



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 7-D-20-SP

Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Jul 9, 2020 at 9:23 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Cc: Tony Blevins <blevinsja@gmail.com>

Commissioners,

Opposition to case 7-F-20-RZ / 7-D-20-SP from a neighbor noted below.

Thank you,
Michelle

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

From: **Tony Blevins** <blevinsja@gmail.com>

Date: Thu, Jul 9, 2020 at 9:18 AM

Subject: 7-D-20-SP

To: <michelle.portier@knoxplanning.org>

Michelle

As a landowner in the area I'd like to express my concern that this is a residential and Agricultural area. It is not a commercial or business area and by changing the zoning to such would have negative effects on the area. I will not be able to attend the public hearing today but I am hoping this requested zoning change will not be approved.

Thanks

Tony Blevins

Updates for 7-D-20-SP

[Download as PDF](#)

7-D-20-SP

PLAN AMENDMENT

Northeast County Sector Plan Amendment

Related Case(s)

7-F-20-RZ

Zoning

Current A (Agricultural)

Requested CA (General Business)

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Michelle Portier, AICP
Senior Planner
865.215.3821



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


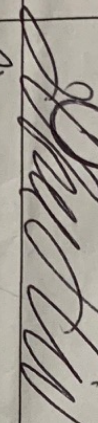
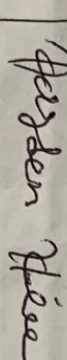
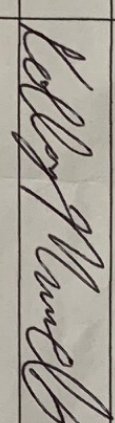
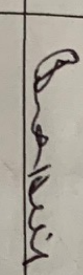
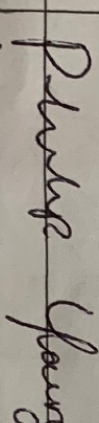
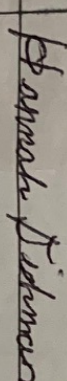
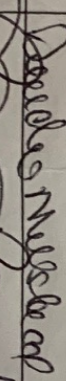
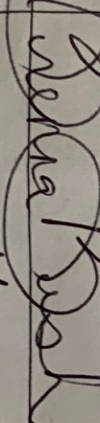
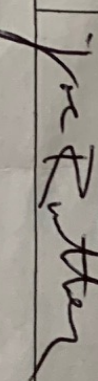
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This message was directed to commission@knoxplanning.org

My name is Travis walker. I own powerhouse diesel. I want to say I am not a particularly good public speaker so I may ramble some. I started this company almost 3 years ago to better serve this community and all diesel enthusiasts. I wanted to provide a great price with great customer service and great parts. Since I have been in business, I have had the opportunity to help so many people and organizations. I help customers every chance I get. I sponsor sporting teams, race car drivers, races, and churches when given the opportunity. Last year I donated at least 5k to the surrounding community. It is not about the money to me. It is about me having the ability to do something that not everyone has the ability to do. PowerHouse Diesel provides income to myself and 3 other families. I sell a lot of parts out of state and deal with a lot of companies out of state that would be drastically affected by me not being in business anymore. I have 3 full time employees. 1 lives in LaFollette, 1 lives 100 yards away and 1 lives 15 minutes away. This is not an up and coming shop or a backyard shop. I am on track to do at least \$700,000 in sales this year. I have a local towing company (Hot Rods Towing) 10 mins away who does all my towing, roughly \$400-600 a week. I buy 8-10k a month with the local Advance Auto Parts. I work closely with Corryton Alignment and Miller Brothers in Corryton. I get all the diesel jobs they get, and I have them do my paint and body plus alignment work. All the shop employees get fuel locally, shop and get food/drink in the Corryton area. I have looked nearby for other commercial property for sale. I have not found any in the immediate area. If I must move, it will cost customers more money in fuel and time for travel. The community will lose most of the money I spend nearby. The biggest thing I am worried about are the customers possibly not having a good shop to repair their trucks. I work on strictly diesels. I work on mostly commercial use or farm use vehicles including garbage trucks, wreckers/rollbacks, landscapers vehicles, tractors and just everyday diesel trucks. If I am not in business, I will have to tell 3 employees that I failed to do what I promised them, which was a paycheck every week to support their families. I have included all the petitions people have signed. The people on this petition are a very small percentage of the people effected by my business. We are putting on a diesel race at Knoxville Dragway in October to help give the diesel community more events to go to. I am willing to alter the property if needed to better suit the area. I have done some research, and within 2 miles of the shop any direction, I counted 38 pieces of commercial property. I think Corryton is growing and the more growth means more demands such as banks, grocery stores, gas stations, repair shops and parts stores. A large subdivision just got approved in Gibbs area which means roughly another 2500 people which means more diesel trucks needing repaired. We keep very few trucks visible from Emory road. We keep it nice and neat with no sign. I do not want a business sign. I keep 3 guys busy just by word of mouth. I even have an entrance onto Emory road that's a 16' gate. I can utilize that to keep traffic off Idol In. I can answer any question you may have. I appreciate your time.

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
Action petitioned for	We, the undersigned, consent to the approval of this commercial rezoning as it was explained to us by the applicant or his representative for Powerhouse Diesel located at 7508 Idol Lane, Corryton, TN 37721.

Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Jennifer Buchanan		8238 Clapps Chapel Rd. Corryton TN. 37721	needs to STAY in that location was it started	6/14/20
Houston Hill		7541 Jeneverary circle Knoxville TN 37918	Business is in a great location and convenient	6/17/20
Hayden Hill		8238 Clapps Chapel Rd. Corryton TN 37918	Business DOES great work and great location.	6/12/20
Kolby Mundt		6015 Edmondson Ln Knoxville, TN 37918	Great work and great location	6/12/20
Brent Hill		8238 Clapps Chapel Rd Corryton 37721	Great Business Glad to see young man doing something with his life	6/13/20
Philp Young		8238 Clapps Chapel Rd	Great location and awesome work	6/14/20
Heather Dishman		8238 Clapps Chapel Rd	Nice work and great people	6/14/20
Deirdre Milsstead		7717 E. Emory Rd. 37721	good work/people	6-14-20
Brenna Bush		450 Ole edgemore lane 37849	Business is very convenient	6/14/2020
Joe Rutter		7541 Jeneverary circle Knoxville, TN 37918	convenient- Does great work on my Duramax.	6-14-2020

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
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Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Kristi Walker	Kristi Walker	PO Box 18102 Knoxville TN 37902	I Support the Rezoning to Commercial	10-18-20
Crist Falin	Crist Falin	1137 Harbin Ridge LN Knoxville TN 37909	I Support the Rezoning to Commercial	10-18-20
Shirley Harrison	Shirley Harrison	1111 Embury Valley Cir	I Support the Rezoning to Commercial	10-18-20
Shirley Harrison	Shirley Harrison	1921 Whitmer Dr Knoxville TN 37909	I Support the Commercial Rezoning	10/19/20
Mary Matthews	Mary Matthews	2021 Morris Dr. Knoxville TN 37817	I support rezoning	10/19/20
Vicki Dale	Vicki Dale	6017 Whisper Rd Knoxville TN 37908	I support rezoning	10/19/20
Susan King	Susan King	2900 E. Emory Rd Knoxville TN 37919	I support the rezoning to commercial	10/23/20
Betty Hensworth	Betty Hensworth	515 Reardon Rd. Knoxville TN 37919	I support the rezoning to commercial	10/23/20
Sarah Betty Perry	Sarah Betty Perry	1915 Wooten Street Knoxville TN 37917	I support the rezoning to commercial	10/24/20
Shawn Roberts	Shawn Roberts	Kingsville Dr 37917 P. Karsel Rd Williamsburg VA 40769	I support the rezoning	10/26/20

Printed Name	Signature	Address	Comment	Date
Elizabeth A. Copeland	Elizabeth A. Copeland	7423 Longview Rd. Little TN 37179		6-16-20
Elie Keck	Elie Keck	7408 Wood Rd. Apt. A		6-17-20
David Shupers	David Shupers	8009 Ridgeway Rd		6-17-20
James Nicely	James Nicely	7408 Wood Rd		6-17-20
Josiee Keck	Josiee Keck	71362 Wood Rd		6-17-20
Lisa Graybeal	Lisa Graybeal	8505 San Marcos Dr		6-17-20
Jewell Nicely	Jewell Nicely	7408 Wood Rd		6-17-20
Greg Campbell	Greg Campbell	Ashley Lane		6-17-20
Sonja Keck	Sonja Keck	7362 Wood Rd		6-17-20
James Nicely	James Nicely	7408 Wood Rd		6-18-20
Kenny Campbell	Kenny Campbell	8505 San Marcos R		6-18-20
Michael Branam	Michael Branam	6521 Cedarbridge Rd		6-18-20
Roglen Ring	Roglen Ring	8726 Andersonville Pk		6-19-20

Petition summary and background	Powerhouse Diesel Commercial Rezoning Approval Petition
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Petition Submission to Knox Planning

Printed Name	Signature	Address	Comment	Date
Joe Kerk	[Signature]	7362 Wood Rd		6-16-20
✓ Jeff Campbell	[Signature]	312 Second St		6-16-20
Chris Worsman	[Signature]	132 Thomas Rd		6-16-20
Derek Burr	[Signature]	4727 Daystar Ln		6-16-20
Tina Bay	[Signature]	4727 Daystar Ln		6-16-20
Debra Houghton	[Signature]	Brown Gap		6-16-20
Brian Hatterson	[Signature]	7453 Davenport Ln 37914	Not a Problem	6-16-20
Donald McNeill	[Signature]	Miller Road		6-16-20
Jeffrey B. Jarrigan	[Signature]	7733 Pump House Way Knoxville, TN 37938		6-16-20
Chris McNeill	[Signature]	7425 Antb Ln Longton TN 37721		6/16/20



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item #13 - 7508 Idol Ln - video of truck burning out

1 message

Kevin Murphy <murphysprings@gmail.com>

Wed, Jul 8, 2020 at 7:36 AM

Reply-To: murphysprings@gmail.com

To: Commission <commission@knoxplanning.org>

Cc: kcpa@kcpa.us, Norman Trivette <ntrivette@yahoo.com>, jdjones195963 <jdjones195963@yahoo.com>, Kevin Murphy <murphysprings@gmail.com>, Michelle Portier <michelle.portier@knoxplanning.org>

Dear Commissioners,

I am not sure how well this will show over Zoom tomorrow, so I want to send this video to you ahead of time. It is from the [Facebook page](#) of the applicant's business, [Powerhouse Diesel](#).

The video shows a truck smoking and burning out as it comes up Idol Ln from Emory Rd, and is an example of some of the noise and smells the neighboring residents are currently subjected to.

--Kevin

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This message was directed to commission@knoxplanning.org

 **idol-lane.mp4**
1159K

My name is Travis walker. I own powerhouse diesel. I want to say I am not a particularly good public speaker so I may ramble some. I started this company almost 3 years ago to better serve this community and all diesel enthusiasts. I wanted to provide a great price with great customer service and great parts. Since I have been in business, I have had the opportunity to help so many people and organizations. I help customers every chance I get. I sponsor sporting teams, race car drivers, races, and churches when given the opportunity. Last year I donated at least 5k to the surrounding community. It is not about the money to me. It is about me having the ability to do something that not everyone has the ability to do. PowerHouse Diesel provides income to myself and 3 other families. I sell a lot of parts out of state and deal with a lot of companies out of state that would be drastically affected by me not being in business anymore. I have 3 full time employees. 1 lives in LaFollette, 1 lives 100 yards away and 1 lives 15 minutes away. This is not an up and coming shop or a backyard shop. I am on track to do at least \$700,000 in sales this year. I have a local towing company (Hot Rods Towing) 10 mins away who does all my towing, roughly \$400-600 a week. I buy 8-10k a month with the local Advance Auto Parts. I work closely with Corryton Alignment and Miller Brothers in Corryton. I get all the diesel jobs they get, and I have them do my paint and body plus alignment work. All the shop employees get fuel locally, shop and get food/drink in the Corryton area. I have looked nearby for other commercial property for sale. I have not found any in the immediate area. If I must move, it will cost customers more money in fuel and time for travel. The community will lose most of the money I spend nearby. The biggest thing I am worried about are the customers possibly not having a good shop to repair their trucks. I work on strictly diesels. I work on mostly commercial use or farm use vehicles including garbage trucks, wreckers/rollbacks, landscapers vehicles, tractors and just everyday diesel trucks. If I am not in business, I will have to tell 3 employees that I failed to do what I promised them, which was a paycheck every week to support their families. I have included all the petitions people have signed. The people on this petition are a very small percentage of the people effected by my business. We are putting on a diesel race at Knoxville Dragway in October to help give the diesel community more events to go to. I am willing to alter the property if needed to better suit the area. I have done some research, and within 2 miles of the shop any direction, I counted 38 pieces of commercial property. I think Corryton is growing and the more growth means more demands such as banks, grocery stores, gas stations, repair shops and parts stores. A large subdivision just got approved in Gibbs area which means roughly another 2500 people which means more diesel trucks needing repaired. We keep very few trucks visible from Emory road. We keep it nice and neat with no sign. I do not want a business sign. I keep 3 guys busy just by word of mouth. I even have an entrance onto Emory road that's a 16' gate. I can utilize that to keep traffic off Idol In. I can answer any question you may have. I appreciate your time.



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 7-D-20-SP

'Norman Trivette' via Commission <commission@knoxplanning.org>

Sun, Jul 5, 2020 at 6:51 PM

Reply-To: ntrivette@yahoo.com

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

File # 7-F-20-RZ and 7-D-20-SP Agenda # 13

My name is Norman Trivette and I live at 7505 Idol Lane, across the street from where Mr. Walker has opened a diesel repair shop.

I am opposed to having his property rezoned from agriculture to commercial so he can continue operating a diesel repair shop. I am not the only neighbor that is opposed to this rezoning.

Mr. Walker has been operating a diesel repair shop for less than two years and had already caused concern with the neighbors.

He was told prior to building the garage that operating a commercial business in an agricultural zone was illegal.

Access to the shop is on Idol Lane, which is a narrow dead end street. Wreckers and Rollbacks are delivering vehicles all hours of the day & night. This is a nuisance.

The building was supposed to be a small garage, but it turned out to be a huge eye-sore. During the week, there are up to 8 vehicles parked in front of it at times.

His proposal to comply for rezoning this property to commercial is to put up a 8' fence in front of his building on Idol Lane then east on Emory Rd,

with access to his building off of Emory Rd. Next to his building is where he plans to store vehicles that have not been repaired.

I moved here to enjoy the peace and quite of the county and the beauty of fields and farms

Rezoning this piece of property from agricultural to commercial is not right and should not be considered.

Attached are recent pictures

Thanking you in advanced for your cooperation in this matter

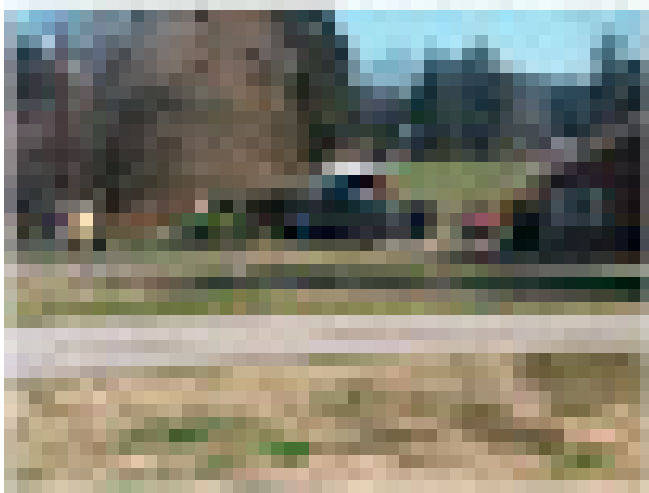
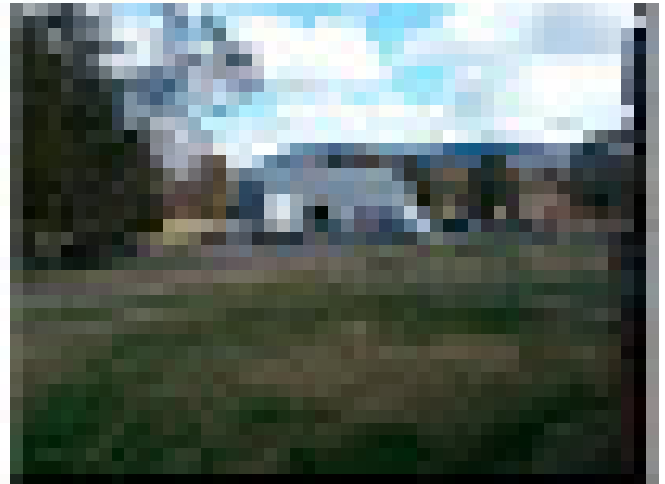
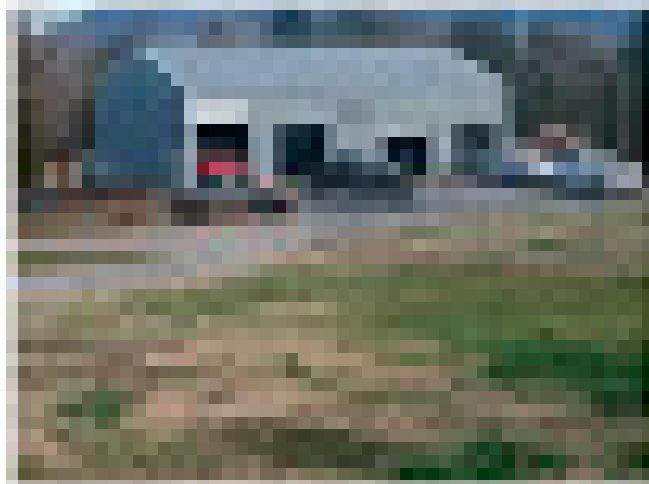
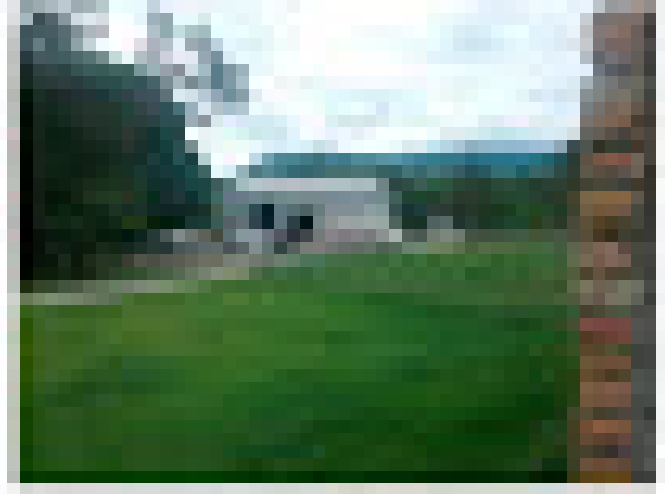
Norman E Trivette

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This message was directed to commission@knoxplanning.org



Picks for MPC2.jpg
412K





Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Frm charles harrell. 865 924 0699. Concerning july 9 meeting. Item 13. 7-F-20-RZ. THESE PICS SHOW of travis walker bldg & fence blocking my property wil video conf 7-9-20

Charlie Harrell <charh0723@gmail.com>
Reply-To: charh0723@gmail.com
To: commission@knoxplanning.org

Sent from my iPhone

Begin forwarded message:

From: Charlie Harrell <charh0723@gmail.com>
Date: July 6, 2020 at 2:38:41 PM EDT
To: commisson@knoxplanning.org
Cc: charh0723@gmail.com
Subject: Frm charles harrell. 865 924 0699. Concerning july 9 meeting. Item 13. 7-F-20-RZ. THESE PICS SHOW of travis walker bldg & fence blocking my property wil videc





7/6/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Frm charles harrell. 865 924 0699. Concerning july 9 meet...



Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Travis Walker burning rubber on Idol Lane, Corryton, TN !!

'John Jones' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:50 PM

Reply-To: jdjones195963@yahoo.com

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

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Travis Walker laying down rubber on Idol Lane, Corryton TN!

'John Jones' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:54 PM

Reply-To: jdjones195963@yahoo.com

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

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] File Number: 7-D-20-SP; File Number 7-F-20-RZ

'hellodan' via Commission <commission@knoxplanning.org>

Mon, Jul 6, 2020 at 12:36 PM

Reply-To: jdjones195963@yahoo.com

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

To The Members of the Knox County Planning Commission:

Re: File #'s : 7-F-20-RZ and 7-D-20-SP

My name is John Daniel Jones; My address is [7517 Idol Lane, Corryton TN. 37721](#). I have to drive right by Mr. Walker's property to access my home, which is on the north end of Idol Lane.

I appreciate the process made available to me by our local government that is serving the people of this area. And I trust that the Commission will take my concerns and comments into account.

I wish to state to the Commission that, like virtually all of my neighbors, I too am 100% OPPOSED to applicant Travis Walker's plan to rezone his property at [7508 Idol Lane](#) /Parcel ID 14-031 from AG (Agricultural) to GC (General Commercial) / CA (General Business). My reasons for opposition are similar to my neighbors, I'm sure, so I will do my best to be brief.

It should be noted that in 2018 Mr. Walker requested (and apparently received) a variance of the KCBZA for waiver of an "accessory structure" located between the principle structure and the street. Since it's inception, this building has been used, and is currently being used as a diesel repair garage, ie, "Powerhouse Diesel."

I feel that this building and business is not in the best interest of the people of this area. I moved to this rural area for a reason. Like my neighbors, I made a personal choice about where to live and what type of area I wanted to live in. Like my neighbors, we have personal stakes in what occurs in this area. We have invested money, time, energy and effort here, and we live under the agreement that this is a rural area, zoned Agricultural. If the application for re-zoning is approved, the nature and ambience of this rural area will change. I have spoken to realtors, and it is irrefutable that property values will drop.

In my opinion, Mr. Walker's diesel repair garage belongs in a Industrial Park or Commercial Center. The building itself does not really look like anything else around here. It is cold and sterile-looking, what one might call an "eyesore". It is larger and taller than any nearby visible structures. It can even be seen sticking up above the landscape from the corner of Roberts Road and Emory Road. (see photo)

Other things to consider:

Traffic: Idol Lane is only a single-lane road...it presently serves only 6 households; How is it supposed to handle a large diesel repair garage such as this? Already the pavement is showing the wear-and -tear of countless large wreckers, trucks, etc. I have personally counted over 25 trucks parked in/around the garage. Both my wife and I have had to wait while a wrecker loads/unloads a truck. To his credit, I suppose, Mr. Walker has built a large picket-style fence enclosure on the back side of his property to house customer's vehicles (presumably to reduce congestion in/around the building and Idol Lane), however, even this is an "eyesore", in my opinion.

Environmental: What about chemical waste that are normally associated with a large automotive garage? Oil, diesel fuel, trash? What about noise? Trucks revving their engines, wreckers brings in vehicles, etc. can easily be heard from my home down at the end of the lane, even sometimes late into the evening. With that in mind, It should also be noted that within shouting distance of Mr. Walker's garage, there are homes/properties with horses, cows, donkeys, chickens, beehives, et. al.

Safety: This should be a HUGE concern to the commission, in my opinion. Large wreckers and trucks pulling both into Idol Lane from Emory as well as pulling back out onto Emory Road from Idol Lane are potentially at great risk from being hit by vehicles traveling east on Emory Road. The reason: there is a blind hill on Emory east of the intersection of Roberts Road just as you approach Idol Lane. Vehicles traveling east on Emory at 50-60mph (or greater) will have little or no time

to stop if there is something in the road, like a large truck or wrecker. I know this first-hand. I was rear-ended about a year ago by a truck hauling a trailer. I am amazed that an accident hasn't happened since then.

One final thing, and I feel like this needs to be said. I harbor no ill-feelings towards Mr. Walker (Travis). None whatsoever. In fact, I sorta admire his ambition and work ethic. I wish him all the success in the world. But I sincerely wish that he had chosen to go about this whole thing in the right way. It only stand to reason that one should look into zoning laws and such before actually putting up a building and starting their business. I am sorry that he has spent all this money and time and effort. However, and I'm being perfectly honest here, multiple people have told him that what he proposed to do, and what he is doing is illegal, That it violates existing zoning and business ordinances. Told him from the get-go, from early on.

There is much more that I could say, but I do realize that my time here is limited. I am also going to attempt to send you recent photos of the garage, as well as a video. The video is of one of Mr. Walker's trucks laying down rubber on Idol Lane. If I find that I am unable to attach and send you this video, I beg you to please click on Mr. Walker's "Powerhouse Diesel Corryton TN" Facebook page and see it for yourself!! The black tire marks can still be seen a year later!!

Sincerely,

John Daniel Jones (Dan)

(865) 387-2266

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Agenda Item #13 7-D-20-SP 7-F-20-RZ 7508 Idol Ln

Kevin Murphy <murphysprings@gmail.com>

Mon, Jul 6, 2020 at 12:35 PM

Reply-To: murphysprings@gmail.com

To: Commission <commission@knoxplanning.org>

Cc: kcpa@kcpa.us, Kevin Murphy <murphysprings@gmail.com>

Dear Planning Commissioners,

A sector plan and zoning amendment are requested for property at the corner of Emory Rd and Idol Ln, from Agricultural to General Commercial / CA.

We empathize with land owners who start a small business and need to expand. Some small businesses can operate on one's residential property with no impact to neighbors, but the proposed use here - a diesel vehicle repair business - is more intrusive to adjacent residential and agricultural uses. Moreover, a General Commercial Sector Plan designation is not at all fitting for this property.

KCPA opposes this request on the following grounds:

1. This area was intentionally designated as "Agricultural" in the Northeast County Sector Plan meetings - this discussion was held in community meetings during the last update cycle. The area values the agricultural and rural traits of the area, and it was explicitly requested to maintain this area as Agricultural in the Sector Plan.
2. There is no change in conditions to warrant a sector plan modification.
3. The General Commercial Sector Plan designation should no longer be used. . According to the [Land Use Classifications](#) Table, General Commercial
"includes 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. Redevelopment of commercial corridors, including mixed use development, should be accommodated under planned or design-oriented zones."
4. The only Sector Plan Classification in the Rural Area is Rural Commercial, which is not appropriate in this location. Rural Commercial, according to the Land Use Classification table, should be located "at the intersection of two thoroughfares (arterial or collector roads)". Idol Ln is not an arterial or collector road, and it is not aligned with Roberts Rd.
5. The close proximity of other residential structures to this proposed repair garage does not afford them any relief from the noise and light trespass that would occur if such a use was permitted on this property.

Even if there was a change in conditions that warranted a sector plan amendment, the CA zoning designation is an old, legacy zoning classification that we should not use anymore. The only zoning classifications that would work in the Rural Area are Neighborhood Commercial (CN) and Rural Commercial (CR). Automobile repair shops are not permitted in CR, and are a Use on Review in CN ([Section 4.106](#)). CN would be too intense for this location, surrounded completely by Agriculture.

The use on review requirements for vehicle repair/service in CN require "Vehicles awaiting repair or on which repair is complete shall not be stored overnight in front of the structure housing the vehicle

repair/service business”, and the applicant has been cited several times by Knox County Codes Administration for storing vehicles in front of the structure. It also requires “The structure housing the vehicle repair/service shall be setback a minimum of fifty (50) feet from the residential property line when the use abuts a residential zone.”

The applicant’s as-built structure does not meet the minimum requirements for approval of a vehicle service business as a Use on Review in the CN zone.

The applicant's request does not meet any of the criteria in the General Plan, Sector Plan, or Zoning Ordinance to justify a change in the sector plan designation or the zone. Any action to approve this would be against the entire land use planning process for Knox County.

I encourage the applicant to look for existing vehicle repair structures in the Corryton and Gibbs area to expand their business. Unfortunately I, and Knox County Planning Alliance, must oppose the sector plan amendment and rezoning.

Sincerely,

--Kevin

Kevin Murphy, Chair, Knox County Planning Alliance
[4508 Murphy Rd](#)
[Knoxville, TN 37918](#)

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This message was directed to commission@knoxplanning.org