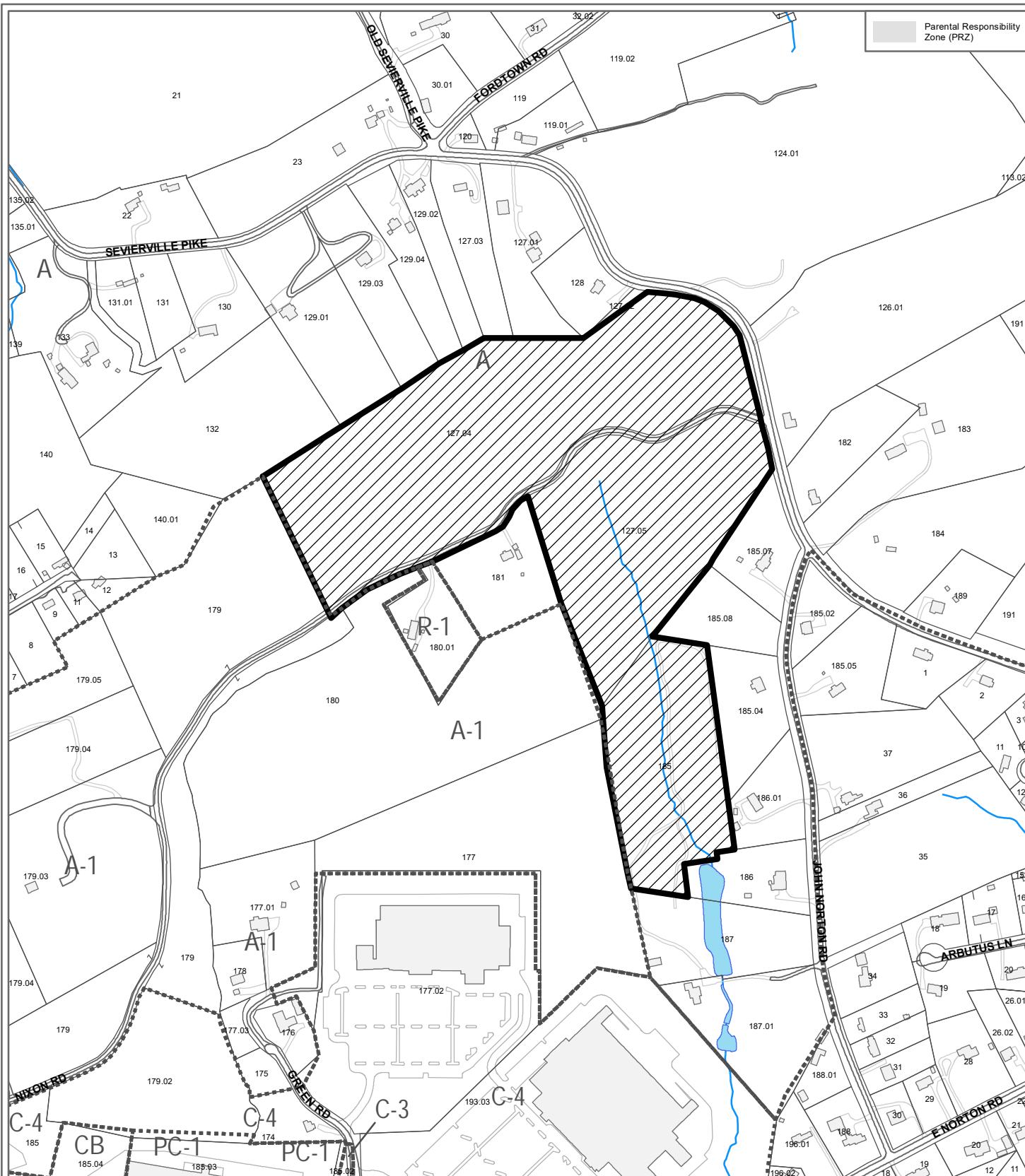
From: A (Agriculture)  
To: GC (General Commercial)

Original Print Date: 1/15/2019      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Daniel Levy

Map No: 124  
Jurisdiction: County





**2-D-19-RZ  
REZONING**

From: A (Agricultural)

To: PC (Planned Commercial)



Original Print Date: 1/15/2019  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Daniel Levy

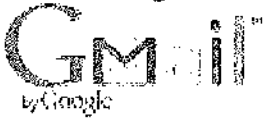
Map No: 124

Jurisdiction: County



3/26/2019

2-D-19-RZ-2-A-19-SP\_PP\_4-11-19



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

requested  
- 30 days -

[MPC Comment] Fwd: Postponement Letter Request

1 message

Mon, Mar 25, 2019 at 4:34 PM

Liz Albertson <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>  
Cc: Dori Caron <dori.caron@knoxplanning.org>



FYI -

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

From: Daniel Levy <dlevy@dklevydesign.com>  
Date: Mon, Mar 25, 2019 at 1:13 PM  
Subject: Postponement Letter Request  
To: Liz Albertson <liz.albertson@knoxmpc.org>, Matthew Cross <matthew.cross@ancientlorevillage.com>, Amy Brooks <amy.brooks@knoxplanning.org>, Gerald Green <gerald.green@knoxplanning.org>, Tom Brechko <tom.brechko@knoxmpc.org>

Liz, please find this email as notification of a 30-day request of postponement for items 2-D-19-RZ and 2-A-19-SP to the May 9th 2019 Planning Commission meeting agenda. Thank you.

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Daniel Levy, AIA

**DKLEVY** *architecture + design*

dlevy@dklevy.com | (o) 865.474.9264 | (c) 865.323.8495 | www.dklevy.com

*For he was looking forward to the city with foundations, whose architect and builder is God. Hebrews 11:10*

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Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Planning**  
KNOXVILLE | KNOX COUNTY

Knoxville-Knox County Planning | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxmpc.org





January 25, 2019

Ms. Tarren Barrett  
Knoxville-Knox County Planning  
400 Main St, Suite 403  
Knoxville, TN 37902

Re: Traffic Letter for Ancient Lore Village at Boyd Hollow

Dear Ms. Barrett:

Ancient Lore Village at Boyd Hollow is located near the intersection of Sevierville Pike at Nixon Road in Knox County, Tennessee. The development will include a resort style hotel, restaurant, artisan shops, an amphitheater and an observation tower.

Traffic for this development will enter and exit via the signalized intersection of Chapman Highway at Green Road. In order to create access to the development the Owner is proposing an extension of Green Road that will create a new intersection with Nixon Road. This new intersection will be located south of the entrance road for the Electrical Substation. There is a possibility that the intersection of Nixon Road at Chapman Highway would close, but that is undetermined at this time.

As part of the development there will be roadway improvements for both the Green Road extension and Nixon Road that will include restriping and resurfacing of the existing Nixon Road from the intersection with Green Road to the development. The main entry for this development will be from Nixon Road. Resort guests and visitors will park in a designated parking lot at the gate house and transportation to the main facilities will be provided.

A secondary entrance for the development is located at the intersection of Sevierville Pike at Nixon Road. The secondary entrance will be gated and will only be used by employees and/or emergency access vehicles.

The trip generation was calculated using the fitted curve equations where provided from *Trip Generation, 10<sup>th</sup> Edition*, published by the Institute of Transportation Engineers. Resort Hotel (Land Use 330) was used to calculate the AM and PM peak hour trips and Hotel (Land Use 310) was used to calculate the daily trips since that information was not available for the Resort Hotel (Land Use 330).

High-Turnover (Sit-Down) Restaurant (Land Use 932) was assumed in order to calculate the estimated trips for an approximate 8,000 SF restaurant. It was assumed that 25% of the proposed trips will be new trips and 75% of the proposed trips will be internal trips within the resort. A trip generation summary is shown in Table 1 – Trip Generation Summary.

**Table 1 - Trip Generation Summary  
 Ancient Lore Village at Boyd Hollow**

Land Use	Density	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Hotel (LUC 310)	150 Rooms	1267				
Resort Hotel (LUC 330)	150 Room		20	8	10	13
Restaurant 25% New Trips (LUC 932)	8,000 SF	224	-	-	12	8
Amphitheater	1,000 Seats		- Special Events Only -			

The total number of new trips generated by the Ancient Lore Village at Boyd Hollow will be 1,491 new daily trips, 28 trips during the AM peak hour and 43 trips during the PM peak hour.

The hotel rooms will be individual units spread throughout the property with access via walking and/or golf cart paths.

The restaurant will be a high quality, family-oriented restaurant that will be open for breakfast, lunch and dinner. Breakfast will be served to resort guests only and lunch and dinner will be open for both resort guests and a limited number of outside visitors. There will be valet parking at the restaurant and the main parking lot will be located at the gate house.

The shopping area of the resort will be small and will include approximately 8 craftsmen or artisan style booths. The retail is not expected to create any new trips.

The amphitheater will have 1,000 seats of which 450 will be reserved for guests staying at the resort. At this time any special events that will be scheduled for the amphitheater are planned to occur on the weekends and will not interfere with weekday peak hour traffic. Examples of weekend special events will include weddings, live performances etc.

The *Trip Generation, 10<sup>th</sup> Edition*, published by the Institute of Transportation Engineers does not include data for special event centers. So assuming that the event is sold out for 550 visitors and the vehicle occupancy is 2.0, an event at maximum capacity would generate approximately 275 trips in both the two hours prior to and following an event.

Ms. Barrett  
January 25, 2019  
Page 3 of 3

I hope that this is helpful. Please contact me if you have any questions.

Thank you,



Addie Kirkham, P.E.





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Comments on Ancient Lore Village**

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**Steph Gunnoe** <steph@thelonetones.com>

Wed, Feb 27, 2019 at 10:20 AM

Reply-To: steph@thelonetones.com

To: commission@knoxplanning.org, gerald.green@knoxplanning.org

Members of Knox County Planning Commission:

Thank you for allowing me to contribute to the public comments being solicited for the Ancient Lore Village proposal in South Knoxville.

As a twenty year resident of South Knoxville, my family and I were drawn to the beautiful green spaces of this part of town, that have remained intact as development has been largely focused elsewhere in Knoxville. We were delighted and amazed when, in a wonderful turn of events, the mountain biking community had the foresight and fortitude to create The Urban Wilderness and to protect the land of south Knoxville. The Urban Wilderness has brought national attention to our city, for it's forward thinking, and its scale of accomplishment, largely done at a grassroots level. In the past year, we have watched as the 37920 zip code has become the hottest real estate market in Knoxville, surpassing other areas that have received the most attention traditionally. It seems that the public is very interested in having access to nature, and to bike and pedestrian friendly communities as well as small businesses. I am proud that South Knoxville has come to represent those interests to the world.

Like others, we were dismayed by the proposal of Thomas Boyd, for the theme park lodging of Ancient Lore Village, as it feels in opposition to what so many individuals and south Knoxville businesses have strived to create in SoKno over these past five years or more. To many, something like ALV would be better suited for Pigeon Forge, a tourist town that is fully dedicated to themes that would appeal to tourists. While the Ancient Lore proposal is notable for its whimsy, the lack of real planning considerations and its impact on an agricultural area has struck many as questionable. The rollout of the Ancient Lore development over these weeks has struck many as symbolic of what's to come. This has included premature announcements of this development irrespective of due process, the premature and total clear cutting of the land beforehand, with careless disregard of existing regulation, and, of course, the hiring of a powerful PR firm to sell this idea to a public that largely feels as if it is a public park for them to enjoy. It seems that this is a luxury theme park for tourists that will likely disrupt an entire natural and human ecosystem of locals, while providing an unknown amount of low paying service industry jobs for our trouble?

In truth, for the city to accommodate the development of ALV, wouldn't this require extreme measures? To the lay person such as myself, it seems that this would require a total reversal of agricultural and residential zoning that thousands have based their lives and livelihoods upon. As well, I worry about a total re-working of every aspect of existing infrastructure in an agricultural area, and the precedent that this would set. As a frequent user of Chapman Highway and Sevierville Pike, it is hard to fathom what increased traffic on a particularly treacherous stretch of a road that is already known famously as Tennessee's second deadliest thoroughfare. Accommodating the ALV, it seems, would require multiple and extreme planning exceptions, and re-set the course of carefully planned and belovedly green part of town.

I wish more for Knoxville than big concept theme parks that are strongly out of step with the community they are in. I marvel at the growth of this city, and hope that it can strive to preserve the things that truly make it great, including its natural beauty and its good citizens. I appreciate also that serving on KPC is a difficult balancing act, and that this particular proposal is difficult to navigate. Thank you for your time, and for your thoughtful considerations on this and all Knoxville planning to come.

Steph Gunnoe

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Keep the Urban Wilderness Peaceful**

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**Hannah Overton** <hnoverton@gmail.com>

Fri, Feb 15, 2019 at 4:14 PM

Reply-To: hnoverton@gmail.com

To: county.mayor@knoxcounty.org

Cc: richie.beeler@knoxcounty.org, larsen.jay@knoxcounty.org, hugh.nystrom@knoxcounty.org, carson.dailey@knoxcounty.org, michele.carringer@knoxcounty.org, justin.biggs@knoxcounty.org, randy.smith@knoxcounty.org, charles.busler@knoxcounty.org, evelyn.gill@knoxcounty.org, brad.anders@knoxcounty.org, john.schoonmaker@knoxcounty.org, gerald.green@knoxplanning.org, commission@knoxplanning.org

Mr. Mayor, County Commissioners and Planning Commissioners,

I am reaching out to you due to my opposition of the current plans for the development of the proposed amendment of the South County Sector Plan 2-A-19-RZ and rezoning request 2-D-19-RZ currently scheduled to be heard Feb. 14 before the Knoxville-Knox County Planning commission, Item 27, Daniel Levy.

As a resident of Knox County for my entire life, my time living in South Knoxville has without a doubt been my favorite seasons. The peace, tranquility and natural beauty of this corner of our County is irreplaceable and indescribable. I've loved the progressive development made in the past several years to Sevier Ave., the riverside and other restorative development projects. I think it's finally allowing people to recognize how beautiful that part of our Scruffy City truly is.

However, the more I learn about Mr. Boyd's plans for Ancient Lore Village, the more I oppose the project. The land he is planning on using is currently zoned to be residential and agricultural. This one man is wanting to have the area rezoned to general commercial to serve his business ventures, ultimately negatively affecting his neighbors which live around his property.

I had a daily commute on Alcoa Highway for quite some time, and the intersection that he's planning on being the entrance already deals with heavy traffic congestion and proves to be dangerous. Adding the entrance to a luxury resort, with no clear plans on parking (he and the Ancient Lore Village team said several things at community meetings that conflict with one another) and vague ideas of rerouting entire streets does not seem like it's going to be a sustainable long-term plan. In fact, it sounds like it's just going to be more work for our county for this one man's business idea.

I am not opposed to his idea for a resort as a whole, I just think his current business model and proposed location would be detrimental to the progress that this area of Knox County has seen the last several years, and would be better suited for a different area of the county.

Mr. Boyd has not taken the proper steps in insuring this project's development is approved completely by our local government and the residents whose lives and livelihood he would be interrupting. He and the team at DKLevy Architecture & Design have already started the process of developing the land, and with our recent rainstorms, this has caused erosion to already occur in the area.

This project would violate the basic tenets of zoning, which are to "protect the rights of property owners while promoting the general welfare of the community." (The Rezoning Process - Knoxville-Knox County Planning (<https://knoxmpc.org/agenda/rezoning-process.php>)).

"The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern." <https://knoxmpc.org/agenda/rezoning-process.php>)

According to the commission rezoning rules, a rezoning is generally justifiable under three circumstances:

1. When the requested rezoning is consistent with long range land use plans adopted by the appropriate governing body.
2. When there was an error or oversight in the original zoning of the property.
3. When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned.

I assert that none of these circumstances exists. The property is currently zoned agricultural and low density residential. It is served by narrow roads. The main arteries to the secondary roads are Sevierville Pike, Gov. John Sevier Highway and Chapman Highway, which have traffic volumes and safety issues of their own.

Boyd Hollow Resorts would have the sector plan and zoning changed to planned commercial and general commercial

and build a resort that its plans project would bring 200,000 visitors a year to the destination. The infrastructure challenges alone are foreboding, little alone the damage such a project would do to the urban wilderness ambience of the community as it exists today.

The property where this project is planned has already been deforested, excavated and dammed at the expense of the environment, and the plan has not even been considered by the Knoxville-Knox County Planning commission. Not to mention their business plan is not cohesive and gives little answers to concerned citizens and residents.

I ask that you support the majority of the residents in this South Knox County community and refuse the amendment to the sector plan and rezoning request.

My husband and I moved to West Knoxville after our marriage last year to be closer to my job, but quickly realized that we both miss living in South Knoxville. It is a community that I want to settle down in and ultimately raise a family. Developing it to the point where it's in danger of becoming a tourist trap is NOT what I have in mind when I picture our future in South Knoxville. I want my future children to experience what I've come to love as the Urban Wilderness, not the place where Ancient Lore Village dwells.

Thank you for your time and consideration,  
Hannah Middleton  
[618 Emory Oak Court](#)  
[Knoxville, TN 37909](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Ancient Lore Village at Boyd Hollow**

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julie@gizmobeach.com <julie@gizmobeach.com>  
Reply-To: julie@gizmobeach.com  
Cc: Julie Avola <julie@gizmobeach.com>

Sat, Jan 19, 2019 at 10:35 AM

I'm writing you regarding the project Tom Boyd is working on in South Knoxville.  
This "resort" is a horrible idea.

1) Chapman Hwy and Sevierville Pike will suffer from over-crowding, an increase in drunk drivers, and resort patrons that are in a festive mood and acting careless.

2) That's a residential neighborhood! The homeowners in that neighborhood will be bombarded with noise and street congestion.

3) The resort visitors will make probably make a nuisance of themselves at l jams, Walmart and our other local stores, and our restaurants.

4) The 500-person event center and 1,000-seat outdoor amphitheater will make a lot of noise, and the noise will carry.....

I moved from Pasadena CA to south Knoxville TN for the peaceful atmosphere, and now you're going to take that from me?

The yearly Rose Parade in Pasadena caused these sorts of problems and I tried not to leave the house during that time. The attendees were feeling "festive", so the local restaurants were over-crowded with loud and boisterous patrons, the streets were congested and there was an increase in accidents (not just from drunks, but also from visitors that were unfamiliar with our roads and laws.

I left Pasadena to get away from this, and now I might have to leave Knoxville too???

Please Please Please don't make the mistake of approving this resort.

Julie Avola  
865-360-7056

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**(no subject)**

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**Ivan Haworth** <ivanhaworth@gmail.com>

Wed, Jan 16, 2019 at 12:46 PM

To: alex.zendel@knoxplanning.org, ally.ketron@knoxplanning.org, amy.brooks@knoxplanning.org, andrea.kupfer@knoxplanning.org, craig.luebke@knoxplanning.org, debbie.mitchell@knoxplanning.org, donna.hill@knoxplanning.org, dori.caron@knoxplanning.org, doug.burton@knoxplanning.org, ellen.zavisca@knoxplanning.org, emily.dills@knoxplanning.org, gerald.green@knoxplanning.org, james.reed@knoxplanning.org, jeff.archer@knoxplanning.org, jeff.welch@knoxplanning.org, josh.anderson@knoxplanning.org, kaye.graybeal@knoxplanning.org, laura.edmonds@knoxplanning.org, liz.albertson@knoxplanning.org, marc.payne@knoxplanning.org, mike.conger@knoxplanning.org, mike.reynolds@knoxplanning.org, nick.schoenborn@knoxplanning.org, sherry.michienzi@knoxplanning.org, tarren.barrett@knoxplanning.org, terry.gilhula@knoxplanning.org, tina.piatt@knoxplanning.org, tom.brechko@knoxplanning.org

To Whom It may concern,

Concerning the commercialization and development of a resort at Boyd's Hollow:

I am writing to voice my strong opposition to this ridiculous project. As someone who has family that lives in the area and who's three children attend S. Knox County schools, and commutes Chapman Highway and Old Sevierville Pike every single day, I believe rezoning this property for this commercial purpose to be an abomination. People in this area have chosen their location for a reason. There is plenty of commercially zoned land in Knox county, that re-zoning this small, community property for this purpose is a great disservice to Mr. Boyd's neighbors and the children in these communities who enjoy riding bikes and being able to feel safe in a neighborhood where they know who is supposed to be there and who is not. Inviting an untold number of strangers into this small community for this absurd gimmick-attraction is irresponsible. Just because someone has money, does not mean they should be able to force their vision on the community. Br. Boyd should take his hokey, dollar tree version of the Hobbits to Pigeon Forge where this type of thing has, unfortunately, already found a foothold, and save Knoxville the hassle of cleaning up this ill conceived mess at the conclusion of its imminent failure.

Thank you for your consideration,  
I. Haworth

Google Groups

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## Plan Amendment File No. 2-A-19-SP, Requested Zoning Change from Agricultural to Planned Commercial

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Jennette Heikes <jennetteheikes@gmail.com>

Jan 22, 2019 7:23 AM

Posted in group: **Commission**

To: The members of the Knoxville-Knox County Planning Commission

From: Jennette and Donald Heikes

Subject: Plan Amendment File No. 2-A-19-SP, Requested Zoning Change from Agricultural to Planned Commercial

We are writing regarding the zoning change referenced above, applied for by Daniel Levy on behalf of Tom Boyd for the proposed Ancient Lore Village at the corner of Sevierville Pike and Nixon Rd.

My husband Donald and I currently live in Dayton, Ohio, but we own the property at 7008 Sevierville Pike, where our new home is currently under construction, and where we plan to move to full-time residency this summer. This is our dream home that has been years in the making, and where we plan to retire and become an active part of the community.

We spent over two years looking for a house or land to build on, and looked all over not only Knox, but the surrounding counties. Over and over, we kept coming back to the South Knoxville area. Nowhere else, not even closer to the Smokies, did we find the same natural beauty, the peace and quiet, the wildlife, and the solitude-loving yet tight-knit community that we've found in the Sevierville Pike/Nixon Rd./John Norton Rd. neighborhood.

Curious as to what was planned for the lot across the street that had been cleared, we approached Tom Boyd's wife Sandi Burdick, who graciously answered our questions and told us she expected to see another Urban Wilderness bicycle park there. We love the unspoiled, outdoorsy vibe of the beautiful Urban Wilderness, and this told us that 7008 Sevierville Pike was the perfect place for us. When we purchased our land, it was the beginning of a dream come true.

So imagine our dismay when we learned of what's now planned for right across the street from our future home.

The construction of this large, commercial resort in this location will do irreparable harm to the environment, the wildlife, and the quiet—the very qualities that drew us, as well as every neighbor we've met, to the area. Having met Mr. Boyd, I believe he has the best intentions of the Ancient Lore Village being a quiet, peaceful place. However, I can see no way to achieve this with 150 accommodations, a 150-seat restaurant, a traders' village, a huge conference center, and most of all, a 1,000-seat amphitheater. Even aside from the entertainment itself, 1,000 people congregating in any small place—much less a sound-funneling valley—can't be a quiet thing. Furthermore, Sevierville Pike is not suitable to handle the increased traffic load the resort would create, even if it is primarily employees or local traffic diverted due to the closure of Nixon Rd. In any case, it will exacerbate the existing problems on Chapman Highway, increasing the congestion and likely fatalities.

We realize there is some excitement for this project due to the supposed economic benefits it may bring, but we are skeptical that these benefits will materialize. For one, Mr. Boyd told us his plans were to prohibit guests' cars on the resort. Instead, guests would park off of Chapman Highway to be shuttled in, a situation where they would be unlikely to leave the resort to patronize other local businesses. As for the 120 jobs he claims it will create, these would mostly be low-paying, and probably part-time food service, housekeeping, and grounds maintenance jobs. These economic benefits pale in comparison to the harm that will be done to the environment and the existing community (who, I might add, do patronize the local businesses).

We recognize the impact Tom Boyd has had on the Knoxville area, and respect his wish to leave a legacy, but there are so many other possibilities for this that would better honor him while benefitting the community as a whole, without the destruction Ancient Lore Village will bring. We urge you to DENY this zoning change request, and keep our Urban Wilderness the place of peace and beauty that brought us here.

Thank you for your consideration,  
Jennette and Donald Heikes  
7008 Sevierville Pike





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Fwd: OBJECTIONS to MPC Rezoning for Tom Boyd, from agricultural, R-1 to Commercial. PARCEL ID# 124-187, 124-185, 124-12705, 124-12704 in South KNOX County 37920, specifically Nixon Road, John Norton, and Old Sevierville Pike.**

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Tue, Jan 15, 2019 at 9:14 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Carson Dailey** <[Carson.Dailey@knoxcounty.org](mailto:Carson.Dailey@knoxcounty.org)>

Date: Tue, Jan 15, 2019 at 8:59 AM

Subject: Fwd: OBJECTIONS to MPC Rezoning for Tom Boyd, from agricultural, R-1 to Commercial. PARCEL ID# 124-187, 124-185, 124-12705, 124-12704 in South KNOX County 37920, specifically Nixon Road, John Norton, and Old Sevierville Pike.

To: Gerald Green <[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)>

See email below.

Commissioner Carson Dailey  
8656600019

----- Original message -----

From: Robin King <[robinking1210@gmail.com](mailto:robinking1210@gmail.com)>

Date: 1/15/19 3:37 AM (GMT-05:00)

To: MPC Director Gerald Green <[Gerald.green@knoxmpc.org](mailto:Gerald.green@knoxmpc.org)>, Carson Dailey <[Carson.Dailey@knoxcounty.org](mailto:Carson.Dailey@knoxcounty.org)>, Sherry Witt <[Sherry.Witt@knoxcounty.org](mailto:Sherry.Witt@knoxcounty.org)>, Glenn Jacobs <[Glenn.Jacobs@knoxcounty.org](mailto:Glenn.Jacobs@knoxcounty.org)>, [richard.armstrong@knoxcounty.org](mailto:richard.armstrong@knoxcounty.org), [mark.stephens@knoxcounty.org](mailto:mark.stephens@knoxcounty.org), Nick McBride <[Nick.McBride@knoxcounty.org](mailto:Nick.McBride@knoxcounty.org)>, Ed Shouse <[Ed.Shouse@knoxcounty.org](mailto:Ed.Shouse@knoxcounty.org)>, [gail.bustin@knoxcounty.org](mailto:gail.bustin@knoxcounty.org), [elizabeth.easton@knoxcounty.org](mailto:elizabeth.easton@knoxcounty.org)

Cc: IVEE <[iveemilesslater@comcast.net](mailto:iveemilesslater@comcast.net)>, Teresa Willard <[twammons@aol.com](mailto:twammons@aol.com)>, Lauren Lee Cade <[lrllee2011@gmail.com](mailto:lrllee2011@gmail.com)>, Carol Lee YoSH <[celsound57@gmail.com](mailto:celsound57@gmail.com)>

Subject: OBJECTIONS to MPC Rezoning for Tom Boyd, from agricultural, R-1 to Commercial. PARCEL ID# 124-187, 124-185, 124-12705, 124-12704 in South KNOX County 37920, specifically Nixon Road, John Norton, and Old Sevierville Pike.

Dear Sirs and Madams,

In reference to the following plan being submitted to re-zone the properties listed above from agricultural and R-1 to Commercial, I am highly opposed to this proposal and I plea your board reevaluates and allows for more studies to be completed before making a decision on this matter.

In my opinion there are a lot of families and children that could benefit from a 40,000 million project in this area and a lot of lives could be changed to enhance the community in South Knox County 37920.

Both my husband and i were raised and still reside in South KNOX County. His family has owned and operated Ye Olde Steak House for 50 years. We have provided jobs to support a lot of families and their children during these years in the South Knoxville area. Most of them worked 2 jobs and we were greatly blessed with the hard work and pride each of them helped to make this restaurant a success on a lonely, unlit, wooded highway, where everyone drove 70 mph. John Sevier Hwy did not exist and Chapman was "The Gateway to the Smoky Mountains". A lot has changed since then.

Our children were all raised in KNOX Public Schools and it was very difficult to provide diversity for them due to lack of activities to keep them busy. Now with a grand daughter, in S Knox County I wonder how, And should I can encourage her parents to stay in this community we have all loved.

Here are my Objections:

1. In my opinion after reviewing all the Renaissance Fairs in the US, very few of them have 100,00 visitors. However, these type events have led to a lot of sexual harassment, rape, theft, car jacking, shootings, stabbing, and moderately dressed women belly dancing. I do not want this In the community where we own 3 homes and a business. SECURITY will cost the county more. Halloween Parties, people wearing masks as adults get into it more than Children,

2. Chapman Hwy, has caused us to lose many dear friends, customers and family members. What will approximately 17,000 more vehicles (based on Mr. Boyd's numbers ) do to this highway and how many more lives will it take. With the addition also of his new bars, it will create more deaths, accidents, and if one more drunk driver kills someone it is too many!!

3. Environmental Protection Agency- Our woods are beautiful and yes we have wonderful views of the Great Smoky Mountains, however, they are more magical at night without gnomes or "Bobbitt"s. We have Federally protected American Falcons, Eagles fly through Our trees on occasion, Black bear climb 50' Trees, the groundhogs are always fascinating to watch, and do not forget the beautiful 12 point bucks we watch walk up our driveway and in the early AM the young deer in the meadows of TVA below us always visit to eat the fresh grass and acorns.

We are a few miles from IJames Park, what affect will it have on their park with the noises levels and construction?

Tennessee has 180 endangered plants. I know we have some as I see them every spring as they bloom. I am from a family of Master Gardener's.

Can this Rezoning matter be postponed until further studies have been done by the EPA and Tennessee Conservation and Soil report information. It is my understanding a lot of clearing and re-routing of the McCall Branch has been altered so where will these animals water, will our houses fall in mudslides off onto Chapman Hwy?

4. Mr. Boyd is in his early 80's, if this project is not completed due to lawsuits from copyright laws with J.RR. Tolkien, Smurfs, etc or any other cause, will the project be abandoned to a homeless reservoir? What type of bonds will he be

required to protect this development?

5. My fear is for the Real Estate values dropping and the unsettling to all the people in this area who have called this area home.

MY Final OBJECTIONS and maybe the MOST IMPORTANT!!

1. The average income in South Knox County for 3 or more is \$34,000
2. The community has 4 parks one is closed ( I.C. King) Inslee Columbus King, my husband's great grandfather. was a US Marshall and served in the 1920 for 3 terms. Later KNOX County Welfare Commissioner with 12 kids. With the exception of East KNOX County who only has 2 parks most counties, have 6 or more. This problem makes it difficult for low income families to find activities to keep children busy, no places for the elderly to walk, due to lack of sidewalks proximity.
3. Very Few houses available for sale or rent to encourage more young families to the area.
4. No ice skating, No roller skating rinks, No Public swimming pools, No Bowling alleys, No Ice Cream Parlor, No Putt-Putt or Golf Courses to prepare them for different routes in life!  
No, equestrian areas, No soccer Complexes, No, Gardens to teach them about Health and nutrition.  
No, Major Department Stores or strip malls with J.C. Penney, Belk, T.J. Max, etc.

BUT. We have plenty of bars and drinking establishments in South KNOX County.  
And Mr. Boyd wants more?

Our children are our future in this world, please give our kids a chance to find what drives them in life and not live in an imaginary dream resort where they will most likely not ever reside as a guest or visitor. In the resort world after 16 years of experience driving to Gatlinburg , \$40 Million is just a dent in what it takes to manage, build, secure and maintain a resort property!

Evidently, Mr. Boyd, is the only person who will profit from this fiasco with his Bio-Data for Dog Feces, and Book.

I ask you , would you want this in your back yard?  
Thanking you in advance, VOTE NO,,  
With best regards,  
Robin R. King

Sent from my iPad

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Opposition to Tom Boyd's rezoning request**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>  
Reply-To: terry.gilhula@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Fri, Jan 18, 2019 at 11:04 AM

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

From: **DANIELLE NANCE** <1111.daniellemarie@gmail.com>  
Date: Fri, Jan 18, 2019 at 11:01 AM  
Subject: Opposition to Tom Boyd's rezoning request  
To: <contact@knoxmpc.org>

To the members of the Knoxville Metropolitan Planning Commission:

I am writing this letter in opposition to Tom Boyd's request to change the zoning on his property bordering Nixon Rd, Sevierville Pike and John Norton Rd from residential and agriculture to commercial. His proposal to build a theme park in our community will cause irreparable harm to the urban wilderness community that residents in South Knoxville have worked so hard to maintain. His plans for 200,000 visitors per year will create severe traffic issues, noise pollution as well as disfigure the landscape. We purchased our property on Sevierville Pike specifically because the surrounding properties are zoned residential and agriculture. It is peaceful, serene, beautiful and a respite from traffic congestion that exists on Chapman Highway as well as areas in North and West Knoxville. The majority of residents (tax payers) in our neighborhood directly affected by this zoning change request are COMPLETELY against Tom Boyd's request to rezone the property as commercial. If he wants to do something beautiful for the community, then why not make it a nature preserve or park? His plan is also to cut off Nixon Road, which will further push traffic onto Sevierville Pike and John Norton Road. It would also give residents of Nixon Road one way in and out off Chapman Highway. These are country roads not meant to handle tourism.

We ask that the Metropolitan Planning Commission does NOT support Tom Boyd's request for rezoning residential and agriculture land to commercial use. We ask for your help to continue supporting the vision of South Knoxville as an Urban Wilderness community.

Sincerely,

Danielle & Ty Nance

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] 2-A-19-SP**

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'crovett@aol.com' via Commission &lt;commission@knoxplanning.org&gt;

Sun, Jan 20, 2019 at 2:08 PM

Reply-To: crovett@aol.com

To: commission@knoxmpc.org

To: Commissioners and Planners  
From: Corinne Rovetti  
Re.: Plan Amendment, Applicant Daniel Levy, Agricultural to Planned Commercial Zoning  
Date: January 21, 2019

I write to you in regards to the Zoning Plan Amendment filed on behalf of Tom Boyd for the proposed Ancient Lore Resort located in South Knoxville.

Let me present some background information regarding this land and proposal.

My neighbor Tom Boyd bought 18 acres of land adjacent to my property a few years ago. He proudly informed myself and other community members that he bought this land to 'protect us from development' in our low-density/agricultural community and that he visualized a community project with community input as to the use of this land. He floated several different ideas over time, though he never called a community meeting for the input he suggested he wanted. It morphed from a community park, then the largest dog park, then boy scout cabins, mountain bike trails, a few hobbit like houses to what splashed into the public media domain January 8<sup>th</sup>...shocking his local community with a theme park resort requesting commercial rezoning in our quiet residential community!

This South Knoxville community deflected its destruction and dissection by organizing around the now defunct JWP extension. We are not about to accept commercial development of a residential/agricultural community with this proposed development. South Knoxville has created an image of the quiet and beautifully preserved Urban Wilderness. This proposed resort is completely incongruous with the city and county's vision and development of the Urban Wilderness with its natural features. This area is part of a wildlife corridor and presents concerns regarding the pathway of the deer, coyote, bobcats, fox and other wildlife which would be cut off and create more dangerous run-ins with vehicles on Sevierville Pk. as they try to find alternate routes, especially if Nixon Rd. were closed off as proposed.

Tom Boyd is promoting and commercializing the development of a 'village of good people treating each other kindly and with equality, peace and quiet' while disrespecting and sacrificing his existing peaceful and quiet community. The hypocrisy is not wasted on this community. Nixon Rd is a geographic valley, amplifying noise throughout the area. With the disturbance and radical thinning of the woods on this property, noise is already amplified greatly. While he continues to insist that this resort will not disturb the quiet of the community, I ask you how a 1000 seat amphitheater 600 yards from my front door will not disturb the residential quality of our community and ricochet throughout the valley and community?

While Mr. Boyd's concept is unique and interesting, the location is wrong! Dropping a commercial enterprise in the middle of a low-density residential/agricultural area is not an acceptable option. Roads incapable of handling increased traffic, noise, wildlife are just some of the concerns. There are many different viable options, a few hobbit houses, a Land Trust, a wildlife sanctuary, the

community park he originally envisioned, that do not require commercial rezoning, which this community strongly opposes.

Please hear our community's concerns and deny this request for rezoning.

Respectfully,  
Corinne Rovetti

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Fwd: FW: Proposed project in South Knox County**

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Tue, Jan 22, 2019 at 3:03 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning | KnoxPlanning.org**  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Syer, Wendy** <syer@utk.edu>  
Date: Tue, Jan 22, 2019 at 1:54 PM  
Subject: FW: Proposed project in South Knox County  
To: gerald.green@knoxplanning.org <gerald.green@knoxplanning.org>

Mr. Green:

I am a resident of South Knox County, and I am writing you about the "Ancient Lore Village" proposed by Tom Boyd. Many residents in our area are extremely worried about this proposal. We have chosen to live in South Knox County because of the peace and beauty of the area. We celebrate the development of this area as an "Urban Wilderness" and welcome the many out-of-town visitors the Urban Wilderness has attracted. This Ancient Lore Village is not the idyllic retreat the name suggests. It will be a high-density development with 150 houses in a small area. It will destroy the forest, create traffic jams, increase air and noise pollution, and interfere with the homes of those of who live nearby. If it does not "succeed" in attracting enough visitors to fill 150 houses, the resort may be abandoned leaving a devastated



1/23/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Fwd: FW: Proposed project in South Knox County

landscape with empty and deteriorating buildings, a blight on the landscape (as has happened with a number of abandoned strip malls on Chapman Highway). If it does "succeed", it will encourage others to build more tourist attractions, turning Chapman Highway into a Pigeon Forge-type nightmare. This is NOT what we want for our beautiful area, and it would mean the end of the Urban Wilderness project.

I ask you, BEG you, IMPLORE you to do everything you can to oppose the rezoning requested for this project and save South Knox County!

Wendy Syer

[syer@utk.edu](mailto:syer@utk.edu)

900 Fordtown Road

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Opposition to Ancient Lore Village project in South Knox County**

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**Geoffrey Trowbridge** <geoffreystrow@comcast.net>

Fri, Jan 18, 2019 at 11:30 AM

Reply-To: geoffreystrow@comcast.net

To: commission@knoxmpc.org

Hello there, my name is Geoff Trowbridge, and I would like to write this letter to all the members of the Knoxville-Knox County Planning Commission, to express my extremely strong opposition to the Ancient Lore Village development project currently being proposed by Tom Boyd in South Knox County.

I am a local resident, very local in fact, and grew up on Fordtown Road a mile or less away from where this development is going to happen. My family has lived here in South Knox County for thirty years now and own five acres of land, including a house, a workshop where my Dad has his woodworking business, and a fair amount of medium growth forest. For us this is home, and for me more a someplace than anywhere else in the world. I am an only child and I am going to inherit this land, and despite whatever else might be happening in the world or all the things to worry about, I had always assumed that this peaceful forested neck of the woods would stay quiet and beautiful and close to nature, a place where we can still see the stars at night and the moon when it's clear, beautiful sunrises and sunsets, deer slipping in and out of the forests, the sound of whippoorwills and mourning doves, the hoot of owls and night, and where it's generally safe enough for both kids and dogs to play and wander on the street.

It's a really, really precious and blessed place on God's green earth, and in the Tennessee Valley that we all call home- and this project of Ancient Lore Village will almost certainly ruin and threaten all that. If you look at Fordtown Road and the nearby sections of Sevierville Pike on a map, you realize that it's one of the last thickly forested places in South Knox this close to the city. We were the "Urban Wilderness" before anybody used that name or before it was hip. And since the Urban Wilderness effort has begun, I know that a lot of people have moved here, and are attracted to this area, precisely *because* it is so wild and green and undeveloped.

I don't doubt that Tom Boyd, who is a neighbor down here as well, is sincere in his intentions for this project, but it will have a very negative and deleterious effect on this part of the county for many reasons, namely:

1) **The Re-zoning Commercial.** Many people have lived on these hillsides and valleys for generations, and have their relatives and ancestors literally buried around here. My family's in their third decade of residence, and comparatively we're still newcomers! This is where we live, not where we shop or work or have commercial development, and we like that it's a good and safe and peaceful place to raise children and live with less of the stress and noise of the city life, where we can still sit out on our front or back porches, plant gardens, be close to the forest. Having a big chunk of property close by zoned commercial would have a terrible affect on all of us down here. It could cause property taxes to skyrocket, force people to move, increase light pollution, increase the risk of bad environmental impacts, and take away the possibility of affordable housing and land ownership for a lot of regular people, which I don't think is a positive development for Knox County or its residents, despite what benefits in terms of jobs or property taxes flowing into public coffers this project could have. The downsides vastly out way the possible benefits of re-zoning this part of Knox County as commercial, and in the long term that change will be something people will deeply regret.

2) **Traffic.** As I said, it's generally quiet enough down here on the roads for dogs and kids to be able to go on it. I take walks on Fordtown Road and nearby regularly, and so do many other people. People can take scenic bike roads around here. There are folks who drive way too fast already on Sevierville Pike, because we are close to Chapman Highway and John Sevier Highway, and I've noticed an increase in

the number of cars and in their speed over the last fifteen years or so, since the Wal-Mart Development happened further south on Chapman Hwy.

Ancient Lore Village would bring a massive traffic and crowd increase to this area. More people and more cars means more wear and tear on the roads, which means more money the county will have to spend on re-paving and improvements or expansions. Any road expansion could have severe environmental impacts and a real threat to many people who just own small properties close to the road and don't want to live next to a commercially used thruway. Again, the risks and downsides vastly out way the benefits, whatever the people involved in Ancient Lore may be telling you. Even if they say that most local residents are happy and glad to see this project happen, it's NOT true. Everybody who realizes the destructive potential of the project down here is very much against it.

If you're not able to take into account the needs and desires of long-time local residents, then who are you listening to?

**3) Keeping the Urban Wilderness.** As someone who's lived here since 1989, obviously I've seen a lot of changes. I guess we used to just be straight "wilderness", or what might as well have been, but then with the Legacy Parks Foundation and all the other players who've created the dream of the Urban Wilderness in South Knox, we now have something incredibly unique and important to Knoxville and Knox County's economy, image, tourist appeal, and attractiveness to locals and residents who want to live here and stay and contribute to the community.

We love that it is wild and green, and I love it in the way that only a local who knows it better than anywhere else on earth can love it. It almost feels like a much more rural place far from the city, instead of being 15 minutes from downtown Knoxville. We have trees that over a century old, great stands of poplars and maples and cedars and oaks and hickories and an ecosystem full of animals and biodiversity and birdlife year round. I have seen people riding bicycles down here increasingly in recent years, and I know they're coming down here because it is a really special part of the Urban Wilderness, and the key word is "Wilderness". Its beautiful down here, it truly is! If you haven't visited this part of the county, please do to see for yourself!

A loud, noisy, crowded commercial theme park, which is exactly what the Ancient Lore Village sounds like its going to become, is going to rob that wilderness of much of its magic, and it's appeal for local people and for tourists and the money they bring to our economy. ALV is going in the opposite direction of all the good development that has been happening in South Knox County over the last fifteen years.

So, in short, this is *not* good development, or great development, or something that is going to contribute wonderful things to this place and the people who already call it home. It is *bad* development, unwise development, unsustainable development, and harmful development. We are not absolutely set in stone that Tom Boyd could not try an alternative, much smaller version of this project..... not even a couple months ago he was proposing something of a fraction of this size.

But Ancient Lore Village, with its 150 houses, restaurants and amphitheater and allegedly "200,000 visitors" a year would be an utter an unmitigated nightmare of a development. I know that jobs and property taxes are important to Knox County, but so are homes and healthy forests and clean creeks and rivers, and places where kids can still see the stars and night and wake up hearing birdsong. Please read my letter and listen to what I have to say, and take it seriously. I speak from the heart and with no rancor or personal dislike of Tom Boyd or what he imagines this is going to be.

It's a bad idea, and as long as it's this kind of large, commercially zoned project, you should oppose it, and get it to be halted entirely or have it changed to a vastly downscaled and alternative proposal that will be much more amenable to local residents.

1/18/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Opposition to Ancient Lore Village project in South Knox County

sincerely, Geoffrey Trowbridge  
900 Ford Town Road, Knoxville, TN, 37920

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Fw: Rezoning**

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'Ty Nance' via Commission <commission@knoxplanning.org>  
Reply-To: ty.nance@yahoo.com  
To: commission@knoxmpc.org

Wed, Jan 23, 2019 at 3:00 PM

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, January 23, 2019, 2:59 PM, Ty Nance <ty.nance@yahoo.com> wrote:

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, January 23, 2019, 2:59 PM, Ty Nance <ty.nance@yahoo.com> wrote:

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Wednesday, January 23, 2019, 2:54 PM, Ty Nance <ty.nance@yahoo.com> wrote:

Hello,

I am writing to inform you that I oppose Tom Boyd's request to change the zoning on his property in South Knoxville (on Nixon Rd, Sevierville Pike and John Norton Rd) from residential and agriculture to commercial. His proposal to build a theme park, generating 200,000 visitors per year in our neighborhood, will destroy the urban wilderness community that we love and protect. His plans will create major (possibly deadly) traffic issues, a noisy amphitheater, and ruin the serene and beautiful area. He is already stripping the land of trees and diverting wildlife. We purchased our property on Sevierville Pike because the surrounding properties are zoned residential and agriculture. It is peaceful and wonderful, unlike the congested areas in North and West Knoxville. I am COMPLETELY against Tom Boyd's request to rezone the property as commercial.

I ask that the Metropolitan Planning Commission denies Tom Boyd's request for rezoning residential and agriculture property to commercial use. I want South Knoxville to remain a Urban Wilderness community.

Sincerely,

1/23/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Fw: Rezoning

Ty Nance

Sent from Yahoo Mail for iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

To: The Members of the Knoxville-Knox County Planning Commission  
From: Denise K. Wood  
Subject: Plan Amendment File No. 2-A-19-SP, Requested Zoning Change from  
Agricultural to Planned Commercial

This letter concerns the above-referenced plan amendment submitted by Daniel Levy on behalf of my neighbor, Tom Boyd, for the proposed Ancient Lore Village, which would profoundly impact our South Knoxville community on multiple levels.

Since purchasing said property, Tom reported that he planned to offer it as a community park and subsequently other such thoughtful projects that would retain the beauty and serenity of the wilderness environment.

On January 1, however, Tom presented a plan for an Ancient Lore Village to a group of neighbors. This plan included 13 huts and 25 tree houses, which both intrigued us and raised questions. Then, on January 8, we were blindsided by his announcement and the promotion of a proposed \$40 million theme park resort, which includes 150 huts and treehouses, a restaurant, a meeting and event center, and a 1,000-seat amphitheater. In addition, Tom expects the resort to open by April 2020.

Suddenly, our peaceful community is faced with the potential impact of rezoning from agricultural to general commercial, dramatic increases in traffic and noise, and the destruction of our wilderness environment.

My immediate concern is that actions taken to advance this project are based more on a creative vision and loose estimates rather than objective data. I question (a) the validity of the proposed figures, (b) why the size of the project escalated so quickly, and (c) the reason for the urgency to complete this project by April 2020.

I am not aware of evidence of a feasibility study, market research, or other data to support the viability of this proposed project. Such data are typically presented to potential investors and discussed with all stakeholders to promote transparency and buy-in. Further, if approved, the resulting increased traffic might prompt the resurrection of the James White Parkway Extension dilemma that we opposed for years until it was finally laid to rest.

The Ancient Lore Village could adversely affect our community, the quality of our lives, and the wilderness environment. As well, there are intended benefits for Tom, investors, and perhaps other businesses attracted to the area. But let's proceed with caution rather than rush this project through.

As a resident of this community for 35 years, I fully concur with others who oppose this proposed project and strongly urge that you deny this request for rezoning. At the very least, due diligence should be exercised through feasibility studies and other research



to generate objective data on the impact and the ramifications that could be evaluated by all concerned before making such decisions.

Thank you for your consideration,

Dr. Denise K. Wood  
7305 Sevierville Pike

**[MPC Comment] Fwd: Rezoning of Tom Boyd's property**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Jan 23, 2019 at 8:56 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Charlotte Nance** <[bearscootermom@yahoo.com](mailto:bearscootermom@yahoo.com)>  
Date: Fri, Jan 18, 2019 at 8:36 PM  
Subject: Rezoning of Tom Boyd's property  
To: [Gerald.green@knoxplanning.org](mailto:Gerald.green@knoxplanning.org) <[Gerald.green@knoxplanning.org](mailto:Gerald.green@knoxplanning.org)>

I'm writing this letter in opposition to the Boyd development and changing the zoning on his property that borders Nixon Rd., Sevierville Pike and John Norton Road from residential and agriculture to commercial. This development he is proposing to build will not only cause irreparable harm to the urban wilderness community that residents of South Knoxville have worked so hard to maintain. His plan to bring in 200,000 visitors will only heighten the already severe traffic issues that Chapman Hwy. has. The major residents (tax payers) in the neighborhood will be directly affected by this zoning changes and are completely against Tom Boyd's request to rezone his property to commercial. We ask that the Metropolitan Planning Commission to vote NO to this request to rezoning.

Sincerely,  
Charlotte Nance

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Rezoning Request - Parcel Numbers # 124-187 # 124-185 # 124-12705 # 124-12704 # 124-12701**

1 message

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**Sue Wood Goodall** <swgoodall@gmail.com>  
Reply-To: swgoodall@gmail.com  
To: commission@knoxplanning.org

Wed, Jan 30, 2019 at 12:26 PM

To Whom it May Concern:

As a resident of South Knox county, I am writing to voice my increasing concerns about a rezoning application being placed by a Mr. Tom Boyd for approximately 40 acres on Sevierville Pike and Nixon Road in South Knoxville. After being informed of this project, which is to eventually develop into a theme park, via the news media in early January, it came to my attention that Mr. Boyd has requested a rezone of the property from low density residential/agricultural to commercial. As a resident of South Knoxville, I am opposed to this proposal. Sevierville Pike and Nixon Road specifically are not able to handle any sort of increase in traffic, the area adjoins the loop of the South Knoxville Urban Wilderness and as such is the home to a wide variety of wildlife. While I respect the desire for Mr. Boyd to recoup a return on his investment in the property, the plan as he has put it forth is short sighted and shows disregard for the culture and community of the area in question. The area is serviced by small windy roads - which are not capable of handling any sort of increased traffic and are dangerous at best. It is my understanding that Mr. Boyd's proposal involves shutting off areas of roadway with complete disregard for those who live and work in the immediate vicinity.

The recent increase in excitement about South Knoxville has been largely a result of the Urban Wilderness, which allows interaction with nature and wildness, a stones throw from downtown Knoxville. The addition of a high density commercial theme park venture will add to congestion, noise pollution, and wildlife displacement, seemingly the opposite of the vision that has been moving forward in South Knoxville.

It is my understanding that much of the activity that has already taken place on the land in question has disrupted water sources, and the removal of trees has the caused the increased likelihood of erosion - all as I understand it without the proper oversight and permits.

It seems logical that South Knoxville should benefit from carefully planned development, meant to draw residents and visitors to its natural beauty than manufactured fantasy of the sort that has stained the reputation of the Smokies - as it has in Pigeon Forge and Gatlinburg.

I ask for your thoughtful consideration of my opposition to this project.

Susan Goodall  
[3917 Island Home Pike](#)  
Knoxville, TN 37920

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

## [MPC Comment] Fwd: Boyd's Ancient Lore Village- Plan Amendment File No. 2-A-19-SP

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>  
 Reply-To: liz.albertson@knoxplanning.org  
 To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>  
 Cc: Gerald Green <gerald.green@knoxmpc.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Wed, Jan 30, 2019 at 12:19 PM

FYI - Forwarding correspondence from the community.

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

From: **DANIELLE NANCE** <1111.daniellemarie@gmail.com>  
 Date: Wed, Jan 30, 2019 at 12:17 PM  
 Subject: Boyd's Ancient Lore Village- Plan Amendment File No. 2-A-19-SP  
 To: <liz.albertson@knoxplanning.org>

Hello Liz,

I hope you are well. I am reaching out to you regarding the above-referenced plan amendment submitted by Daniel Levy on behalf of my neighbor, Tom Boyd, for the proposed Ancient Lore Village.

I have multiple concerns about this rezone request that I would like to put in front of the commissioners and planners:

1. What will commercial zoning bring to our quiet residential community?
2. What infrastructure will be put in place on all of the through roads surrounding this property? Who pays for this work?
3. Does this put the JWP or another equally detrimental road project back on the table?
4. How will this infrastructure impact our quiet residential community?
5. What damage will a resort do to the Urban Wilderness movement?
6. How will noise pollution, light pollution and wildlife displacement be handled?
7. How will neighboring residents home property value (their biggest investment) be impacted?
8. Is it the goal of Knoxville officials to be the next Pigeon Forge and is this in line with the community?

General concerns of the legitimacy of the project itself and benefits to the community that I would like for the commissioners and planners to have answered by the developers:

1. How will a walled off resort that's desire is to allow visitors escape from the modern world benefit nearby businesses?
2. Why is the intent of the resort to keep resort visitors within the walls (meeting center, amphitheater, restaurant/tavern, hiking trails, no access to cars)?
3. What roadways will employees use and where will they park? Sevierville Pike is very narrow with dangerous curves and hidden drives, John Norton is practically one lane and Nixon will be cutoff.
4. What is the plan to eliminate noise pollution from a 1000 seat amphitheater? To put into perspective the Tennessee Theater seats 1600, Dollywood Stampede seats 1100 and Bijou Theater seats 700. Imagine blowing the walls off of those establishments and what the sound would be like for residents!
5. Is this a seasonal resort? Who will stay in barren tree houses or sit outside in the winter?
6. If this is seasonal, wouldn't this limit the impact of local jobs?
7. If this is seasonal, what are the security measures put in place to impede homelessness/loitering on the grounds near residents so that our community is safe?
8. How will light pollution be managed from 150 homes, 500 person meeting center and a 1000 seat amphitheater?
9. What does building a wall around a resort do to wildlife that use this property as a corridor?
10. Where will the thousands of cars park when all planned facilities are in use?
11. Will the resort only be open to guests or ticket holders? What are the admission prices and will local residents even be able to afford entry? I have heard that the "homes" rent from \$300-\$2500/night. Seems like this will not benefit locals.
12. How will noise and light pollution be managed at the restaurant/tavern built at the highest point of the resort?

I know that this is a lot, but I cannot express how much concern I have as a resident of this beautiful area. I am not against development or Mr. Boyd's idea, but it does not fit in this location because of current zoning or the general character of the Urban Wilderness.

Thank you so much for your time and feel free to call me if you would like to discuss further.

Danielle Nance  
 7202 Sevierville Pike  
 443-570-4575

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Liz Albertson, AICP  
 Senior Planner  
 865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Parcel 2-D-19-RZ**

1 message

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**elyssem** <elyssem@comcast.net>  
Reply-To: elyssem@comcast.net  
To: commission@knoxplanning.org

Wed, Jan 30, 2019 at 10:47 AM

Please deny rezoning of above parcel from residential to commercial. This proposed change, to allow a huge resort in the middle of a beautiful residential area is a nightmare and a horrible mistake. This project seems to pave paradise in order to replace it with artificial amenities that imitates paradise. What is to happen to the existing wildlife, watersheds, and trees (the ones that have not already been destroyed, without proper permits, I might add)? And what of the neighbors who have elected to live in this area for the exact peacefulness and beauty that now exists?

We have lived in south Knoxville for 40 years. Since then, I continue to hear complaints about south Knoxville never getting attended to enough, or not "getting it's fair share". This may cause people to mistake that "anything is better than nothing". This cannot be further from reality.\*

The ultimate refrain from completing the James White Parkway extension, has proven to be one of Knoxville's finest decisions. The Urban Wilderness is alive and well! And growing! Plans to repurpose buildings for modern use needs to be further practiced and applauded. We can always build new buildings, we can never restore nature habitats!

Traffic issues...I'm sure you know the challenges on Chapman Hwy. Improvements are desperately needed even without this proposed resort, but I can only fear the worst with the additional resulting traffi

Please. Please deny this rezoning request. If you do not agree that its a terrible idea to plo p a huge resort in the midst of a residential/agricultural area, then at least defer your decision to explore it and all the ramifications. And please remember that once its rezoned commercial, the door is wide open to all sorts of commercial endeavors, including more cash lending businesses!

Thank you in advance for your consideration and thoughtfulness.

Respectfully,

Elysse and Jim Myers

*Sent from my Verizon LG Smartphone*

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Anciet Lore Village Support**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Wed, Jan 30, 2019 at 11:01 AM

FYI - Forwarding correspondence from the community.

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

From: **Tiffany Temple** <Tiffany@ktfcu.org>  
Date: Wed, Jan 30, 2019 at 10:52 AM  
Subject: Anciet Lore Village Support  
To: <gerald.green@knoxplanning.org>, <liz.albertson@knoxplanning.org>

Hello!

I'm writing in support of the Ancient Lore Village development proposed for South Knoxville. I've lived in South Knoxville since 1979 and in all of that time I've watched as South Knoxville has been passed over for development time and time again. I was elated when I heard that Tom Boyd was willing to invest 40 million dollars in our community! I believe the village will beautifully compliment the growing popularity of our "Urban Wilderness" status but to be quite honest, if this particular project had been presented by anyone other than The Boyd family (with the exception of The Haslams or Dolly herself Ha!) I'm not sure that I would have put much faith in a "Bobbins Village"! But as you are well aware The Boyd's are proven established business leaders and I believe that they CAN bring the long awaited jobs and revenue that are well overdue to our community. No doubt, The Boyds' having South Knoxville roots themselves have witnessed the need for economic development in South Knoxville first hand and are will to take a multi-million dollar chance on us. My goodness, PLEASE ALLOW THEM TO TAKE THAT CHANCE!

I've heard the grumbings about traffic and you will never hear me anyone else that has ever driven on Chapman Hwy. argue that it doesn't need improvement but I think we all know that when economic growth happens, infrastructure improvement will follow. There will be growing pains and there are always those that can not accept change but for those that can look a bit outside of their comfort zone it is easy to see that our community is in desperade need of this boost.

I truly appreciate your time and attention to this project.

All the best,  
Tiffany Temple

2323 Winners Drive  
Knoxville, TN 37920

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Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: I2-A-19-SP / 2-D-19-RZ - Video of Ancient Lore Village at Boyd Hollow**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Wed, Jan 30, 2019 at 8:39 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding correspondence from the community regarding 2-A-19-SP / 2-D-19-RZ

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

From: **Robin King** <robinking1210@gmail.com>

Date: Fri, Jan 25, 2019 at 12:31 AM

Subject: IMG\_0303.MOV. Video of Ancient Lore Village at Boyd Hollow

To: &lt;liz.albertson@knoxplanning.org&gt;, Carson Dailey &lt;carson.dailey@knoxcounty.org&gt;, &lt;larsen.jay@knoxcounty.org&gt;, &lt;justin.biggs@knoxcounty.org&gt;

Download Attachment

Available until Feb 24, 2019

Liz, it was a pleasure meeting you last Friday. I thought you might enjoy the video to determine the conclusion of Mr. Boyd's grading project and the damming of MCall Branch, clear cutting, evidence of bull dozing, soil erosion and clear cutting to alter the flow of water from one side of the road to the water he now claims.

All without plans and permits to TVA, MPC, Knox County Grading permits, TDEC and to date no fines have been imposed upon him, however, his grading has been stopped temporarily.

Last Saturday, I visited Walmart and was noticing all the smoke in the parking lot, it was worse when I departed and I called Customer Service at Walmart because I could hardly breathe, I am asthmatic. I thought perhaps they had a fire until today neighbors have notified me of his burning stumps and brush after hours and leaving them unattended in the wooded area and have some pictures evidencing burned wood on his property. The next time I will contact the fire department and also check for his burn permits. This has become a environment issue and the damage will take decades to replenish.

The City Mayor, should have to reroute her 10 million dollar round about appropriation for currently 100 cars or less daily to restore the damage to this property!

With best regards, and looking forward to seeing you soon.

Robin King  
865-414-2993

[Click to Download](#)

IMG\_0303.MOV  
0 bytes

Sent from my iPad

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Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Amendment S. County Sector Plan 2-A-19-RZ; rezoning file 2-D-19-RZ**

1 message

**Tom Chester** <tchester51@gmail.com>

Tue, Jan 29, 2019 at 1:48 PM

Reply-To: tchester51@gmail.com

To: county.mayor@knoxcounty.org, commission@knoxcounty.org, commission@knoxmpc.org, gerald.green@knoxplanning.org

Dear Mayor, Planning Commissioners and County Commissioners:

We are opposed, along with nearly 100 other community residents, to the proposed amendment of the South County Sector Plan 2-A-19-RZ and rezoning request 2-D-19-RZ currently scheduled to be heard Feb. 14 before the Knoxville-Knox County Planning commission, Item 27, Daniel Levy.

Mr. Levy, as you are aware, represents businessman Tom Boyd, aka Boyd Hollow Resorts Inc., and is seeking the amendment to the sector plan and rezoning for a theme resort on 37 acres bordered by Sevierville Pike, Nixon Road and John Norton Road.

We believe this project would violate the basic tenets of zoning, which are to "protect the rights of property owners while promoting the general welfare of the community." (The Rezoning Process - Knoxville-Knox County Planning (<https://knoxmpc.org/agenda/rezoning-process.php>)).

"The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development pattern." <https://knoxmpc.org/agenda/rezoning-process.php>)

According to the commission rezoning rules, a rezoning is generally justifiable under three circumstances:

1. When the requested rezoning is consistent with long range land use plans adopted by the appropriate governing body.
2. When there was an error or oversight in the original zoning of the property.
3. When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned.

We assert that none of these circumstances exists. The property is currently zoned agricultural and low density residential. It is served by narrow roads. The main arteries to the secondary roads are Sevierville Pike, Gov. John Sevier Highway and Chapman Highway, which have traffic volumes and safety issues of their own.

Boyd Hollow Resorts would have the sector plan and zoning changed to planned commercial and general commercial and build a resort that its plans project would bring 200,000 visitors a year to the destination. The infrastructure challenges alone are foreboding, little alone the damage such a project would do to the urban wilderness ambience of the community as it exists today.

The property where this project is planned has already been deforested, excavated and dammed at the expense of the environment, and the plan has not even been considered by the Knoxville-Knox County Planning commission.

We ask that you support the majority of the residents in this South Knox County community and refuse the amendment to the sector plan and rezoning request.

Tom and Sharon Chester

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] ZD19RZ 2A 19 SP**

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**Angie Goddard** <argoddard22@gmail.com>

Tue, Jan 29, 2019 at 1:17 PM

Reply-To: argoddard22@gmail.com

To: commission@knoxplanning.org

As a member of the South Knoxville community, I'd like to acknowledge my support for the proposal before the commission for the Lore Village Development. This development can only bring about positive tax revenues, road improvements, jobs and other important benefits for our end of town.

Angie Goddard  
7101 Martin Mill Pike  
Knoxville, TN 37920  
865-363-7204

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] 2-D-19-RZ & 2-A-19-SP Fwd: Community Feedback**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Thu, Jan 31, 2019 at 11:06 AM

FYI - Forwarding correspondence from the applicant team.

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

From: <matthew.cross@ancientlorevillage.com>  
Date: Thu, Jan 31, 2019 at 10:58 AM  
Subject: Community Feedback  
To: <liz.albertson@knoxplanning.org>  
Cc: Daniel Levy <dlevy@dklevydesign.com>

Liz,

Please see the attached comments we have had submitted to our website. We have 271 positive messages through this alone, not including our social media, article comments or visitors to the property. Due to our desire to respect our customers' privacy we have left only their initials attached to each comment.

Best regards,

Matthew. A Cross

Mobile: (865) 660-5208

Ancient Lore Village is like no other place on Earth.

[www.ancientlorevillage.com](http://www.ancientlorevillage.com)

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Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902


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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

1/31/2019

Knoxville - Knox County Planning Mail - [MPC Comment] 2-D-19-RZ & 2-A-19-SP Fwd: Community Feedback

 **Community Feedback - Private.docx**

43K

<b>Initials</b>	<b>Comment</b>
<b>DB</b>	This sounds very interesting. Interested in staying there. Also, interested in what kind of jobs there will be.
<b>LP</b>	How exciting it would be to be able to step back into your childhood fantasies !! This is the kind of place I have always dreamt of and how exciting it is that it's being built right here in my hometown!! Can't wait to visit
<b>TI</b>	Our extended family would love the opportunity to make Ancient Lore Village a tradition for our annual holiday time together!
<b>BW</b>	Looking forward to this project. It sounds very exciting. Would love a tour of property!
<b>EC</b>	Excited can't wait!
<b>FB</b>	This looks like a really amazing place! I hope to have a child by then I can bring to soak in the magic.
<b>BB</b>	We would love to know more information including costs and reservations. Thanks!
<b>MG</b>	This is truly fascinating. The Village radiates warmth, comfort and serenity. This is a much needed for today's society. Thank you for creating this magical wonder.
<b>TB</b>	I am SO EXCITED about this!!! I'd love just my husband I and then extended family to come to your lovely Grounds!!!
<b>HSB</b>	Celebrating my 60th birthday. Can't wait to see to see this project come to fruition!
<b>NA</b>	Very excited about this!
<b>AH</b>	So great!
<b>AC</b>	how awesome
<b>M"B</b>	OMG
<b>ML</b>	So excited to see what you've built!
<b>SD</b>	Please add us to the list of persons having the opportunity for advance bookings. This has got to be the most unique resort ever and we are very excited to experience it.
<b>TH</b>	Great concept!!! Very excited!!!!
<b>KW</b>	This is an amazing idea. I can't wait!!!!!!
<b>RT</b>	Tree Elves or maybe the Yeti! Love the outdoor, nature concept!
<b>S F</b>	Am totally excited about this resort, our mountains here have always been magical to many people, you are now bringing that magic to the real world to be enjoyed by all!!

<b>LH</b>	What an awesome experience for the whole family! Our grandchildren will love this, as well as their grandparents! So excited!
	Interested in the Tree Elves or the 2 bedroom Bobbins.
<b>TM</b>	Can't wait to see this!
<b>DP</b>	looking forward to this and so happy it will be so close.
	Also interested in possible employment. I have many years experience in customer service, landscaping, and working with animals (raptor handler for over 7 years). thank you so much for creating this!!!
<b>LN</b>	I have waited so long for someone to do this, I love this theme and would love to read the book. I have read everything and watched everything out there based on this theme. Love,Love, Love the fantasy here.
<b>SaB</b>	Wow! What a novel idea. So wonderful to know you want to unite people in peace build a place of unity for family and friends. We love the mystical houses and setting. We love our Smokey Mountains. We live in Ocoee, TN Our area is know for 3 rivers; Hiwassee, Ocoee and Consauga in our county, but Tellico is nearby. We are part of the Appalachian Mountains. Thank you for being so creative and giving us a opportunity.
<b>CB</b>	Very Interested in the progression of this site. And of course being able to spend some time there, or at least see it in person. Hoping it is affordable as well.
<b>FG</b>	What a cool idea! Sounds like a fun place to stay with the grandkids. I hope all goes well and as planned.
<b>MP</b>	Great idea to have no TV!
<b>SS</b>	FINALLY, something original!
<b>JV</b>	This is such a cool concept! I am so excited to hear about this project and can't wait to visit.
<b>JB</b>	I can't wait!
<b>MB</b>	Very interesting concept.
<b>JEH</b>	Would like to bring my extended family, Son, Grand daughter Husband and three Great Grand kids for a visit.
<b>MD</b>	If there is a newsletter, or if there will be announcements of building updates for this project, please include my email address in the distribution list. I am looking forward to



	seeing it all completed. Thank you!
<b>CB</b>	It has been my dream to go to middle earth for so long. I love everything about this world that is being created and I can not wait to visit and live out my dream! Please let me know when I can reserve a room!
<b>AW</b>	Cant wait
<b>BS</b>	Excited to see the village!
<b>JG</b>	Would be incredibly interested to see about planning a large family event here once it's complete! Knoxville natives who love what you're doing!
<b>BWJ</b>	Want to be the first to experience this,never before,new theme park..
<b>JC</b>	We live locally and look forward to this project taking shape!
<b>DJ</b>	We are your neighbor, and very proud that you are doing this. I think this is going to be a Great addition to our neighborhood as well as South Knoxville. We are so excited about staying in the village. I put 5-6 people, not really sure on this number. Will know closer to booking.
	Thank You and Best of Luck!!
<b>FaS</b>	Would love to be at your grand opening and stay a night. Thank you!
<b>EW</b>	My suitcase is already packed and ready to go!
<b>JEG</b>	The place looks amazing and we can't wait for it to open. Thank you for your vision and willingness to follow through with your dreams.
<b>AW</b>	My husband and I are very excited about this and can't wait to make the trip once everything is finished and open to the public.
<b>AS</b>	This is such a cool idea! Can not wait to visit!!
<b>MED</b>	Thank you for creating an opportunity to step outside of this world and into another one. To be childlike again.
<b>PB</b>	I am beyond excited to see this place come to life. I wish you best wishes for a speedy construction. I literally have told everyone I know about this new place, everyone loves the idea. I will most defiantly will book in the future some family vacations. Just Amazing. Thank You.
<b>TK</b>	What an incredible idea. Thank you so much for doing this in the United States
<b>JR</b>	I am interested in learning more.

<b>DG</b>	Thank you! Can't wait!
<b>MH</b>	Exciting!
<b>MI</b>	Looks very cool!
<b>JR</b>	This is incredible! I am so excited for South Knoxville to be getting such an amazing addition!
<b>RD</b>	Hello! We are interested, please let us know when you are ready to begin taking reservations.
<b>DG</b>	This is SO exciting! I love the design the nature, and the opportunity to showcase Knoxville through the beauty of our nature. Thanks for creating this!
<b>KF</b>	So excited for this!!!!
<b>LS</b>	This would be the perfect honeymoon spot for us!
<b>GH</b>	Really excited about this project!!
<b>NI</b>	This is very exciting I cant wait.
<b>DH</b>	I can't wait to see this awesome idea coming to Knoxville Tn. I have been a resident here for 20 years and I would have never dreamed of anything like this located in Knoxville! wow. good luck with everything. :) I am sure it will be a big hit.
<b>SC</b>	Exciting!
<b>DS</b>	I am in tears with excitement! I cannot wait to explore your amazing village!
<b>JC</b>	This idea is awesome...I'll pay 10 times whatever your asking to stay here. Also, are there any opportunities to invest? Let me know.
<b>NM</b>	This is so wonderful and exciting. Thank you for bringing it to Knoxville!! As of now,it'll just be my boyfriend and I, but I'm going to try and get more family or friends to join along.
<b>NG</b>	I am so very very excited to see this come to life! I chose the fairy dwelling but there are several I am interested in! Thank you for this magical land! I cannot wait to visit!
<b>SH</b>	I am all in. Sign me up.
<b>HR</b>	Great place for our daughter's spring birthday.
<b>DR</b>	This resort sounds magically perfect!
<b>ABM</b>	This is a magical and delightful notion and we can't wait to visit!
<b>TS</b>	We would love to be one of the first at your village. What kind of amenities will you have

	when you open? Anything we can participate in like elves vs. yetis, etc? Thank you for being innovative. The Stiltners
<b>AB</b>	This sounds exciting
<b>KDE</b>	We're so excited! My husband I are both native Knoxvilleians and are thrilled this magical place will be right in our own backyard. He's now retired and can enjoy being a master woodworker, so if you need intricate items designed....
<b>KS</b>	Thank you! We are so excited to have this wonderful place join our community!!
<b>KR</b>	I have always loved Lord Of The Rings and I'm super excited to read your book and see the village in person where all of the magic is brought to life!
<b>SH</b>	This is so creative and inventive! And who wouldn't want to spend the night in a tree house? A resort based on LOVE??? Wow! What else could anyone possibly want? Look forward to experiencing it!
<b>TY</b>	I'm excited to read the book with my kids and then come explore!
<b>SLS</b>	Good afternoon, I am very interested to hear of the vision you have for this resort and for south Knoxville. I am looking forward to watching the project come together and to being a guest once it is completed.
<b>RA</b>	This sounds like a splendid idea!
<b>SS</b>	Please let me be first. Thanks so much
<b>LC</b>	We would love to celebrate my husband's 50th birthday with you all during the first week of March 2020.
	Looking forward to seeing you soon!
<b>JF</b>	I would love to stay at this place. This would be a dream come true for me. It would me even more of a dream to work there!
<b>TJ</b>	It's so hard to choose, but I think the Treehouse sounds amazing as a first choice. I'm sure we'll be back to try them all.
<b>KS</b>	This is amazing!
<b>TR</b>	Thank you so much for this fantastic idea!
	Excellent idea!!! Can't wait
<b>TM</b>	Looking forward to hearing from you!
<b>LP</b>	I was just told about this and am outrageously impressed and excited about the opportunity

	to visit this once it's built. It sounds like a Renaissance Faire, theme park, and exciting resort all rolled into one! I would love to be kept in the loop about it's progress if that's possible along with pictures, prices, and additional details. Thank you for your time!
<b>AM</b>	Thank you. We are looking forward to staying at your beautiful quarters!
<b>AM</b>	Hi! I am beyond excited for the opening of the Ancient Lore Village. So great to see this wonderful community resource springing up in my home state.
<b>DW</b>	My wife and I love this concept! We are looking forward to bringing the grandkids and making lifelong memories together.
<b>ML</b>	This is such a fun idea. I'd love to see more. I'm not sure we'd need so many bedrooms, but I'd love to bring the family (children & grandchildren).
<b>S</b>	Looks like a wonderful experience. Can't wait to see it finished.
<b>DD</b>	Please forward any information concerning the village layout and/or dwellings. Thanks you.
<b>MG</b>	This sounds fantastic!
<b>AP</b>	Please add me to your mailing list. I help orchestrate a large annual gathering in size from 14 to 30 people ... depending on location. I am actually looking toward 2020 and 2021 sites.
<b>N</b>	This place looks incredible, even by just your promotional materials. It looks like a fun family getaway. Please let me know asap when you have availability! Thank you!
<b>NG</b>	Can't wait. This will be great.
<b>AK</b>	What a fantastic endeavor! Really looking forward to seeing this come to life!
<b>LM</b>	I am interested in all of the dwelling types! I live in Knoxville but find this resort very intriguing! I will be visiting and bringing family members from around the USA when you open!!!
<b>LM</b>	Please let me know when booking is available.
<b>RB</b>	I am excited for a place that is electronically challenged. I would enjoy BEING with people. Re-connecting with humans and nature. It is a welcome site to see Tennessee embracing the beautiful nature that is all around us. Thank you.
<b>CGB</b>	Can't wait.

<b>CM</b>	Good Luck!
<b>KR</b>	I love this idea! Not only do I want to stay here, but I am also interested in possible employment opportunities. Thanks!!!
<b>JSH</b>	Keep me informed of progress on your project. It sounds very interesting!!!
<b>AR</b>	This sounds awesome! I want to have a mother daughter getaway!
<b>LR</b>	Can't wait to bring the family.
<b>JK</b>	Very excited about visiting the resort when it opens. It's going to be great for jobs and tourism dollars. I would also like more information regarding the craft vendors. In addition, are you going to offer spa services at the resort.
<b>NC</b>	So excited to see something like this come so close to our area. We often spend time in the Great Smokey Mountains. We do not usually like resorts, but since this does not appear to be the average resort - it would be a better fit for our family.
<b>JL</b>	Thank you for creating this magical and unifying resort!
<b>D</b>	Sounds very interesting
<b>GB</b>	I'm interested in making a reservation for my family upon availability.
<b>LL</b>	I am so excited about this. This seems like a place I've dreamed about. I am also excited to read the book.
<b>VW</b>	This resort sounds like an amazing fantastic idea. My boyfriend & I would love to go for our anniversary and take tons of photos to show off to our friends and promote the resort!
<b>A T</b>	We want to celebrate our anniversary in this beautiful place!
<b>E</b>	I am ecstatic to hear about Ancient Lore Village at Boyd Hollow and the magical possibilities.
<b>JM</b>	Ground Elves looks wonderful also! 1 Br all we need!
<b>AP</b>	Looking forward to a stay with you
<b>JP</b>	I am a park ranger at Zoo Knoxville and think this is a fabulous idea. I love lore as much as I love Knoxville and our Smokies. Feel free to reach out to me for anything - surveys, if you give tours during construction phase, etc. This is fantastic!
<b>MM</b>	This sounds exciting! I would love to be able to bring my family to a tree house!
<b>EN</b>	I'm overwhelmed by the beauty of your vision, Mr. Boyd! With all the strife in the world

	going on today right now, this is just what America and the world needs. I can imagine everyone coming together in harmony. Its beautiful and brings tears to my eyes. Please don't hesitate to reach out and contact me directly if there's anything I can do to help realize your vision. As a native Knoxvilleian, thank you, Mr. Boyd. This is a real blessing.
<b>SC</b>	This is such an incredible idea!
<b>BB</b>	This sounds amazing! Looking forward to this addition to Knoxville!
<b>MJ</b>	Sounds like a great addition to the region
<b>CS</b>	Thank You.
<b>DVM</b>	Looking forward to this!
<b>SH</b>	This sounds wonderful! My son and his new bride went to New Zealand for their honeymoon just to be able to see where The Hobbit was filmed. Had this resort already existed, they would have thoroughly enjoyed staying in their home state. We can't wait to enjoy this marvelous and inspiring dream of a place!
<b>NG</b>	Excited about this new resort. Our granddaughters will love this. They love outdoors and camping.
<b>BFA</b>	Would to be able to take my family so we could enjoy it together. This great for own town.
<b>KM</b>	My husband and I can't tell you how excited we are to visit Ancient Lore Village.
	Thank you, for your dream!!
<b>CK</b>	I would please like to be considered when rooms become available.
<b>TR</b>	We would love to be on the early list and will do you whatever we need to ensure we have priority view of this wonderful project. This is amazing, magical, culturally moving and would like any and all information on what we can do to secure a first spot.
<b>FV</b>	Sounds Awesome
<b>SG</b>	Hello! Interesting idea....
<b>LG</b>	I am interested to know more about what you plan to offer at the village (activities, dining, etc.). Also interested in what pricing will look like. Thanks!
<b>LD</b>	Although we are Knoxville residents I would love to bring my whole family to the resort. We may be able to get by with a smaller unit if any of us can't make it when it becomes available but this would be the perfect family get away. It would be awesome to be one of the the first

	guests there.
<b>ER</b>	I cannot tell you how excited I am about this!! What a great idea, I am looking forward to visiting! I know it is very early, but I am curious if there will be space/accommodations for weddings here? It looks like it would be so beautiful! Thank you
<b>KWB</b>	Interested in a tree house with 2 or 3 bedrooms.
<b>SP</b>	I would LOVE to be chosen as a settler of this magical land!
<b>AS</b>	I'm so excited for the opportunity to stay among the Tree Elves! It would definitely be a unique romantic getaway!
<b>BN</b>	Can't wait !
<b>AS</b>	Thank you for the opportunity to escape the mundane World of Man and travel with Bokee through the mists and valleys. I am excited to see your vision of Inner Earth come to life in the Ancient Lore Village at Boyd's Hollow . I would love to stay in each and every one of the dwellings. East Tennessee exhibits many of the same characters and characteristics and South Knoxville is a perfect choice for your vision to manifest. I hope to visit Inner Earth's Ancient Lore Village at Boyd's Hollow soon.
<b>AM</b>	Love it
<b>NM</b>	My husband, granddaughter, and I live in South Knox County and are really interested in this planned resort. We have been raising our granddaughter for the past 8 years, when she was 5 and because she came from a traumatic drug situation, we have always looked for ways for her to enjoy imaginary and wondrous things in life. She was so excited when she saw this and said she would love to stay in a tree-house dwelling. While she is young and imaginative to enjoy such a thing, we would love to be able to give her that opportunity. Thank you.
<b>JS</b>	Thinking of bringing our family here. Could be interesting. Would be first family vacation in years and first ever that my husband would be able to go with the girls and me. He's always had to stay at home for work in the past. Please send more information as soon as it's available. Thank you so much.
<b>AB</b>	This looks amazing! The Smoky Mountains hold a dear place in my heart and I'm super excited to be able to explore my love of fictional fantasy worlds so close to them!
<b>PS</b>	I would love to surprise my wife for a special occasion with a stay at your resort. We are both

	big fans of fantasy literature and Tolkien specifically. Looking forward to seeing the final results!
<b>KN</b>	Wow it's going to be so beautiful and magical. Can't wait!
<b>BS</b>	This resort looks really exciting. I am excited to read the book!
<b>JC</b>	This place looks awesome!
<b>LH</b>	We are looking so forward to this new adventure ! Thank you so much for the opportunity to be the first to visit Boyd Hollow.
<b>MM</b>	Looking forward to my stay at the Ancient Lore Village!
<b>MLH</b>	Greetings! I love this concept and I love the thoughtful attention to detail that bringing it to life will involve. Can I help? Please let me know - I am a community health educator looking for a change in pace and a new brilliance in life. I enjoy hosting and can bring a party of 50 folks anywhere easily!
<b>Cb</b>	This is going to be a wonderful village and will be a dream getaway for us. Thank you!
<b>SC</b>	So excited for your new development! Thanks for your commitment to South Knoxville.
<b>JR</b>	Great concept. So excited
<b>TC</b>	Sounds like a great getaway for my wife and I, while still staying local. As a UT employee and Knoxville resident, this sounds very exciting!
<b>JP</b>	We're also open to the tree elf homes!
<b>CN</b>	This is awesome! I look forward to when this project is done!
<b>KG</b>	I love treehouses and whimsy! Looking forward to all you're creating!
<b>MS</b>	I have chosen Tree Elves, but would also like the Fairies house. Thanks!
<b>HS</b>	Very excited about this. We needed something like this in TN.
<b>JC</b>	We are excited to visit this magical place!
<b>WC</b>	Ancient Lore Village looks to be a magical setting for a wonderful weekend!
	Excited to visit!
<b>RF</b>	I sent this link to my brother, who lives in Nashville, with a message that read, "Knoxville just got better than Nashville." I stand by that statement.
<b>LS</b>	This is such a neat idea! I am excited to see how it reshapes the (very) South Knoxville Community in the coming years.
<b>ST</b>	This sounds awesome. Looking forward to giving it a look.



<b>RC</b>	Hello, This is absolutely extraordinary! My husband and I have been searching for something of this kind for years. We live in south Knoxville; 10 minutes from the described location. We encourage you all to keep going and we look forward to the awaited opening.
<b>MG</b>	This is an incredible idea and I am excited to see it come to life. This will be a unique and thoughtful establishment that I know many will be looking forward to experiencing for themselves! Best wishes on a speedy construction without any issues.
<b>MW</b>	I'm so excited!
<b>BH</b>	The Tolkien characters are among our families favorites. We are excited to see this type of imagination brought to life in East Tennessee. I am sure this will be an adventure families will flock to be a part of.
<b>EQ</b>	We are very much looking forward to the opening of the Ancient Lore Village!!!
<b>CH</b>	We are Excited!
<b>ns</b>	Wanting to know about booking as soon as available.
<b>SDB</b>	As a US Navy veteran who loves the folklore and books of Tolkien and Lewis, this would be great to just get away (inside the city) and have some peace and quiet to just read, go hiking, or even to get a good nights rest. The no television and no motorized vehicles is an amazing idea in a society where everyone is attached to their electronics. I cannot fathom any place in the area that I would want to spend a weekend other than camping in the mountains.
<b>MK</b>	Cant wait for this awesome.experience to get away and enjoy family!!!
<b>NP</b>	Can't wait for this!!
<b>BC</b>	Looking forward to a night in this magical resort.
<b>MP</b>	This sounds fascinating !! I cannot wait . Would love to spend holidays with family here.
<b>AS</b>	This looks so exciting! I can't wait!
<b>SW</b>	I would like to be on your mailing list to get updates about the build.
<b>FB</b>	Thanks! We are looking forward to a visit!
<b>AER</b>	Very excited for this in my side of town in So Kno!
<b>JB</b>	This looks amazing and I can't wait to stay here!
<b>DM</b>	Beautiful. My granddaughters will love this!!!

<b>AG</b>	Can't wait to visit the new venue. Also interested in hosting an event.
<b>CB</b>	I just want to get on the list for possibly staying at this new destination in our area.
<b>TG</b>	looking forward to visiting
<b>B</b>	Excited to hear more
<b>JF</b>	This sounds Great! It will be really nice to have something like this close to Knoxville and not have to drive to Sevierville, Pigeon Forge, or Gatlinburg to stay in a cabin like place with visiting family. Can't Wait! And Very Dog Friendly is a BONUS. :)
<b>CM</b>	I'm interested in having a fall wedding here.
<b>ZE</b>	this is brilliant. i wrote my masters thesis on how tolkien is taught at the college level and the language of tengwar; for me it's always fun to see how tolkien has influenced others and their creativeness. i look forward to seeing this one come to life.
<b>TB</b>	So awesome, is there an email newsletter. Please add me if so.
<b>MT</b>	My girlfriend is gonna love this! She's a lore nerd and has always poked me to take her advertised seas to see The Hobbit homes. This seems much more easier to do!
<b>JH</b>	I look forward to the potential in this development.
<b>TH</b>	Boyd family,
	Good day to you all! We the Hackers are so very excited to experience the beauty and imagination of this land. Especially love no television and the mindset of community. Cannot wait have a blessed day!
	Regards, Theresa Hacker & family
<b>JO</b>	I'm so excited to see such a lovely community being built from a such quaint folklore! As a Knoxville native, UT Alumna in English Literature and English Education, avid reader of fairy and folk lore, and current travel agent, I'm looking forward to staying at and learning more about Ancient Lore Village at Boyd Hollow for both my own family and clients. I anticipate it becoming a favorite getaway for my family - thanks for continuing to make Knoxville strong!
<b>JS</b>	May you have magical luck in this adventure.
<b>JW</b>	I took the time to read the book this morning. I love the ideas of the different dwellings and think they will look great. I really like the idea of something completely different coming to Knoxville. Good luck and I cant wait to see how it turns out.

<b>CR</b>	Great Job!
	I hope you make great strides with this project!
<b>BsV</b>	sounds like a great place
<b>GF</b>	Can't wait to visit this magical place
<b>HM</b>	This looks amazing! My husband and I and our kids would have the time of our lives!
<b>LZ</b>	excited to visit
<b>FMR</b>	My whole family loves this stuff! They live in California, Las Vegas, Idaho, Colorado. It would be a matter of timing how many would be here at one time (Knoxville).
<b>ZM</b>	Wow, just to let you guys know this is a fantastic idea! I absolutely love all lore and mystical things. I cannot wait to see what you create!
<b>DW</b>	Sign me up
<b>CP</b>	This looks really exciting! I would be very interested in learning about upcoming jobs for this extraordinary resort.
<b>MG</b>	I may also be interested in a one bedroom fairy stay. Obviously it's too early to choose, but I look forward to seeing this resort. It sound absolutely amazing!!
<b>BAS</b>	I'm so excited, I've lived in South Knoxville all of my life. It sounds like a great new adventure. I would definitely be interested in being one of the first to experience the Ancient Lore Village. I also own a business in the area & would love the opportunity to become an employee of yours. Please send me any information you may have about employment.
<b>SR</b>	Such an exciting concept. Can't wait to see it come to life!
<b>LF</b>	Living nearby I can hardly wait to see this come to life, I also would like to be considered a part-time job there I am 70 years old with a lot of imagination, I also make handmade jewelry. Thank You Linda
<b>NG</b>	Wow, this looks amazing! Let us know when it is up and running! What kind of food will the restaurant be serving?
<b>TG</b>	Looking to get married in 2020 and this looks like the absolute PERFECT place! I would love to choose your resort for my (small) local wedding. I live in Knoxville so this would be absolute divine! I would probably book multiple cottages for people at the same time. I'm getting excited just thinking about it.

<b>JH</b>	This sounds like a Dream come to LIFE .
<b>LS</b>	Any room with two bedrooms sounds wonderful for our family with two girls. We are so excited for this amazing opportunity!
<b>CY</b>	I would prefer a one bedroom if possible, as it would just be me and my wife. Thank you and looking forward to hearing more!
<b>TM</b>	Looking forward to something new and exciting can't wait till this new village comes to town
	Thanks Blaine TN
<b>JM</b>	This is a great idea. Looking forward to hearing/seeing how it turns out!
<b>SEB</b>	Since my 2 children and their families live in different states (Maine and NC), vacation together once a year is a must to stay connected in ways other than Facetime. The 4 children are all under 10 and this sounds like a perfect place for them to see the beauty in their own imaginations. They love telling stories they make up and I'm sure this type of experience will do wonders for how they tell future stories.
	I can't wait to watch this resort unfold!
<b>DM</b>	I am so excited about this!!!
<b>NV</b>	I am an avid fan of ancient literature and mythology, and this is the exact type of place to fulfill my dreams of becoming part of those stories. I live locally, and can't wait to visit!
<b>ES</b>	So excited for this!
<b>D</b>	Looking forward to seeing the beautiful villages you're constructing.
<b>SLS</b>	This sounds absolutely wonderful! Looking forward to the process and seeing the finished resort.
<b>JV</b>	I am so excited about this entire venture coming to South Knoxville. Do it right!!!! Thank you!!!!
<b>SH</b>	So exciting to bring my friends!!
<b>KEM</b>	I am excited about this resort and am anxious to be one of the first to stay. Would like information regarding price points.
<b>JB</b>	This sounds awesome!
<b>SH</b>	This is so exciting!! Looking forward to being one of the first to visit this awesome experience!!!

<b>PM</b>	How Exciting to have this coming to South Knoxville!! I can hardly wait for the Grand Opening!!
<b>TL</b>	I love this idea, and what a wonderful way to use the space!!! Good luck and I cant wait to see!
<b>RE</b>	So excited to see something like this coming to south knoxville. I hope it will be something that is family friendly and affordable. Maybe think of offering south knox residents a discount?
<b>JF</b>	I'm so excited!!
<b>AO</b>	Looks cool!
<b>JL</b>	Can't wait to check this out!
<b>JT</b>	Looking forward to this. Sounds exciting.
<b>DL</b>	I'd love to spend my 50th birthday at your resort!
<b>LA</b>	I am so excited for this and would love to bring my family to visit for a weekend! Please put me on the list for reservations when they open.
<b>KC</b>	This is incredible!! I live on Fordtown Road, right down the street and have been curious as to what the development was all about. I absolutely love the lore! I have a Masters degree in Engineering and would love the opportunity to help/work/be involved as this progresses.
<b>CMA</b>	YAY FOR NEW RESORT
<b>EVS</b>	Love to bring family!
<b>EL</b>	Born and raised in south knoxville I am very excited to see new things coming !
<b>PV</b>	My fiancee and I are so excited and I know this will be a place we will visit often!! Thank you Tim Boyd and Mrs. Boyd!!! Truly making this world a better place!
<b>CT</b>	I am so excited and so proud to have such an amazing dream like resort in my hometown!!!!!! Cannot wait!!!
<b>CE</b>	This is a great idea. Looking forward to it.
<b>LE</b>	This is so exciting!
<b>RLL</b>	Hope this comes to pass.
<b>KW</b>	Sounds like an adventure awaits!!
<b>DS</b>	I'm pretty excited to see how this turns out!

<b>DK</b>	It is so hard to choice...all the dwellings sound amazing. I definitely will enjoy visiting and staying at the Ancient Lore Village and bringing my grandchildren. I was born and grew up in South Knoxville and just live a few minutes away now in Seymour. Most of my family stills live in South Knoxville. This is so wonderful and magical. Thank you so much for creating such an amazing place for all of us locals and visitors around to enjoy. And the opportunity to create jobs.
<b>MT</b>	I am ecstatic to see something like this open in Knoxville! Our 8-year-old son, Killian, has been wanting to build a tree-house for ages, and is a huge fan of fantasy books and stories. We would LOVE to be one of the first families to stay at Ancient Lore Village - and I'd be happy to write up a review/take photos/video of our adventure at Boyd Hollow as well! We affectionately refer to our family as a four-pack, as my wife's mother is an important aspect of our daily lives - since we lost my father-in-law to pancreatic cancer a few years back. We pretty much do everything together, and welcome any opportunity to take part in adventures, big and small! I would love to receive any updates on the progress of this endeavor, and please feel free to add my email to any mailing list for such notices. Thanks for your consideration for priority reservations once Boyd's Hollow opens!
<b>SS</b>	My husband and I are locals to Knoxville and live 5 minutes away. We would love to see this resort and see how it will blend into the area. It has such a great concept and perfect for South Knoxville.
<b>AN</b>	This looks magical - Very exciting to see something like this in Knoxville
<b>KH</b>	Can't wait for this beautiful resort! Not sure which house we want to stay in but any would be fine!
<b>MT</b>	I am so excited about this new attraction!
<b>VMB</b>	I live very close by in Maryville, would like to check it out and give a review, thanks
<b>MS</b>	This is amazing! Can't wait to see it!
<b>TM</b>	I'm looking forward to this great opportunity. So happy to see this happening here in Knoxville!



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd:**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Thu, Jan 31, 2019 at 4:33 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **John Dean** <jdgsr316@gmail.com>  
Date: Wed, Jan 30, 2019 at 1:12 PM  
Subject:  
To: <Gerald.green@knoxplanning.org>

Dear Gerald,

I'm sending this email to ask to not have the property on Sevierville Pike rezoned to commercial. I'm not against having a fancy land park built by Mr. Boyd but not in that location. Sevierville Pike is narrow and curvy traffic is already bad. Many people in the last two years or so have bought property improved exciting home's or built new because it wasn't commercial it would be a shame to ruin the area because of political money.

Thanks  
John Griffiths  
[7202 Sevierville Pike](http://7202 Sevierville Pike)  
8652505850

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Re zoning**

1 message

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Thu, Jan 31, 2019 at 5:22 PM

FYI

Begin forwarded message:

**From:** Jason Reed <jasonreed2424@gmail.com>  
**Date:** January 31, 2019 at 11:08:26 AM EST  
**To:** gerald.green@knoxplanning.org  
**Subject:** Re zoning

I oppose the rezone of res/agriculture property on Nixon Rd and Sevierville Pike to commercial property. This will cause noise, light pollution, traffic issues, wildlife endangerment and ruin the Urban Wilderness!

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Ancient Lore Village**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Thu, Jan 31, 2019 at 5:23 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Mike Cummings** <[jonathan.cummings@lkqcorp.com](mailto:jonathan.cummings@lkqcorp.com)>  
Date: Thu, Jan 31, 2019 at 10:59 AM  
Subject: Ancient Lore Village  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>  
Cc: Olivia McGhee <[oliviamcghee@hotmail.com](mailto:oliviamcghee@hotmail.com)>

Mr. Green,

I hope this finds you well. I am sending this in regards to the Ancient Lore Village project that is coming up for a vote very soon.

As you may or may not know, the south end of Knoxville has been slower on growth than other parts of the county. Starting with the rebuilding of the Henley St. bridge some years back, the southern part of the county suffered, in what I believe, more than it should have. Businesses were closing rapidly, traffic was being diverted to other parts of the county due to the inconvenience of having to fight through traffic on an already jam packed Gay St. to get around. Just recently (Within the last few years) have we been able to see an increase in business activity and traffic through this end of the county. With the addition of Chick Fil A and few other places of business, we have only seen a small food mall (Freddy's, Firehouse, Salsarita's, and Sport Clips) and Aspen Dental. Starbucks coming soon. This is great growth for the county revenue and the revenue of the respective business, however, I believe that the addition of the Ancient Lore Village would continue that growth and get the attention the South Knox Community deserves to share with the West and North Knox areas.

The investment alone, will be as much or more of an investment for the community than Walmart, Lowe's, and the restaurants combined. There will obviously be hurdles to cross and traffic flow will have to be looked at, but that aside, with the addition of 120 jobs, a pay scale that will be 2<sup>nd</sup> to none and the residents ability to get out, and frequent these other establishments and generate a fantastic cash flow for the county from this community will be great. I am obviously not able to give specific numbers and projections because I am not involved in the budgeting process for the project, nor am I involved with the project at all. I am just a citizen of Knox Co. that believes that this project will be great for the community and I would urge our county commissioners to take a deep look into it and see the positives that can be generated for this county by a project like this.

Please take into consideration the suffering the residents and the community south of the river have suffered over the last few years because of businesses closing or moving because of the lack of traffic flow causing their cash flow to drop, and put a positive spin on it that can certainly happen with a project like this.

Thank you for your time,

**Mike Cummings**

**Inside Sales – Tennessee / NC / SC**

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TF – (888) 289-2309 Ext. 5128

F – (865) 984-6914

[jcumings@lkqcorp.com](mailto:jcumings@lkqcorp.com)



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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Ancient Lore Village support**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Fri, Feb 1, 2019 at 9:17 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Olivia McGhee** <[oliviamcghee@hotmail.com](mailto:oliviamcghee@hotmail.com)>  
Date: Thu, Jan 31, 2019 at 4:06 PM  
Subject: Ancient Lore Village support  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Good afternoon Mr. Green,

Thank you and the other commissioners for taking the time to read my letter in support of the proposed Ancient Lore Village slated for South Knoxville. As a South Knoxville native born and raised here, I have seen the challenges 37920 has faced over the years. South Knoxville is a close knit community and is one that has many involved and supportive citizens to the Knoxville landscape from business owners to volunteers. I don't think anyone is standing by supporting this project we want or would expect to become the next Turkey Creek for Knoxville but what we are for is appropriate growth, development and attention to an area that has been neglected and not had positive support for some time.

The proposed village is centered around some of the values I think we as a community value.....peace, community and positivity. Many of us even tag in social media #promotepositive. That is because we want our next generation to proudly say "I am from South Knoxville and look what positive impact we have made in society". That seems to be the part that anyone against this project is missing due to not reading the book or not understanding the vision. A place that can give back to the area through employment, procuring from local vendors, family and school events, revenue generating efforts in this area and proper development of a beautiful venue and landscape all while drawing from the population that is looking for a venue like this to stay at. Those venues do exist around the nation so why not have it here in our backyard also? It's not as if the Village is not already directly behind a commercial area and there are very few houses that this would even minimally impact. For those that say "they won't come", why not leave it up to a talented management team to make it happen? It's happening other places and can also be done here.

Unlike other impacts to South Knoxville that we have endured like the shut down of the bridge for not what was originally projected for 1 year impact but turned into 3. That was something that personally impacted me and so many others and many businesses in the area but was a necessary action that had to be taken. If we are to see growth for South Knoxville, something like this project is also a necessary action to take us into the next phase of growth. Other commercial businesses that could also make this much of a positive impact are not interested already based on household income in the area and the area between downtown and John Sevier going down hill for many years now. Local folks are the ones managing the thriving businesses currently here and they are choosing to give back just like this venue will. That is an example of how committed the community is, to growing the area because we are pouring our hearts, dedication and buying local from these businesses. This venue can be the exact same situation.

The concerns about traffic are legit but it's an area no matter what business is brought in is going to face. From what I understand, the team working on the village is putting money, time and effort into working with the best in the business to come up with appropriate strategies to address the traffic area around the Village. It will be up to Knoxville DOT and Engineering Departments to bring some much needed and overdue attention to the rest of Chapman Hwy that will continue to exist regardless of this project.

It has appeared in the recent year it was okay based on growth to allow multiple cash advance businesses into a short stretch of Chapman Hwy to profit and exist yet who don't serve except a small, minute part of the population. In contrast, a venue like this could serve a vast population both local and state. As a commissioner for the City, I plead with you to see the difference in what we are asking for. One that can provide so much, doesn't take away from the area and has a vision for the community and next generation. It's seldom you will have a situation like this where there is so much to gain, for so many yet such a minimal, negative impact to so few.

Thank you for your consideration to approve at the next MPC meeting, the zoning and support for the Ancient Lore Village in South Knoxville.

Olivia McGhee  
865.368.0230   
[oliviamcghee@hotmail.com](mailto:oliviamcghee@hotmail.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Plan Amendment File No. 2-A-19-SP and Rezoning File No. 2-D-19-RZ**

Rosemarie Ballew &lt;rosemarieballew@hotmail.com&gt;

Fri, Feb 1, 2019 at 6:33 PM

Reply-To: rosemarieballew@hotmail.com

To: "richie.beeler@knoxcounty.org" <richie.beeler@knoxcounty.org>, "carson.dailey@knoxcounty.org" <carson.dailey@knoxcounty.org>, "larsen.jay@knoxcounty.org" <larsen.jay@knoxcounty.org>, "justin.biggs@knoxcounty.org" <justin.biggs@knoxcounty.org>, "hugh.nystrom@knoxcounty.org" <hugh.nystrom@knoxcounty.org>, "michele.carringer@knoxcounty.org" <michele.carringer@knoxcounty.org>, "randy.smith@knoxcounty.org" <randy.smith@knoxcounty.org>, "evelyn.gill@knoxcounty.org" <evelyn.gill@knoxcounty.org>, "john.schoonmaker@knoxcounty.org" <john.schoonmaker@knoxcounty.org>, "brad.anders@knoxcounty.org" <brad.anders@knoxcounty.org>, "charles.busler@knoxcounty.org" <charles.busler@knoxcounty.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>, "gerald.green@knoxplanning.org" <gerald.green@knoxplanning.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>, "rmontgomery@knoxville.gov" <rmontgomery@knoxville.gov>, "mike.conger@knoxtrans.org" <mike.conger@knoxtrans.org>, "jeff.welch@knoxplanning.org" <jeff.welch@knoxplanning.org>, "liz.albertson@knoxplanning.org" <liz.albertson@knoxplanning.org>  
Cc: Rosemarie Ballew <rosemarieballew@hotmail.com>

To Whom It May Concern,

I live at 404 Nixon Road. I purchased my property in 1999. I purchased the property because of the nature and peace it provided. I own 24 acres that is next to the property that is wanting to be rezoned to commercial from agriculture. I want to let you know that I do not want this property to be zoned commercial.

I have read the 2012 south county sector plan, the TDEC erosion and sediment control handbook, The Knoxville/Knox County Hillside and Ridgetop Protection Plan, the Land use classifications, the corridor studies, and etc. From the information I have read I am having a hard time understanding how this could be approved with the slop issues (25 – 65%). I also don't understand how a approval can be made with the fact that by the information I have read states that commercial property is supposed to be in an appropriate area meaning in an existing commercial area so all the issues that come with commercial property would be already addressed.

I was born and raised in this area. I spent years away from here due to military service. All I have wanted was to come back home and live in peace and quite. I thought I had found it but now realize that it may be in jeopardy if the zoning of this property changes.

I appreciate your time and consideration on this matter.

Marie Ballew

Sent from [Mail](#) for Windows 10

[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Opposition of Ordinance 27, Daniel Levy, Rezoning**

1 message

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**Liz Albertson** <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Sun, Feb 3, 2019 at 8:50 AM

FYI - Forwarding correspondence from the community.

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

From: <rreins@aol.com>  
Date: Sat, Feb 2, 2019 at 10:07 PM  
Subject: Opposition of Ordinance 27, Daniel Levy, Rezoning  
To: <liz.albertson@knoxplanning.org>, <jeff.welch@knoxplanning.org>, <mikeconger@knoxtrans.org>

Dear Sirs, and Madams,

I am writing you to express my opposition to the Ordinance #27, by Daniel Levy, for Commercial Rezoning in a Residential Area, and also the destruction of Urban Habitat in a low vegetation area for wildlife.

Thank you for your consideration,  
Robin King

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Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

## [MPC Comment] Plan Amendment File No. 2-A-19-SP and Rezoning File No. 2-D-19-RZ

Kassandra Courtney &lt;kaseycourt@gmail.com&gt;

Fri, Feb 1, 2019 at 4:44 PM

Reply-To: kaseycourt@gmail.com

To: richie.beeler@knoxcounty.org, carson.dailey@knoxcounty.org, larsen.jay@knoxcounty.org, justin.biggs@knoxcounty.org, hugh.nystrom@knoxcounty.org, michele.carringer@knoxcounty.org, randy.smith@knoxcounty.org, evelyn.gill@knoxcounty.org, john.schoonmaker@knoxcounty.org, brad.anders@knoxcounty.org, charles.busler@knoxcounty.org, commission@knoxplanning.org, gerald.green@knoxplanning.org, county.mayor@knoxcounty.org, rmontgomery@knoxvilletn.gov, mike.conger@knoxtrans.org, jeff.welch@knoxplanning.org, liz.albertson@knoxplanning.org

Members of the Knoxville Metropolitan Planning Commission  
Knox County Commissioners  
Knox County Mayor

RE: Plan Amendment File No. 2-A-19-SP and Rezoning File No. 2-D-19-RZ

Dear Sirs and Madams,

I am writing to you in regards my strong opposition to the Plan Amendment and rezoning request referenced above, which is item #27 on the February 14, 2019 agenda submitted by Daniel Levy for the Ancient Lore Village theme park that Tom Boyd has proposed. I am one of over a hundred citizens in the Keep the Urban Wilderness Peaceful project. I am a concerned neighbor residing at [6717 Sevierville Pike](#) less than a 1/2 mile away from Nixon Rd and on the back side of Brown Mountain with one property between his and mine that will be used. My property is in agricultural zoning as is many of my fellow neighbors whereas some instead are within a residential zoning. If this is approved, you will be putting a commercial property right in the middle of this and that is where it doesn't belong. My work commute is 30 minutes one way to New Market for work and I drive by the proposed site for the theme park.

I am heavily concerned that with all of the bulldozing and cut/stope work that has already been done will cause damage to the stability of the mountainsides and destroy our homes. More so is that we have received from several agencies on the noncompliance of the rules and regulations regarding permits on work that has already been carried out putting the environment and neighboring citizens at stake for subsidence with the grading work that has been done. This should be considered gross negligence and TDEC has contacted Mr. Boyd to stop his earth work and fix the environmental issues that he has created. This will increase the estimated time line which was already aggressive for 2020. Mr. Boyd has also stated that he does not have enough investors lined up to complete this theme park and is still looking for the remainder. Between these two issues alone should call into question the feasibility of the project being completed.

In 2012 I began my search for place to call my own and after months of searching purchased my home on its 3.5 acre wooded property in August 2013. One of the most amazing opportunities in South Knox, especially for a single millennial at 26, that I was able to purchase a home at an affordable price. During my house hunt I consulted the KGIS zoning maps, growth plans and soil surveys to insure that the peaceful life I was looking for wasn't going to be pulled out from under my feet. This house that I purchased is not a starter house, but it is what I bought to grow into when I choose to begin to start my family and live there until extraordinary circumstances or my old age causes that. I love the peace and quiet that I was used to as a Tennessee native coming from a small, one red light town in Jefferson County and didn't have to deal with all of the noise and traffic that I experienced living in West Knoxville. The icing on the cake for this area was Ijams being five minutes away and the South Urban Loop being right there a stone throw away for my hiking and biking needs. As one of the few areas where there are still wooded areas that do not have light pollution, it's amazing to be able to stargaze right out your back door. With the plans that have been promoted by Rick Laney Marketing there will be "millions of fireflies projected across the property" which will most certainly affect his neighbors and create heavy light pollution not withstanding any night path lights that will have to be installed for guests safety.

Another item to consider is that with downtown being 10 minutes away the recent influx and over saturation of the hotels in downtown area which has caused developers to change their plans from hotels to other ideas as their isn't enough of a market demand. If already there isn't enough visitors to need those hotel developments, why then would you add to the problem creating a theme park resort that will equal several of downtown's hotel limits. It is touted that 100 jobs will be created, but those jobs would most likely be minimum wage positions and part time as well which is part of the problem with our current economy already. In regards to the traffic created from this theme park that will strain the already limited capacity of Chapman Highway there is a mention in the Chapman Highway Corridor study carried out in 2006, "Protecting the existing capacity of the corridor is an important land use issue, since it is almost certain that inappropriate development will degrade safety and travel times.". I can think of no better term to describe the theme park than an "inappropriate development" which will indeed contribute to the degradation of safety and travel times.

I urge you and your colleagues to deny this request for plan amendment and rezoning on the grounds that it does not comply with the Growth plan and the South Sector plan that has been created and adopted by the MPC and Knox County Commissioners, nor does it fit in with the Peaceful South Knox Urban Wilderness that makes this area so unique. There are other ways that Mr. Boyd could use his property that won't involve commercial zoning and still leave the kind of legacy that he wants to have. I choose to live in South Knox and have considered myself blessed to do so. If one wants a theme park and tourist traps Pigeon Forge, Gatlinburg and Sevierville are just a short drive away not in the middle of their neighborhood or back yard. Approving this amendment or rezoning request won't help with the growth that we South Knoxville citizens are striving forward. Let's be smart and preserve South Knox's Urban Wilderness by not trying to be like West Knoxville. Please do not take this treasure away from us.

Regards,

A very concerned neighbor and South Knox citizen

Kassandra Courtney

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Plan Amendment and Rezoning Request: 2-A-19-SP / 2-D-19-RZ**

1 message

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**'crovett@aol.com' via Commission** <commission@knoxplanning.org>

Mon, Feb 4, 2019 at 12:17 AM

Reply-To: crovett@aol.com

To: Gerald.green@knoxplanning.org

Cc: liz.albertson@knoxplanning.org, jeff.welch@knoxplanning.org, mike.conger@knoxtrans.org

Dear Planners and Commissioners

Please find attached a position paper in reference to the upcoming South County Sector Plan amendment, 2-A-19-SP and Rezoning 2-D-19-RZ requests.

We will be available to answer questions and further explore our concerns with members of the planning team.

Respectfully submitted,

Corinne Rovetti. 865/250-3732

Robin King. 865/414-2993

Co-Founders

Keep the Urban Wilderness Peaceful

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

**KTUWP Position Paper.pdf**

133K

We, as *Keep the Urban Wilderness Peaceful*, a grassroots citizens group, are writing to identify our concerns about a rezoning application for land on Nixon Road, John Norton Road and Sevierville Pike in South Knox County. The requests for a sector plan amendment and rezoning (2-A-19-SP/ 2-D-19-RZ) are in regards to the approximately 37 acres consisting of the following parcels: 124-185, 124-12704, 124-12705. The Sector Plan Amendment (2-A-19-SP) would change the parcels on the South County Sector Plan from **Low Density Residential** to **General Commercial**, while the zoning change would change the parcels from **Agricultural** to **Planned Commercial**. This position paper expresses our concerns the implications of this rezoning/amending will have on our community's safety and quality of life. The character of the area in question currently aligns with the vision of South Knoxville's Urban Wilderness, where both visitors and residents alike are able to benefit from the preservation of the area's natural heritage, while enjoying the benefits of old growth forest and wildlife unrestrained by commercial enterprises.

According to the Planning Commission, a rezoning is justifiable if it is consistent with one of three circumstances: (1) when the requested rezoning is consistent with long-range land use plans adopted by the appropriate governing body, (2) when there was an error or oversight in the original zoning of the property, or (3) when changes have occurred to conditions in the vicinity of the property that prevent the reasonable use of the property as currently zoned.<sup>1</sup> Based on the Planning Commission's published plans for the area, we do not feel that the rezoning application for these parcels meets any of these criteria.

The parcels are part of the ridge of Brown Mountain, which stretches across South Knox County roughly parallel to Gov. John Sevier Highway to the south. The parcels, also bordering on Sevierville Pike, are located near the gap where Chapman Highway passes through the gap in Brown Mountain. This area is discussed in the *Chapman Highway Corridor Study* that was adopted in 2006. The study states that preservation of ridges and hillsides is important to the citizens involved in the study.<sup>2</sup> That study specifically recommends that "commercial uses along this stretch of Chapman Highway (Brown Mountain area near Little Switzerland) should be discouraged in order to avoid the massive slope cuts that would be required to bring sites into compliance with development codes."<sup>3</sup> Finally, the study states that the "Little Switzerland and Brown Mountain area has several pockets of undeveloped wooded areas that should be left natural in order to protect the steep slopes."<sup>4</sup> It is likely that area in question at Nixon and Sevierville Pike were part of these referenced "undeveloped wooded areas."

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<sup>1</sup> "The Rezoning Process." <https://knoxmpc.org/agenda/rezoning-process.php> – Accessed February 3, 2019.

<sup>2</sup> Knoxville-Knox County Metropolitan Planning Commission, *Chapman Highway Corridor Study*, 2006, p. 11.

<sup>3</sup> Knoxville-Knox County Metropolitan Planning Commission, *Chapman Highway Corridor Study*, 2006, p. 34.

<sup>4</sup> Knoxville-Knox County Metropolitan Planning Commission, *Chapman Highway Corridor Study*, 2006, p. 56.

The *Hillside and Ridgetop Protection Plan* states that special circumstances can be considered for rezoning to commercial, but the type of ridge or hillside is to be considered, as is the site's proximity to highways, freeways and transit, as well as the "carrying capacity of those roads and streets providing access to the site."<sup>5</sup> One of the roads in question, Nixon Road, is a narrow, essentially single-lane road. Sevierville Pike is a winding country road that is likely unable to handle an increase in traffic that a commercial zone would create. Chapman Highway, onto which Nixon empties, is notorious for its accident record. A rezone in this area has the potential to increase traffic congestion, accidents, and fatalities. According to the Knoxville Regional Traffic Count program, the average daily total of vehicle traffic on the section of Chapman Highway closest to the proposed rezone is 27,850.<sup>6</sup>

The current *South County Sector Plan* denotes these parcels as part of Hillside/Ridgetop Protection Areas (HP), which is used to identify hillsides, ridges and similar features that have a slope of 15% or more.<sup>7</sup> The plan states that in the range of 15-25 percent slopes two houses are allowed per acre in low-density residential areas, and one house per acre in agricultural and rural residential areas.<sup>8</sup> The parcels in question, as part of the protection areas, thus cannot handle the proposed density of buildings (4.2 units per acre) described in the rezoning application.

Observation of the parcels requesting rezoning has shown that significant clearing and grading has already taken place. The *Hillside and Ridgetop Protection Plan*, adopted in 2012, states that "clearing and grading should not be permitted until a development or clearing and grading plan has been approved."<sup>9</sup> The concern for clearing and grading prior to the permit process is the risk of erosion. The plan mentions slope failures or sediment flows, the latter of which is often induced through the addition of water. They occur predominately in areas with steep slopes, such as slopes greater than 15 percent<sup>10</sup>, which is the minimum grade of the parcels in question.

The proposed amendment to the South County Sector plan is also misguided. In requesting a change from low density residential to general commercial - a category that

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<sup>5</sup> Knoxville-Knox County Metropolitan Planning Commission, *Knoxville-Knox County Hillside and Ridgetop Protection Plan*, 2012, p. 36.

<sup>6</sup> "Knoxville Region Traffic Count Program." <https://knoxtrans.org/traffic-counts> – Accessed February 3, 2019.

<sup>7</sup> Knoxville-Knox County Metropolitan Planning Commission, *South County Sector Plan*, 2012, p. 27.

<sup>8</sup> Knoxville-Knox County Metropolitan Planning Commission, *South County Sector Plan*, 2012, p. 27.

<sup>9</sup> Knoxville-Knox County Metropolitan Planning Commission, *Knoxville-Knox County Hillside and Ridgetop Protection Plan*, 2012, p. 34.

<sup>10</sup> Knoxville-Knox County Metropolitan Planning Commission, *Knoxville-Knox County Hillside and Ridgetop Protection Plan*, 2012, p. 9.

includes previously developed strip commercial corridors<sup>11</sup> - the parcels in question fail to meet the criteria of “existing commercial.” Also, the parcels are not adequately supplied with necessary infrastructure. The Sector plan notes that movement to the General Commercial category requires that parcels to be considered include, “previously developed strip commercial corridors providing a wide range of retail and service-oriented uses. Such land use classification and related zoning should not be extended because of the adverse effects on traffic-carrying capacity, safety and environmental impacts.”<sup>12</sup> The parcels in question are not previously developed, there are no sewer lines (the majority of the residential properties are on septic) there are no fire hydrants, and, as stated previously, the roads that offer access to the parcels are incompatible with increased traffic.

We would ask that you seriously consider the implications of rezoning these parcels to **Planned/General Commercial** status. The land in question appears to be unsuitable for development greater than the currently zoned **Low-Density Residential / Agricultural**. The area is in a protected zone, meant to preserve the hilltops and ridges that make up Knox County’s natural heritage. This heritage is important, so much so that the Knoxville-Knox County Growth Policy Plan offered a rural area designation in order to conserve agricultural resources.<sup>13</sup> Residents in the community cherish this natural heritage and many move to the area for the quality of life that the low-density region affords. The area is also home to regional wildlife including white-tailed deer, black bear, bobcat, coyote, wild turkey and black vultures, among others, which, while not currently endangered or threatened, will likely be displaced by high-density commercial development. The area borders Knoxville’s Urban Wilderness, which has become a regional destination for those seeking outdoor activity in an area close to a major metropolitan area, a phenomenon that exists in few locations in the United States outside of the Rocky Mountains. The natural landscape of this area is essential to maintaining the essence of the Urban Wilderness. The Urban Wilderness is an economic driver in South Knox County, as shown, for example, in the Baker Center’s economic report of the Urban Wilderness that states that the “economic potential for a trail system near Knoxville will grow as the city’s population and household income increase.”<sup>14</sup> Thus, commercial development within this area will have a negative impact on the quality of life of the current residents, likely displace animal populations, and limit the potential for economic growth in the region in the future. With this in mind, we request that you take the concerns of Keep The Urban Wilderness Peaceful into your consideration of the proposed rezoning of these parcels.

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<sup>11</sup> Knoxville-Knox County Metropolitan Planning Commission, *South County Sector Plan*, 2012, p. 54.

<sup>12</sup> Knoxville-Knox County Metropolitan Planning Commission, *South County Sector Plan*, 2012, p. 54.

<sup>13</sup> Knoxville-Knox County Metropolitan Planning Commission, *South County Sector Plan*, 2012, p. 42.

<sup>14</sup> Sims, C., Davis, B., and Kim, B., *Economic Potential of South Knoxville’s Urban Wilderness*, June 2015, p. 4.



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Ancient Lore Village**

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 11:08 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Jessica Knight** <jfk1020@gmail.com>  
Date: Sat, Feb 2, 2019 at 10:00 AM  
Subject: Ancient Lore Village  
To: <gerald.green@knoxplanning.org>

Good Afternoon-  
I wanted to take just a second to express my support of The Ancient Lore Village that has been proposed for Mr Boyd's property in South Knoxville. I grew up in South Knox County (Martin Mill/McCammon Rd area) and am currently raising my family off of Stock Creek Rd. We attend church at Stock Creek Baptist. My son will go to Bonny Kate and SD middle and high school once he is old enough, just like I did, both of my parents, and 3 of my grandparents. My father and 2 uncles own small businesses in South Knoxville, and one aunt and uncle are teachers in south knoxville. All of my aunts and uncles still live here, and 8 out of 10 of my cousins and now their families live in South Knoxville. We have and will continue to pour a lot of time and energy into our community. We love it here and want to see it grow while remaining all the things we love about South Knoxville. I know there are details about traffic etc that still need to be worked on and possibly improved to make this happen, but why not allow us to have something that will provide jobs in our area as well as bring in people from all over to help grow our community. Even though I do not know the Boyd family personally, I have seen first hand how they are committed to this community and have worked to improving it.  
Thank you-  
Jessica Ray

Sent from my iPhone  
[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Regarding Tom Boyd**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 11:10 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Katherine Fry** <[kat@mediafycommunications.com](mailto:kat@mediafycommunications.com)>  
Date: Sat, Feb 2, 2019 at 10:42 AM  
Subject: Regarding Tom Boyd  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Hello,

I am writing to let you know that I am deeply concerned by the zoning requests being made by Tom Boyd and I oppose his request by to rezone his South Knoxville property (on Nixon Rd, Sevierville Pike and John Norton Rd) from residential and agriculture to commercial. His proposal for a theme park will destroy the urban wilderness community that is currently there. His plans will likely create monumental traffic issues and ruin the natural beauty of the area.

I request that the Metropolitan Planning Commission deny this request made by Mr. Boyd for rezoning the area for commercial use. I would prefer to see South Knoxville remain an Urban Wilderness community. This I why I bought my home here, and why I love this area so very much. Thank you.

Sincerely,

Katherine Fry

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Ancient lore resort**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 11:08 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Mike King** <[lightyourworld.romission@gmail.com](mailto:lightyourworld.romission@gmail.com)>  
Date: Fri, Feb 1, 2019 at 6:40 PM  
Subject: Ancient lore resort  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

I applaud Mr Boyd for investing into South Knoxville, for too long (and I've lived here for 70 years) have the folks who want our community too stay like it is, for too long have they got their way. It's time for those who want to see South Knox become greater than it is be heard. I think Tom's idea is great I feel It will bring jobs to the area and other attractions and a great by product would be a fave lift do Chapman Hwy from Henley Street on out

Have a blessed day  
Mike King

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Ancient Lore Village at Boyd Hollow**

1 message

Liz Albertson <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Mon, Feb 4, 2019 at 10:54 AM

FYI - Forwarding correspondence from the community.

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

From: &lt;julie@gizmobeach.com&gt;

Date: Sun, Feb 3, 2019 at 12:24 PM

Subject: Ancient Lore Village at Boyd Hollow

To: &lt;richie.beeler@knoxcounty.org&gt;, &lt;justin.biggs@knoxcounty.org&gt;, &lt;hugh.nystrom@knoxcounty.org&gt;, &lt;michele.carringer@knoxcounty.org&gt;, &lt;randy.smith@knoxcounty.org&gt;, &lt;evelyn.gill@knoxcounty.org&gt;, &lt;john.schoonmaker@knoxcounty.org&gt;, &lt;brad.anders@knoxcounty.org&gt;, &lt;charles.busler@knoxcounty.org&gt;, &lt;rmontgomery@knoxvilletn.gov&gt;, &lt;liz.albertson@knoxplanning.org&gt;, &lt;jeff.welch@knoxplanning.org&gt;, &lt;mike.conger@knoxtrans.org&gt;

Cc: Julie Avola &lt;julie@gizmobeach.com&gt;

RE: Plan Amendment File No. 2-A-19-SP and Rezoning File No. 2-D-19-RZ

PLEASE don't let Tom Boyds Ancient Lore Village get approved. It's a terrible idea.

1) Chapman Hwy and Sevierville Pike will suffer from over-crowding, an increase in drunk drivers and resort patrons that are in a festive mood and acting careless. If there was an emergency, like a fire, evacuating that many people from a residential neighborhood would be tricky.

2) That's a residential neighborhood! The homeowners in that area will be bombarded with noise and street congestion. Boyd should build it somewhere else!

3) The resort visitors will probably make a nuisance of themselves at ljams, Walmart and our other local stores, and our restaurants, and will most likely litter too.

4) The 500-person event center and 1,000-seat outdoor amphitheater will make a lot of noise, and the noise will carry...  
.....

5) Tom Boyds book has no following, nobody has read it. He self-published it this year! It is not related to the J.R.R. Tolkien books, such as The Lord of the Rings. In fact, it is a direct rip-off. Many Knoxville residents have already reached out to the Tolkien Estate to report Boyds book. Wouldn't surprise me if they sued him. Maybe the copyright infringement is why he couldn't get a book publisher and he had to self-publish.

Personally, I think Boyds actions show his arrogance. He has already torn down trees and cleared his land using heavy equipment, all this was done without permits or silt fences. If I must abide by the law, then so does he, even if his name is Boyd.

I moved from Pasadena CA to south Knoxville TN (Colonial Village) for the peaceful atmosphere, and now you're going to take that from me? I can't imagine how those people feel who have made that area their home. Approving this monstrosity will ruin their lives.

When I lived in Pasadena, the yearly Rose Parade caused these sorts of problems so I tried not to leave the house during that time. The attendees were feeling "festive", so the local restaurants were over-crowded with loud and boisterous patrons, the streets were congested and there was an increase in accidents (not just from drunks, but also from visitors that were unfamiliar with our roads and laws. And the amount of litter was amazing!

I left Pasadena to get away from this, and now I might have to leave Knoxville too???

Please Please Please don't make the mistake of approving this resort.

Julie Avola  
865-360-7056



--

Liz Albertson, AICP  
Senior Planner  
865.215.3804



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Ancient Lore Village**

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 11:06 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Ogle, Cynthia R (Cindy)** <cogle1@utk.edu>  
Date: Sat, Feb 2, 2019 at 9:48 PM  
Subject: Ancient Lore Village  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Mr. Green,

I am writing you on behalf of the Ancient Lore Village that is proposed in South Knox County. As a homeowner in South Knox County, am in support of this resort project. Our community is very much in need of these kind of businesses to boost the economy in the area. I believe this resort business would increase property values and draw a lot of tourist attention to our area. This would result in new, desirable businesses in our area, rather than fast food restaurants or low income housing. We have much more to offer than that.

Sent from Cindy Ogle's iPad Pro  
[Quoted text hidden]



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Ancient Lore**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 3:41 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Tammy Herndon** <tlh3333@yahoo.com>  
Date: Mon, Feb 4, 2019 at 11:58 AM  
Subject: Ancient Lore  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Unfortunately I am unable to attend the community meeting tonight but I would like to be on record saying that I am in favor of the development. I am an insurance agent and my father and grandfather owned businesses in South Knoxville for many years and while I support the last remaining businesses such as Ye Olde and value the King's concerns, I must say that without progress and new development our area will continue to be flooded with Pawn shops and Cash Advance pop ups in old run down rented buildings which contribute to the decline of the community as a whole.

Please grant Mr. Boyd his request before the MPC.

Thanks,

Tammy Human Herndon.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Support the Ancient Lore Village in South Knoxville**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 12:15 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **King, Jerri Arlene McNutt (King, Arlene)** <jaking@utk.edu>  
Date: Mon, Feb 4, 2019 at 9:43 AM  
Subject: Support the Ancient Lore Village in South Knoxville  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

**Jerri "ARLENE" McNutt** KING  
UTIA, EPP, Accounting Specialist

**Email: [jaking@utk.edu](mailto:jaking@utk.edu)**

Take the time to thank someone today !!! and share your Smile : ) **"BE ENCOURAGED AND ENCOURAGE OTHERS"**

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Ancient Lore Village**

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 4:03 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **tiffany lowe** <tiflowe@live.com>  
Date: Sun, Feb 3, 2019 at 8:40 PM  
Subject: Ancient Lore Village  
To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <gerald.green@knoxplanning.org>

Wanting to send my support for the ancient lore village. Looking forward to a positive gain for south Knoxville  
Tiffany Lowe

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Support of Ancient Lore Village**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 4:05 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Chase McGhee** <[mcgoomcghee@gmail.com](mailto:mcgoomcghee@gmail.com)>  
Date: Sun, Feb 3, 2019 at 12:22 PM  
Subject: Support of Ancient Lore Village  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

I would like to share my support of this project in South Knoxville. As a community member, this is exactly the type of venue we need that can rejuvenate the area while having a positive direct impact to us. The growth is already taking place for those against it multiple new neighborhoods. Why are we sitting back and not taking advantage of someone willing to help that progression along? The current businesses who are here are run or managed or owned by a South Knoxville native. No one else who can impact SoKno in this magnitude is coming forward. It will bring the right attention we need to turn around an area that has been neglected. The Urban Wilderness group that are against this are really only potentially worried about a very small amount of neighbors yet this project could impact thousands. And the area they speak of is NOT wilderness or country. They are willing to sacrifice watching Wildlife over help to our area when we could still even have the wildlife with a good plan from the Village. Give them a chance. Thanks for listening to my vote in support.

Jeremy McGhee

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Concerned citizen-regarding Tom Boyd**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 4:03 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Katherine Fry** <[kat@mediafycommunications.com](mailto:kat@mediafycommunications.com)>  
Date: Mon, Feb 4, 2019 at 8:05 AM  
Subject: Concerned citizen-regarding Tom Boyd  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Dear Sir:

I am opposed to Tom Boyd's request to rezone his residential property as commercial property. My family and I bought our home here to get away from the hassle and bussle of the city. His request will irrevocably change our neighborhood. I implore you to please deny his request.

Sincerely,

Mary Price

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[MPC Comment] Fwd: Regarding Tom Boyd's zoning change request**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 4, 2019 at 4:06 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Thomas Cobb** <[sirwade123@gmail.com](mailto:sirwade123@gmail.com)>  
Date: Sun, Feb 3, 2019 at 7:05 PM  
Subject: Regarding Tom Boyd's zoning change request  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

To whom it may concern:

I am reaching out because I want to make it known that I am deeply opposed to Tom Boyd's desire to rezone his South Knoxville property as commercial. I feel that doing so will destroy the natural beauty of the area. I bought my property here because it is an Urban Wilderness Community. I would appreciate you assisting us in helping it to remain so. Please help us, and don't allow this zoning change to happen. Thank you.

Best Regards,

Tanner Wade

--

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[MPC Comment] Fwd: Support of the Ancient Lore Village**

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Tue, Feb 5, 2019 at 2:34 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Angie Goddard** <[argoddard22@gmail.com](mailto:argoddard22@gmail.com)>  
Date: Tue, Feb 5, 2019 at 10:36 AM  
Subject: Support of the Ancient Lore Village  
To: <[hugh.nystrom@knoxcounty.org](mailto:hugh.nystrom@knoxcounty.org)>, <[michele.carringer@knoxcounty.org](mailto:michele.carringer@knoxcounty.org)>, <[evelyn.gill@knoxcounty.org](mailto:evelyn.gill@knoxcounty.org)>, <[randy.smith@knoxcounty.org](mailto:randy.smith@knoxcounty.org)>, <[john.schoonmaker@knoxcounty.org](mailto:john.schoonmaker@knoxcounty.org)>, Carson Dailey <[carson.dailey@knoxcounty.org](mailto:carson.dailey@knoxcounty.org)>, <[larsen.jay@knoxcounty.org](mailto:larsen.jay@knoxcounty.org)>, <[brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)>, <[justin.biggs@knoxcounty.org](mailto:justin.biggs@knoxcounty.org)>, Gerald Green <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>, <[richie.beeler@knoxcounty.org](mailto:richie.beeler@knoxcounty.org)>

I have communicated with a few of you regarding my support of the Ancient Lore Village. I just wanted to let you know that being a resident of the 37920 area, I feel the development would bring so many positives to the area; jobs, an improved infrastructure, and road improvements. I totally understand the impact of the development on the area residents, but feel the positive impact on the South Knoxville area, and Knoxville, in general, would far outweigh any of those negative aspects. When someone wants to drop over \$40 million dollars in your lap, how can you decide against it? When I think about the impact for additional investments in this area brought on by the development, it can only bring about improvements in restaurant choices, shopping choices and bring visitors to our area to increase sales taxes and even possibly improve property value.

Please consider approval of any zoning requirements and let's get this project underway as a shot in the arm to the South Knoxville community. I'm excited about the future of South Knox County.

Angie Goddard  
7101 Martin Mill Pike  
Knoxville, TN 37920  
865-363-7204

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Very Concerned Citizen Reaching Out**

1 message

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 6, 2019 at 5:31 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Nora Allison** <[norallison123@gmail.com](mailto:norallison123@gmail.com)>  
Date: Wed, Feb 6, 2019 at 3:55 PM  
Subject: Very Concerned Citizen Reaching Out  
To: <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Hello:

As a homeowner in South Knoxville, TN, I do not agree with Tom Boyd wanting to change the zoning status of his property to commercial. Our neighborhood is quiet and serene, and I do not want that to change. I am very concerned for the residents of my area, and I certainly hope you will take our feelings into consideration when hearing Tom Boyd's petitions for a zoning change. Please, please deny his petition. We are all very upset about Mr. Boyd's intentions.

Best,

Nora Allison

[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

## [MPC Comment] Fwd: Ancient Lore Village approval

1 message

**Gerald Green** <gerald.green@knoxplanning.org>  
 Reply-To: gerald.green@knoxplanning.org  
 To: Planning Commissioners <commission@knoxmpc.org>

Thu, Feb 7, 2019 at 3:29 PM

FYI

**Gerald Green AICP**  
 Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
 400 Main Street, Suite 403 | Knoxville, TN 37902  
 865.215.3758



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

From: **Stephen Foley** <stephenp.foley@yahoo.com>  
 Date: Thu, Feb 7, 2019 at 2:35 PM  
 Subject: Ancient Lore Village approval  
 To: [gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org) <[gerald.green@knoxplanning.org](mailto:gerald.green@knoxplanning.org)>

Afternoon Commissioner/s,

Rather than an individual letter to each of you, I will simply send the same one to you all.

I have been a Seymour resident for several years now and do the majority of my shopping around the Chapman Hwy/John Sevier Rd intersections, so I feel a little compelled to write about the wonderful opportunity with allowing the Ancient Lore Village project to be approved and continue forward.

I have been in the tourism industry my entire working life. My first job was Spinnin and Grinnin, the go car track that sat where Alcatraz does now back in the mid 80's. I've been involved from restaurants to group sales in the cabin/hotel sector, to bus tour operations and event coordination. I currently work on The Island in Pigeon Forge. I have worked in Sevier County, well....forever it seems.

Allowing this resort to come to fruition would be a great addition to what is being done in South Knoxville now. With all the new shops and eateries that have come in, growth from all aspects of business can only help us to grow. I haven't noticed any "locals" rising up against the Starbucks or the plaza that is access from IHop. Which is puzzling, business growth is growth, no matter the form!! South Knoxville needs this resort!

The ALV team has gone above and beyond any reasonable effort to keep the public informed and as involved as possible! There will always be a few, no matter what project, that are against growth. I attended the Tuesday evening meeting and felt well informed and even more excited about the resort.

I heard several speak of traffic on Chapman, it's bad at times, and will only get worse in the near future, not because of this resort, but because of the growth that is happening in E TN. I drive to Pigeon Forge everyday, and use the "shortcut" by driving River Divide Rd from Chapman to the Pkwy. The amount of tourists using this road has more than doubled in the past couple of years because of the use of gps! It now brings folks down Chapman rather than i-40. Wouldn't it be great for them to see the signs for the resort, and to plan a visit there the next time they come to E. TN?

From a tourism standpoint, this resort will finally put Knoxville on a larger map! We have the Smoky Mts, but Ancient Lore Village will have S Knoxville....and South Knoxville can claim this wonderful resort as their own...the only one of it's kind! Please vote to move forward!!

Cheers Neighbors

Stephen Foley  
 865.216.6999



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Ancient Lore Village**

1 message

**Juniper Stinnett** <juniperstinnett@tvuuc.org>

Fri, Feb 8, 2019 at 1:03 PM

Reply-To: juniperstinnett@tvuuc.org

To: commission@knoxplanning.org

Hello Commissioners,

I am writing to voice my disapproval of the proposed construction of Boyd's "Ancient Lore Village" in South Knoxville. I have been a resident for several years and the key drawing factor for the area in terms of residence and business is it's natural splendor and rural character. One needs only look a short ways towards Gatlinburg to see the kind of damage that can be done by one massive project like this (Ober Gatlinburg comes to mind). Not only do we risk spoiling the natural beauty of the area, which ought to be an ends in itself worthy of respect and preservation, but we also chance uprooting long-term residents from the community affected by high traffic, noise, and rising cost of living.

We ought also consider what happens if this whole venture flounders, which is not unlikely. Are people really going to want to stay in a bootleg hobbit house for \$200 a night in South Knoxville? If construction happens and business fails, then we just wind up with some blighted, haunted Shire in our neighborhood.

The poor folks of South Knoxville want peace, quiet, and affordable living. All of the construction going on by the river is bad enough for residents of Hawthorne ave and surrounding roads. This proposed construction can only serve to profit one group of people, the Boyds. South Knoxville has needs, no doubt, but a tacky theme park doomed to fail is certainly not one of them. I strongly urge you as a community leader and youth minister to consider denying the permits to continue with construction. Knoxville ought to be a place for everyone, the rich, the poor, the urban, the rural. Please keep our urban wilderness safe and peaceful. Say no to this construction.

Blessings,  
Juniper Stinnett  
Youth Programs Coordinator, TVUUC

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Ancient Lore Rezoning**

1 message

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**Dustin D** <daddad462@gmail.com>  
Reply-To: daddad462@gmail.com  
To: commission@knoxplanning.org

Fri, Feb 8, 2019 at 1:57 PM

Commissioners,

I moved to South Knoxville from Cumberland County a couple years ago specifically because of the Urban Wilderness. The Ancient Lore rezoning proposal is anathema to the current revitalization of our beloved SoKno. A mini Dollywood-esque "attraction" that is loosely themed as a cheap knock-off of Tolkien's Lord of the Rings is NOT the type of endeavor that endears this area to its residents and visitors. I'm sure they are waving numbers and money to grab attention, but this flash in the pan will soon dull and become a regretted decision if it comes to pass.

--

Dustin Davis  
6030 Redwood Rd, Knoxville, TN 37920

Virus-free. [www.avg.com](http://www.avg.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

## [MPC Comment] 2-D-19-RZ and 2-A-19-SP requests

1 message

**Tom Chester** <tchester51@gmail.com>

Reply-To: tchester51@gmail.com

To: county.mayor@knoxcounty.org, commission@knoxcounty.org, commission@knoxmpc.org, Gerald Green <gerald.green@knoxplanning.org>, Liz Albertson <liz.albe@knoxplanning.org>, Jeff Welch <jeff.welch@knoxplanning.org>

Dear Mayor, Planning Commissioners, Planning Staff and County Commissioners:

Our email to you did not appear with the Knoxville-Knox County Planning package for the Feb. 14, 2019, agenda, and perhaps it's because I mistakenly listed the wr sector plan. We are updating and resubmitting our email and apologize for the confusion.

We are opposed, along with hundreds of other community residents, to the proposed amendment of the South County Sector Plan 2-A-19-SP and rezoning request 2019; applicant Daniel Levy.

Mr. Levy, as you are aware, represents businessman Tom Boyd, aka Boyd Hollow Resorts Inc., and is seeking the amendment to the sector plan and rezoning for a f Sevierville Pike, Nixon Road and John Norton Road.

We believe this project would violate the basic tenets of zoning, which are to "protect the rights of property owners while promoting the general welfare of the commu Planning (<https://knoxmpc.org/agenda/rezoning-process.php>).

"The purpose of zoning is to locate particular land uses where they are most appropriate, considering public utilities, road access, and the established development p [process.php](https://knoxmpc.org/agenda/rezoning-process.php))

According to the commission rezoning rules, a rezoning is generally justifiable under three circumstances:

1. When the requested rezoning is consistent with long range land use plans adopted by the appropriate governing body.
2. When there was an error or oversight in the original zoning of the property.
3. When changes have occurred to conditions in the vicinity of the property which prevent the reasonable use of the property as currently zoned.

We assert that none of these circumstances exists. The property is designated agricultural and low density residential, which we contend is appropriate use consideri narrow roads, roads that would need significant upgrades if the property is rezoned and a main thoroughfare (Chapman Highway) with a daily traffic count of 27,850 v (<https://knoxtrans.org/traffic-counts> -- Accessed Feb. 3, 2019) at the intersection proposed to be the primary access to the development.

The applicant does consider utilities serving the area, Knox-Chapman Utility District and Knoxville Utilities Board for water and sewer. Not cited is electricity, which al significant upgrades to infrastructure to serve the proposed park? Do the TVA transmission lines in the vicinity of the property and electric substation on Nixon Road

The applicant notes a justification for the amendment and rezoning as the property's adjacency to the general commercial designation for the Carson Pointe shopping criteria 3 above are supportive of his requests. We would disagree in that the long-range land use plan is low-density residential (criteria 1) and no changes have occ as it is currently zoned -- agricultural, (criteria 3).

Other items we believe are of importance: Do the permit questions noted by Valerie McFall, environmental consultant for the Division of Water Resources, Tennessee County Stormwater, in a Jan. 30, 2019, email to Robin King, a co-founder of Keep the Urban Wilderness Peaceful, have any impact on the Planning staff recommend

Here is a copy of the email for you to review:

Robin,

Michael Swanger and I met with Knox County Stormwater, the site engineer and owner representatives on site Monday, January 28th. Michael Swanger is one of our qualified hydrologic professionals with TDEC. Michael and I inspected the areas where the ponds are located and have requested the property owner to submit a hydrologic determination. The report will need to be submitted by a certified hydrologic professional. The report will map any streams or wetlands on the property. The report, once submitted, will be reviewed by TDEC. If there are wetlands present, the US Army Corps of Engineers may need to be contacted to verify the findings. This process may take a few months.

In the meantime, Knox County Stormwater has required stabilization of the disturbed areas. They discussed with the engineer and property representatives stabilization of the areas that have been disturbed since permit coverage has not been issued. Before any additional development on site, the developer will need permit coverage from Knox County for grading as well as coverage under the Tennessee Construction General Permit (TNCGP) from TDEC. For stabilization purposes, the property owner will be installing silt fence to prevent sediment from leaving the site or entering waters of the state, check dams for sediment treatment, hydro seeding the steeper slopes and installing matting with seed to establish vegetative cover for stabilization. So, you will see work conducted on site, but only for installing stabilization measures.

I recommend that you attend any MPC meetings regarding the development and/or rezoning of this property. TDEC cannot stop the development; we do not have that authority. If a notice of intent, stormwater pollution prevention plan and fee are submitted, then we will have to issue permit coverage. If sediment leaves the site or enters waters of the state, then we will begin

enforcement procedures which begin with a notice of violation as we do for any development. As of now, TDEC is looking at the possibility of unauthorized alterations to waters of the state and have requested the hydrologic determination. Once the report has been reviewed, we will determine if there are any violations that will need to be addressed. Please let me know if you have any questions concerning our site visit. Thank you,

Valerie McFall | Environmental Consultant  
Division of Water Resources  
Knoxville Environmental Field Office  
[3711 Middlebrook Pike](#)  
Knoxville, TN 37921  
p. 865-594-5585  
[Valerie.McFall@TN.gov](mailto:Valerie.McFall@TN.gov)

Are these actions, which are awaiting remediation by the property owner, and further reviews by TDEC, Knox County Stormwater and potentially the U.S. Army Corps of Engineers, being reviewed by the Planning staff and consideration by Planning commissioners?

Mr. Levy stated the Feb. 14 postponement "...will provide additional time for the applicant to continue outreach and meeting with the community regarding the rezoning.

Perhaps the postponement also will give the owner time to address the various issues outlined in the TDEC email, obtain permits noted in the email and conduct hydrologic studies to determine if any unauthorized alterations to waters of the state by the owner's work on the property.

We ask that you consider the volume of issues surrounding this proposal, determine that the current sector amendment and zoning are appropriate and deny the application.

Respectfully,

Tom and Sharon Chester

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Regarding Rezoning Change Request**

1 message

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 11, 2019 at 10:27 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



----- Forwarded message -----  
From: **Elizabeth Mary** <ladykat074@gmail.com>  
Date: Fri, Feb 8, 2019 at 5:41 PM  
Subject: Regarding Rezoning Change Request  
To: <gerald.green@knoxplanning.org>

Mr. Greene:

I am writing to you as a concerned citizen. I am very worried that Tom Boyd will ruin our neighborhood and destroy the natural beauty of our area. I would truly appreciate it if you would deny his petition for a



2/11/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Fwd: Regarding Rezoning Change Request

zoning change. He has his own interests in mind, and not the interests of our neighborhood.

Sincerely,

Elizabeth Mary Pruitt

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Ancient Lore Village**

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 11, 2019 at 10:37 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Christy Latham** <[christylatham88@gmail.com](mailto:christylatham88@gmail.com)>  
Date: Sun, Feb 10, 2019 at 1:48 PM  
Subject: Ancient Lore Village  
To: <[Gerald.green@knoxplanning.org](mailto:Gerald.green@knoxplanning.org)>

I was born in Sevier county and lived in Seymour for 17 years, then I moved to the other side of the Knox county line, and I have lived there for over 30 years. I have always spent my time and my money in South Knoxville. Now I shop in the area of Chapman Hwy and John Sevier Hwy. It's new and nice. That's what I think the Ancient Lore Village will do for the area. I think that it will bring in other businesses that will be

new and nice. That will draw people from Sevier, Blount and other parts of Knoxville to come to our new and nice place to spend their money.

Not to mention the jobs that it will bring. Anyone that lives in this area, and makes a decent living, has to drive at least 30 minutes to work. It would be nice to make a decent living and not have to spend it all in gas to get back and forth to work.

Thank you

Christy Latham

Chapman Hwy, Knoxville, Tn 37920

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## Resident In favor of proposed Ancient Lore Resort in South Knoxville

2 messages

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**Nina Margetson** <margetsonn@gmail.com>

Mon, Feb 11, 2019 at 12:01 PM

To: contact@knoxplanning.org, gerald.green@knoxplanning.org, jeff.welch@knoxplanning.org, liz.albertson@knoxplanning.org, mike.conger@knoxplanning.org, terry.gilhula@knoxplanning.org, laura.edmonds@knoxplanning.org, craig.luebke@knoxplanning.org, amy.brooks@knoxplanning.org, carson.dailey@knoxcounty.org, larsen.jay@knoxcounty.org, justin.biggs@knoxcounty.org, randy.smith@knoxcounty.org, county.mayor@knoxcounty.org

February 11, 2019

To: Mayor, Commissioner's, MPC Official's,

First let me introduce myself, I am one of the local residence whose property adjoins the proposed Ancient Lore Village Resort. I have been a well-rooted South Knoxville for over 40 years. I've raised my family here, ran a business here for 20+ years, founded, and ran a non-profit organization for 7 years in South Knoxville until we had to move because of growth to a location in West Knoxville. The reason for my letter is most likely different from others you have been receiving, as I am **FOR** the proposed resort.

I, like many others, was surprised to see the first media coverage of something I was never made aware of beforehand. However, unlike others in the community, I went straight to Mr. Boyd to inquire what this was all about instead of jumping to conclusions or listening to the rumor mill. I had never personally met Mr. Boyd before even though we lived less than a 1/2 mile from his residence. I remember riding horses along the powerline, that over looked his pristine property when Walmart first opened on Chapman Hwy. years ago and remarking how beautiful his place was and how that he must hate having a Walmart in his back yard. His personal home is set back on his property and cannot be seen from the road and when we went to talk with him we got to see it up-close and personal and also got to witness how even though Walmart and Home Depot are right over his little hill you wouldn't know it unless he told you.

After our meeting with Mr. Boyd and voicing our concerns I felt a little more educated on the project but being open-minded people we spent the last few weeks looking and listening to all pro's and con's from both sides. We attended private meetings of the "Save the Urban Wilderness" group but found many of those that attended and opposed this proposal were not even personally effected. They didn't own property that adjoined the proposed rezoned property and others were new to the area.

Many had jumped on the bandwagon because of the hype others were spreading. I have personally been on the property and driven to the top, drove the nearby roads, pulled up and printed out property maps along with spending many, many hours of researching the proposal and listening to those against it. I found some that were against the proposal were not happy because they would lose their personal use of the land as walking trails and for 4-Wheeler usage.

As a property owner I am not against a project that will increase my property value. Any reasonable homeowner would want this. I personally do not feel the objections being brought to the table are founded and just a way for some to have something to complain about. They decided to use the saying, "Great Idea, Wrong Place" just because it would make them look less confrontational to others. This group stated they were good with a public park, Boy Scout Camp, Library, Children's Recreation Center, 5+ new family homes and all sorts of other ideas but the truth be known they would not be good with any of that either. Most already complain about the bike trails because they border their property and they have no privacy. Even if they did approve of any of these other suggestions they bring up it would defeat their use of complaints that the noise and lights from what is to be a peaceful, family resort would be interfering with their privacy. That made no sense to me.

As far as the encroachment on the wildlife in the area, I do not see that as an issue. There is plenty of places for wildlife habitat in this area. Some of these animals came into this area only after the urban wilderness bike trails started being used by the public. Some of these animals (coyotes, bobcat and bear) do not belong in this area and this small piece of property will not harm their existence. I would be more afraid because of these animals in our area. I personally have had goats, chickens and a horse killed by wild animals and would be thankful if they were not in my back yard. They should be more concerned about the new out of town owner who recently purchased a large amount of acreage to use as their own private hunting ground and who's hilltop has been graded for a new home that will overlook his neighbors.

While on the subject of "new owners" in the area, at least with all the media coverage lately it has encouraged one of them to clean up their property. After 6 months of looking at piles of building products and old broken down vehicles the neighborhood looks a little better. They also found new homes for their dogs that were always running loose and in the road which has been an added bonus.

While on the subject of "cleaning up" the neighborhood, Mr. Boyd has spent many years, at his own expense, cleaning up Nixon Road which even though has very little traffic was always being used as a dumping ground for as long as I can remember of trash, tires, mattress's, etc. It was also an easy escape route for undesirables who have broken into and robbed many houses in the area, ours included.

When Mr. Boyd purchased the two properties in question, they were covered with trash, rubble, shrubs, weeds and vine overgrowth. The one piece of property with the powerlines had been clear-cut at the top "long before" Mr. Boyd bought it and no one

complained then. It has been a pleasure watching him clean up the area. With his grading of the powerline side there is no longer mud and silt running across Nixon Road when it rains. There used to be numerous large mud pits that bred mosquitoes in the summer months on that side also. No one in this area has had a problem with him cleaning up the property up to this point and I find it ridiculous to start now to stop a project that would enhance South Knoxville.

Will there be some hurdles to overcome. Yes, but Mr. Boyd and his designers are working diligently and complying with what is being asked of them to bring something special to our part of Knoxville. After living in South Knoxville for so long it has felt like the forgotten part of Knoxville. Please, remember of those you are hearing from are actually a very, very small part of how the rest of us feel about the area we live in.

Thank you for your time and dedication to help South Knoxville thrive! I am open to speaking with any of you in person regarding this exciting adventure South Knoxville has a chance to be a part of. Please, do not hesitate to call me at 865-406-5762.

Nina L. Margetson  
6911 Sevierville Pike  
Knoxville, TN 37920

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 **Rezoning.pdf**  
77K

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Feb 11, 2019 at 1:18 PM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



# Planning

KNOXVILLE | KNOX COUNTY

[Quoted text hidden]

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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 **Rezoning.pdf**  
77K



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[MPC Comment] Sector Plan Amendment No. 2-A-19-SP and Rezoning Application No. 2-D-19-RZ**

1 message

**Jim Myers** <jimmypie@comcast.net>

Mon, Feb 11, 2019 at 2:48 PM

Reply-To: jimmypie@comcast.net

To: commission@knoxplanning.org

Regarding the rezoning required for Mr Tom Boyd's proposed Ancient Lore Village resort in south Knox County: As a thirty-eight-year resident of South Knoxville I am appalled at the idea of sacrificing a serene residential neighborhood to such a seemingly ill-advised commercial development.

The growing appeal of Knoxville's Urban Wilderness lies in its careful preservation of natural beauty and resources in an area easily accessible from the City. The fantastic nature of the proposed 'village' is a travesty of this ideal and the development would have a disastrous impact on the surrounding area and its residents, both human and wildlife. Chapman Highway and the two-lane local roads simply will not carry the projected traffic. Traffic and noise levels from a 1000 seat amphitheater would disrupt the local community.

I urge members of the Knoxville/Knox County Planning Commission to reject the proposed rezoning when it comes before you.

James V. Myers  
4715 Sevierville Pike  
Knoxville Tn 37920

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



**REZONING**       **PLAN AMENDMENT**

Name of Applicant: Daniel Levy

Date Filed: 12.21.2018      Meeting Date: February 14th 2019

Application Accepted by: M. Payne

Fee Amount: 2467<sup>00</sup>/<sub>100</sub>      File Number: Rezoning 2-D-19-RZ

Fee Amount: 800<sup>00</sup>/<sub>100</sub>      File Number: Plan Amendment 2-A-19-5P

**PROPERTY INFORMATION**  
 Address: 0 Nixon Road, 0 Sevierville Pike, 0 John Norton  
 General Location: Intersection of Nixon and Sevierville Pike  
 Parcel ID Number(s): 12412705, 12412704, 124185  
 Tract Size: Approx 35 37.34 1/2  
 Existing Land Use: Agricultural  
 Planning Sector: LDR  
 Growth Policy Plan: Planned Growth  
 Census Tract: 55.01  
 Traffic Zone: 12A  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9th District

**Requested Change**  
**REZONING**  
 FROM: A - Agricultural  
 TO: PC - Planned Commercial

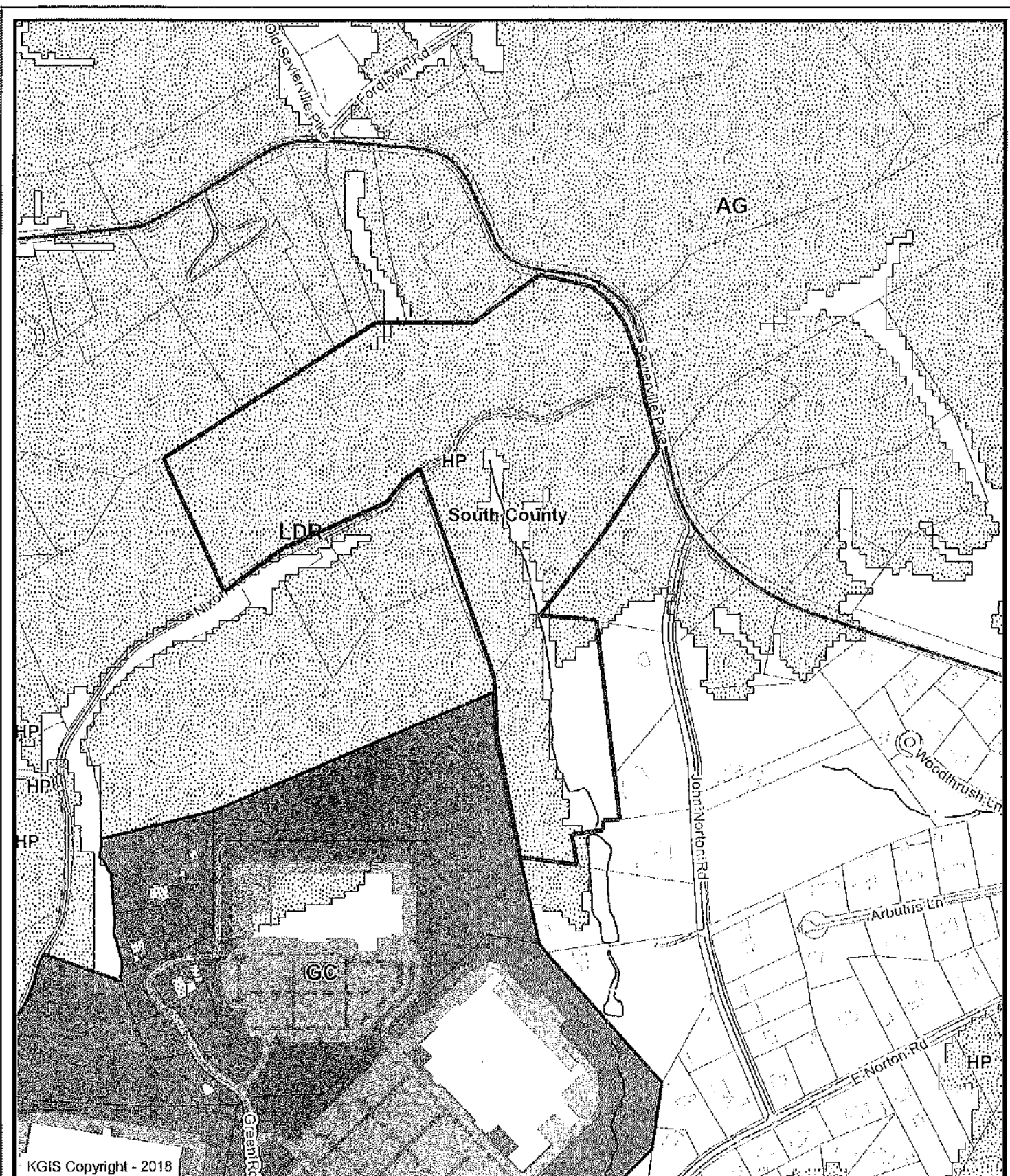
**PLAN AMENDMENT**  
 One Year Plan     South Court Sector Plan  
 FROM: LDR  
 TO: GC

**PROPOSED USE OF PROPERTY**  
A themed resort containing approx.  
150 units with amenity spaces  
 Density Proposed 4.2 Units/Acre  
 Previous Rezoning Requests: \_\_\_\_\_

**PROPERTY OWNER**     **OPTION HOLDER**  
 PLEASE PRINT  
 Name: Tom Boyd  
 Company: \_\_\_\_\_  
 Address: 7305 John Norton Road  
 City: Knoxville      State: TN      Zip: 37920  
 Telephone: 865.806.2134  
 Fax: \_\_\_\_\_  
 E-mail: tomboyd@biopetvetlab.com

**APPLICATION CORRESPONDENCE**  
 All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: Daniel Levy  
 Company: \_\_\_\_\_  
 Address: 3523 Maloney Road  
 City: Knoxville      State: TN      Zip: 37920  
 Telephone: 865-323-8495  
 Fax: \_\_\_\_\_  
 E-mail: dlevy@DKLEVY.com

**APPLICATION AUTHORIZATION**  
 I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.  
 Signature: [Signature]  
 PLEASE PRINT  
 Name: Daniel Levy  
 Company: \_\_\_\_\_  
 Address: 3523 Maloney Road  
 City: Knoxville      State: TN      Zip: 37920  
 Telephone: 865-323-8495  
 E-mail: dlevy@DKLEVY.com



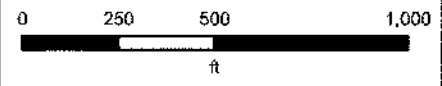
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### Letter Portrait

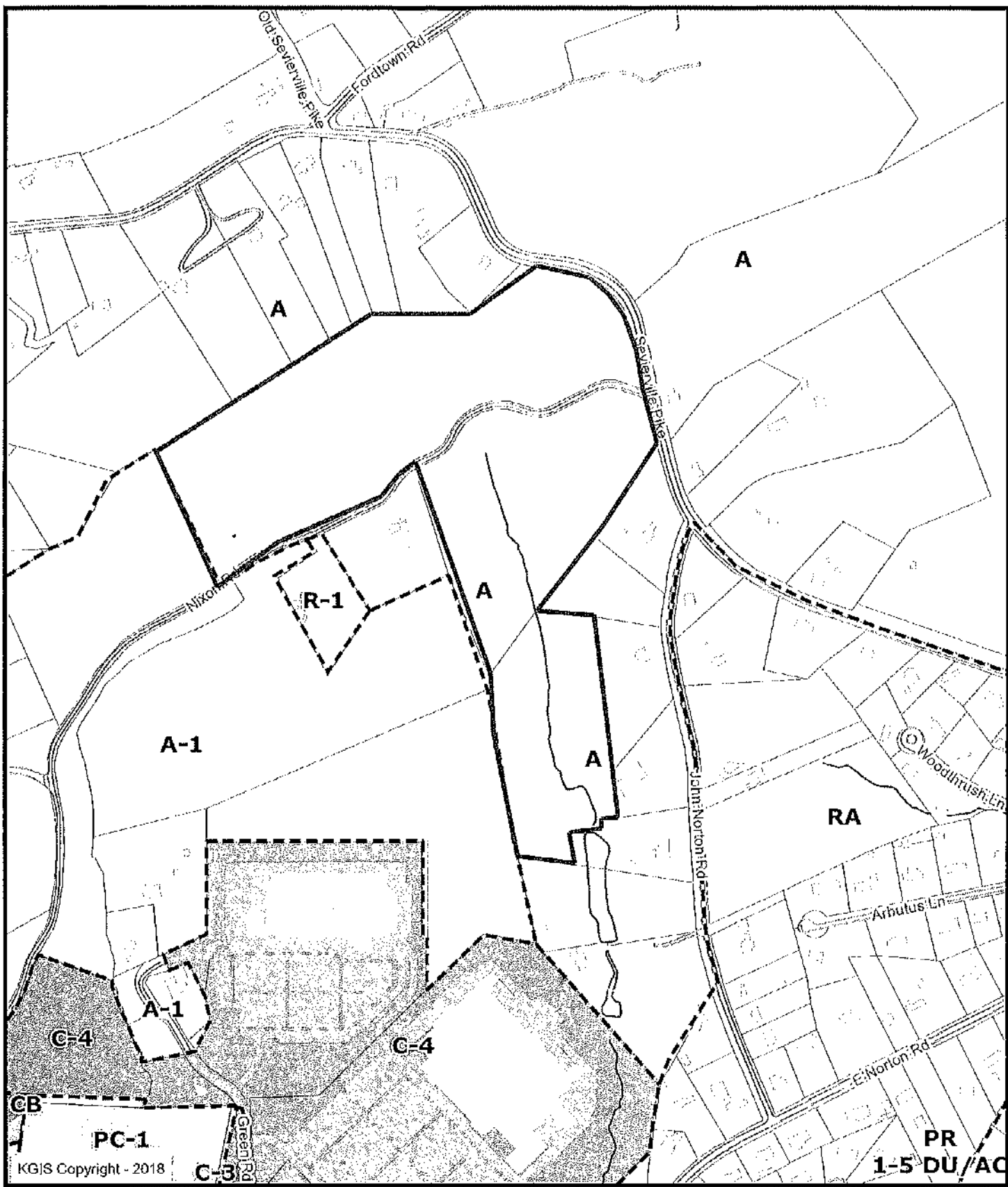
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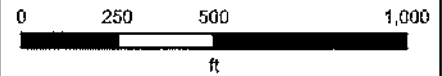


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### Letter Portrait

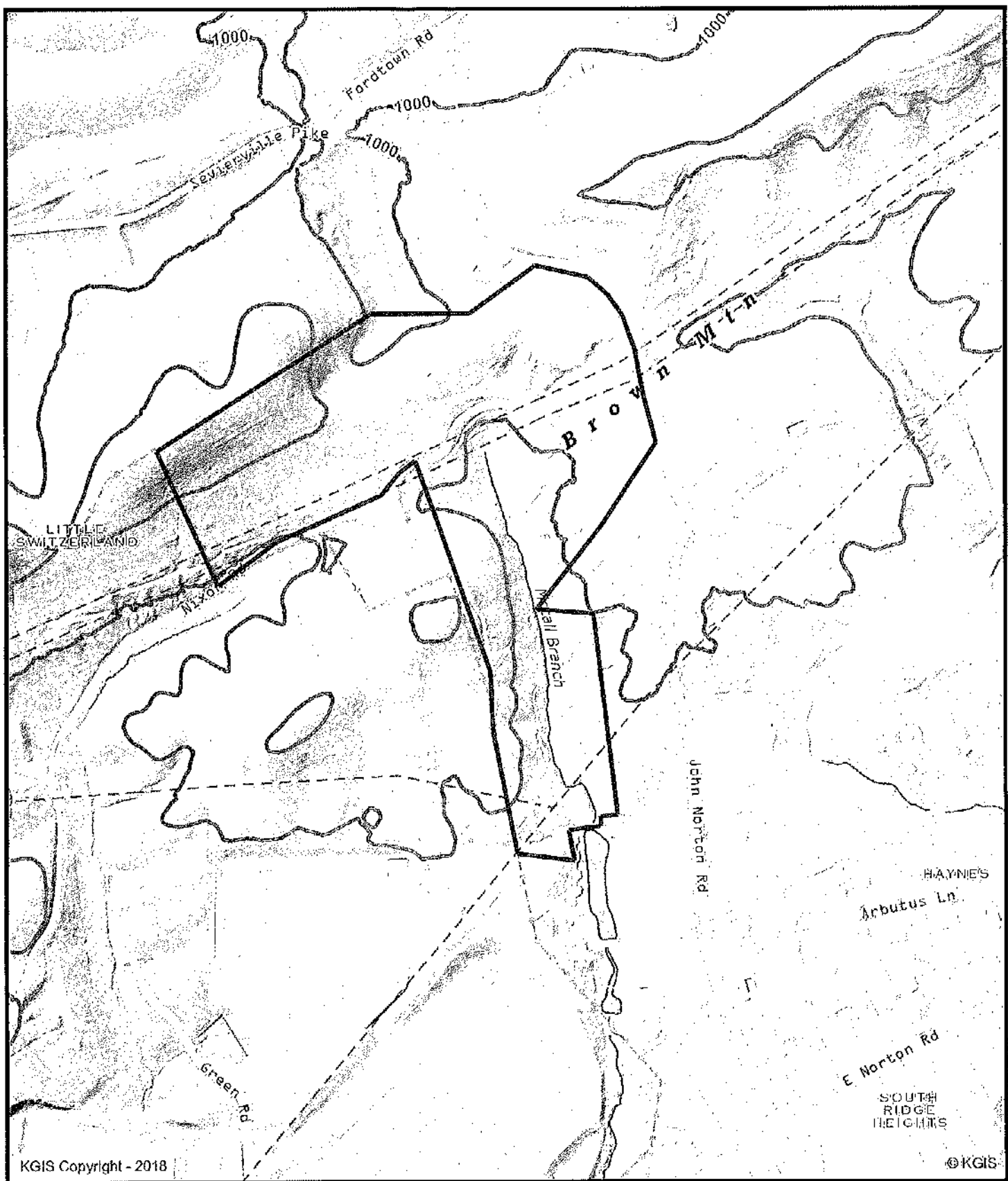


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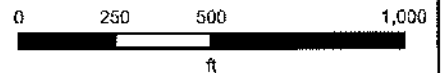


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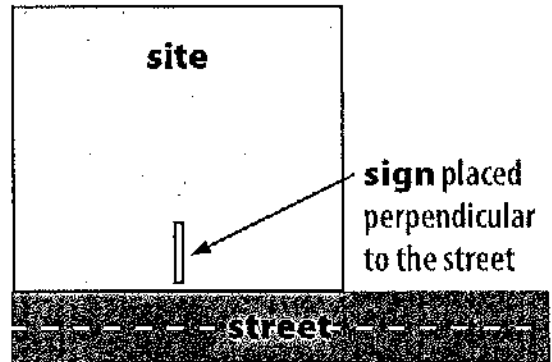
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

1/31/2019 and 2/15/2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: [Handwritten Signature]

Printed Name: DANIEL LEWY

Phone: 865-323-8195 Email: DLEWY@DLEWYDESIGN.COM

Date: 12/27/2018

MPC File Number: 2-D-19-RZ 2-A-19-SP