



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Fwd: Agenda Item # 24: 1-C-19-RZ - Roger Toole

Liz Albertson <liz.albertson@knoxplanning.org>

Mon, Jan 7, 2019 at 1:53 PM

Reply-To: liz.albertson@knoxplanning.org

To: commission@knoxplanning.org

Cc: sean.payne@knoxcounty.org, Gerald Green <gerald.green@knoxmpc.org>, Amy Brooks <amy.brooks@knoxmpc.org>

FYI - Please see the following email regarding agenda item #24: 1-C-19-RZ

Thank you,
-Liz Albertson

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

From: **Bryan Delius** <Bryan@deliusmckenzie.com>

Date: Mon, Jan 7, 2019 at 12:43 PM

Subject: Roger Toole rezoning request for property on Asbury Rd

To: liz.albertson@knoxplanning.org <liz.albertson@knoxplanning.org>

Ms Albertson,

Thank you for discussing the rezoning 1-C-19-RZ of property on Asbury Rd in Knox County this morning. I am a property owner of adjacent property on Asbury. My property along with all other riverfront property in this neighborhood is zoned low density residential. The rezoning request presented by Mr Toole is forthcoming as a result of present nonconformity in its usage. This property is presently being used in a industrial manner for the manufacture of roadway slope fencing. There are multiple buildings and Quonset huts located on the property along with over the trailers and heavy equipment. It is my understanding that there are presently pending violations being pursued by Knox Co codes enforcement. I represent multiple property owners along with myself who adamantly oppose the down zoning of this property to A1 agricultural. This down zoning is an attempted end run around the zoning of this neighborhood. The forthcoming argument from the property owner will be for a variance in the Ag zone if approved by MPC for continued manufacturing usage of silt fence. Initially neighbors were willing to overlook a small non conforming use of this land. However, Mr Toole has expanded his operation significantly over time. Heavy trucks and equipment regularly enter and exit this property and travel on this narrow undivided roadway creating safety concerns. Attached are pictures of the present usage. I will attend the meeting on Thursday to voice the neighborhood's concern and bring additional photos for the commission's review.

Thank you again for your time and attention to this matter,
Bryan Delius
Sent from my iPad

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Liz Albertson, AICP
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This message was directed to commission@knoxmpc.org