



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Opposition to 6-A-20-RZ

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Thu, Jun 11, 2020 at 10:14 AM

Commissioners,

I received more opposition voice mails from the following people:

1. Robin Gibson
2. Judy Johnson

There were two other calls, but one neighbor did not leave a name, the other message was quite garbled and I could not understand the caller's name or phone number.

Thank you.

--

Michelle Portier, AICP
Planner
865.215.3821



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

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Villa Collina Rezoning opposition

1 message

nlyon via Commission <commission@knoxplanning.org>

Wed, Jun 10, 2020 at 2:51 PM

Reply-To: nlyon@aol.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

Villa Collina Rezoning: File # 6-A-20 RZ

To MPC from Thomas M Rentenbach (Mike)

[5010 Lyons View Pike](#)[Knoxville, TN 37919](#)

I live 5 houses east of Cherokee Country Club at [5010 Lyons View Pike](#) and have resided there for 38 years. I oppose the change in zoning on the property on which sits a large luxurious home. Zoning agriculture makes no sense

I have toured Villa Collina with Mr. Conley during construction and been a guest several times for dinner. One dinner was served in the wine room! The table seated 10 and the surrounding walls were wine racks! The house has an indoor and outdoor pool. The building is the size of a large office building, containing over 40,000 square feet. It is a flagship residence intended for the very wealthy and only a dozen or so homes in the southeast can compete with it.

To change the zoning to Agriculture is wrong. It allows for far too many uses to fit among some of the most beautiful homes in the area. If a bed and breakfast is developed, how many rooms are envisioned? 10? 30? What about parking? Exterior lighting? Boat slips with a funicular rail lift carrying 6-8 passengers? Maybe the adjacent lot would be bought, zoning changed to agriculture to match the home and further unwanted improvements follow ie: staff parking, green house nursery, vegetable and flower gardens planted. In other words too many expansive options are possible with this zoning change. They would not be compatible with this section of Knoxville and along Lyons View Pike.

Please do not change the zoning!!!

Respectfully,
Mike Rentenbach

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File #6-A-20-RZ 5628 Lyons View Pike

1 message

Melinda Ethier <melindaethier@gmail.com>

Wed, Jun 10, 2020 at 1:08 PM

Reply-To: melindaethier@gmail.com

To: commission@knoxplanning.org

Cc: Michelle.portier@knoxplanning.org

Dear Knoxville - Knox County Planning,

My name is Melinda Ethier. I have lived at 821 Woodland Court in Sequoyah Hills for 30 yrs. My husband Jim and I are opposed to the rezoning of [5628 Lyons View Pike](#). This is an obvious, almost laughable **ruse** by the property owner to utilize this residential property for a commercial, revenue producing enterprise. Please do the right thing and deny this ridiculous rezoning application.

Sincerely,

Melinda and Jim Ethier

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: File number: 6 - A -20 -RZ - Rezoning of 5628 Lyons View Pike from RN-1 to AG

Terry Gilhula <terry.gilhula@knoxplanning.org>

Wed, Jun 10, 2020 at 8:56 AM

To: "Schoenborn, Nick" <nick.schoenborn@knoxplanning.org>, "Caron, Dori" <dori.caron@knoxplanning.org>

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

From: **Caesar Stair** <lstair@bsmlaw.com>

Date: Wed, Jun 10, 2020 at 8:47 AM

Subject: File number: 6 - A -20 -RZ - Rezoning of [5628 Lyons View Pike](#) from RN-1 to AGTo: contact@knoxplanning.org <contact@knoxplanning.org>

My name is L. Caesar Stair III, and I live with my wife Dorothy Stair at [5617 Lyons View Pike](#). My cell number is 310-1150.

We are opposed to the rezoning of the property directly across the street from us at [5628 Lyons View Pike](#) from RN-1 to AG.

In addition, I wish to speak at the meeting on June 11 at 1:30, if necessary.

Thank you. If you have any questions, I trust you please contact me.

Sincerely yours,

L. Caesar Stair, III

Sent from my iPhone



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Lyons View Villa Rezoning: 6-A-20RZ

nlyon via Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 3:25 PM

Reply-To: nlyon@aol.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

File number 6-A-20-RZ

Barbara Rentenbach

[5010 Lyons View Pike 37919](#)

Mike and I live at [5010 Lyons View Pike](#) and have so for some 38 years. He will write his own letter . I am STRONGLY opposed to have the Villa property rezoned and are quite appalled that the Agriculture zoning includes so many variables!! White Mr Barton may be espousing a simple bed and breakfast now, once it is rezoned it could turn into anything listed under this extremely broad zoning.

Lyons View is a historic street and should remain so, it seems that the MPC approves rezoning with little thought to the impact on the neighbors, the traffic considerations, and the general beauty of our city, making Knoxville endure a few cramped hodge podge of neighborhoods and streets that are not wide enough to carry the traffic. Adding a business (hmmm agriculture!)to our already overburdened lovely Lyons View Pike is a travesty. I urge you to reconsider this application!!!

Sincerely
Barbara Rentenbach

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Lyons View Villa Rezoning: 6-A-20RZ

1 message

nlyon via Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 3:25 PM

Reply-To: nlyon@aol.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

File number 6-A-20-RZ
Barbara Rentenbach
[5010 Lyons View Pike 37919](#)

Mike and I live at [5010 Lyons View Pike](#) and have so for some 38 years. He will write his own letter . I am STRONGLY opposed to have the Villa property rezoned and are quite appalled that the Agriculture zoning includes so many variables!! White Mr Barton may be espousing a simple bed and breakfast now, once it is rezoned it could turn into anything listed under this extremely broad zoning.

Lyons View is a historic street and should remain so, it seems that the MPC approves rezoning with little thought to the impact on the neighbors, the traffic considerations, and the general beauty of our city, making Knoxville endure a few cramped hodge podge of neighborhoods and streets that are not wide enough to carry the traffic. Adding a business (hmmm agriculture!)to our already overburdened lovely Lyons View Pike is a travesty. I urge you to reconsider this application!!!

Sincerely
Barbara Rentenbach

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning of 5628 Lyons View Pike

1 message

Diana Samples <dianacsamples@comcast.net>

Tue, Jun 9, 2020 at 2:07 PM

Reply-To: dianacsamples@comcast.net

To: commission@knoxplanning.org

Cc: dianacsamples@comcast.net

To Whom It May Concern,

There is a request by the owner of [5628 Lyons View Pike](#), also known as "Villa Collina," from Residential (R-1) to Agricultural.

We live at [5220 Lyons View Pike](#), and we are wholeheartedly AGAINST this request!

The owner wants to operate a business of a Bed and Breakfast plus hold Fund-Raising events for any For Profit organizations.

This is totally against the residential zoning of this neighborhood on Knoxville's Scenic Route.

There is also the threat that the vacant property immediately to the west of [5628 Lyons View Pike](#) could also make the same request, and as we understand it, under the Agricultural zoning, there could be a Campground, animal kennel, Nursery, Greenhouse, manufactured home, Farmer's Market, heavy retail, wireless telecommunications(does this mean it allows cell towers), etc. along one of the most beautiful avenues in the city of Knoxville.

The owner knew exactly what he was purchasing when he bought this property and that it is in a residential neighborhood, but now he wants to destroy the integrity of the middle of Lyons View Pike and all for his personal gain and all to the detriment of every one of his neighbors!

Please DENY this request! It is called "SPOT REZONING" and is not to the improvement of anyone except the owner who knew he was buying a residential property!

Thank You,

Diana and Robert Samples

[5220 Lyons View Pike](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Lyons View rezoning Villa Collina

1 message

Jay Schmid <jds4218@gmail.com>

Tue, Jun 9, 2020 at 2:36 PM

Reply-To: jds4218@gmail.com

To: commission@knoxplanning.org

Knoxville-Knox County Planning

400 Main St, Suite 403

Knoxville, TN 37902

The Kingston Pike Sequoyah Hills Association (KPSHA) opposes the proposed rezoning of property located at [5628 Lyons View Pike](#) (File# 6-A-20-RZ), also known as Villa Collina. Rezoning from RN-1 (Single Family Residential) to AG (Agricultural) would open the property for uses outside of the character of Lyons View Pike.

Current Knoxville zoning ordinance defines AG zone as ...

- The AG Agricultural Zoning District is intended to provide for agricultural uses that comprise an important part of the economy of Knoxville. The INTENT is to permit lands BEST SUITED for agriculture to be used for agricultural purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations.

Lyons View Pike is currently primarily residential RN-1, with small areas of RN-3 and RN-5, and several OS properties. The largest OS properties are Cherokee Country Club, which is over 110 years old and predates most of the development of Lyons View Pike, and Lakeshore Park.

Changing to AG could allow uses such as 'animal care facility, animal breeder, bed and breakfast, campground, meeting hall, temporary outdoor entertainment or sales'. Such uses are not within the character of the current use of Lyons View. There does not appear to be any other AG zoned property in the Bearden area, except for a small AG zoned lot near the west end of Baum Drive.

We feel nonresidential use of this property would create increased traffic on an already busy city street, as well as increased noise if the permitted uses in AG zone were to occur. How is the property suitable for agricultural purposes? How does rezoning to AG meet the requirement that there be substantial change or changing conditions in the affected area for rezoning to occur?

Many residents in the immediate area of [5628 Lyons View Pike](#) (also members of KPSHA) are opposed to this rezoning. KPSHA also opposes this proposal, and we request the rezoning be denied.

Thank you for your consideration and attention to this important matter.

Jay Schmid

[4218 Hiawatha Drive 37919](#)

President Kingston Pike Sequoyah Hills Association

6/9/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Lyons View rezoning Villa Collina

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Zoning Villa Collina

1 message

Dorothy Stair <dorothystair@hotmail.com>

Tue, Jun 9, 2020 at 12:16 PM

Reply-To: dorothystair@hotmail.com

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

Caesar and Dorothy Stair are opposed to the rezoning of Villa Collina to agricultural. We live directly across the street from this house at 5617 Lyons View Pike.

Lyons View Pike was named a Scenic Highway in the 1970s. Today with its combination of 1920s architecture and views of the mountains Lyons View Pike continues to be an unusually beautiful thoroughfare. We urge the MPC to retain the original residential zoning for Villa Collina.

Dorothy Stair
Phone- 584-4251

Sent from my iPad

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Opposition to 6-A-20-RZ

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 10:14 AM

Good morning Commissioners,

Mr. Caesar Stair left a voicemail with me voicing his opposition to this item. His reasoning is similar to those residents who have also called or emailed - that AG is not in character with the area.

--
Michelle Portier, AICP
Planner
865.215.3821



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

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Opposition to 6-A-20-RZ

Michelle Portier <michelle.portier@knoxplanning.org>

Mon, Jun 8, 2020 at 5:05 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Commissioners,

Several neighbors of the property in question have left voicemails with me to register their opposition to the rezoning of [5628 Lyons View Pike](#). All voiced concern over AG zoning being inappropriate for the area. Some voiced concern over future uses should the property sell.

1. Susan Newman (also sent email)
2. Anna Gray
3. Janice Clayton
4. Joe Johnson
5. Matt Kay
6. Katherine Kay
7. Ellie Cassom
8. George Wilson

Thank you,

--

Michelle Portier, AICP

Planner

865.215.3821



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

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning for 5628 Kingston Pike

Kelley Knott <boandreindeer@gmail.com>

Mon, Jun 8, 2020 at 4:39 PM

Reply-To: boandreindeer@gmail.com

To: commission@knoxplanning.org

Cc: boandreindeer@gmail.com

Sent from my iPad

My name is Kelley G. Knott. I live at 5808 Lyons View Pike. I am writing to state my strong opposition to the proposed rezoning of 5628 Kingston Pike.

My grandparents built the house I call home now in 1952. This house and neighborhood have been a part of my life for 61 years. I've seen many changes here, some of which I do not approve. I've seen this area become overcrowded with traffic and businesses. Our community has always been a residential one and I'd hate to see any more changes made that would further defile our neighborhood.

The location of said property is in a dangerous part of the road. More traffic in this area would cause more congestion and increase the potential for more accidents. It times, when the traffic is moving, speeders are of concern. This road is over used as it is. The risk of another venue would be overwhelming.

Another major issue would be the noise this proposed change would make. Live bands and loud speakers would be unavoidable. Living so close, the noise would be a nuisance, as sound travels so clearly over the water.

I do not want an event center in my neighborhood. We have lovely old homes, the park and Cherokee Country Club. That's enough for any one road to bear.

On behalf of myself and my fellow neighbors, we strongly urge the commission to reject the proposal to rezone 5628 Kingston Pike.

Kelley G. Knott
5808 Lyons View Pike

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: opposed to Villa Colina vote

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 9:15 AM

Opposition noted below for 6-A-20-RZ

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

From: **Betsy Johnson** <betsy5477@yahoo.com>
Date: Mon, Jun 8, 2020 at 8:16 PM
Subject: opposed to Villa Colina vote
To: <michelle.portier@knoxplanning.org>

Betsy Johnson- votes to oppose the rezoning of Villa Colina on Lyons View Pike.
My address is [5609 Lyons View Pike](#)

Please count my vote to oppose this matter.

Thank you!

Betsy Johnson

--
Michelle Portier, AICP
Planner
865.215.3821



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

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 5628 Lyons View

Jonathan Johnson <jonathan.johnson@awos.com>

Mon, Jun 8, 2020 at 6:26 PM

Reply-To: jonathan.johnson@awos.com

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

Good afternoon,

I would like to strongly oppose the rezoning of [5628 Lyons View Pike](#). I am concerned with the additional noise, light and traffic in that location. I am at [5609 Lyons View](#) and my driveway is almost directly across the street. It is difficult enough getting out of that driveway without added traffic. I also have a teenage driver and am concerned with that as well.

This is File # 6-A-20-RZ

Thank you,

Jonathan Johnson
[5609 Lyons View Pike](#)
Knoxville, TN 37919

Sent from my iPhone

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This message was directed to commission@knoxplanning.org

June 8, 2020

Dear Commissioners:

Re: Agenda Item 11—File No. 6-A-20-RZ

I OPPOSE the request to change the zoning for 5628 Lyons View Pike from RN-1 to AG, and urge you to deny the request.

The Knoxville-Knox County Planning Rezoning Report states under the Staff Recommendation:

“Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (MUST meet ALL of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN CITY/COUNTY GENERALLY:”

"There have been NO significant changes in this area that would prompt a rezoning."

Question: How does this Staff comment statement comport with the above requirement that all “Rezoning Requirements from Zoning Ordinances (must meet all of these).”

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

ARTICLE 8. SPECIAL PURPOSE AND OVERLAY DISTRICTS

8.1 AG GENERAL AGRICULTURAL ZONING DISTRICT

A. Purpose

The AG Agricultural Zoning District is intended to provide for agricultural uses that comprise an important part of the economy of Knoxville. The INTENT is to permit lands BEST SUITED for agriculture to be used for agricultural purposes, and prevent the encroachment of incompatible land uses on farm lands and protect the physical and economic well-being of agricultural operations.

Question: HOW is the property and very large house at 5628 Lyons View Pike (Villa Collina) BEST SUITED to be used for agricultural purposes?

I do not know exactly what use the current owner might have in mind for this property. However, I am concerned that the rezoning would be setting a precedent for future rezonings that make an “end run” around the zoning ordinance in order to allow for commercial uses for what has been RN-1 zoned property that is 5 acres or more in lot size.

According to Zillow, the house is and has been on the market to be sold for over 340 days. Why does the owner need to change the zoning if he is trying to sell the property?

The Staff Comment states: “2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that **any development brought forth at a future time would be compatible with the surrounding land uses.**” (emphasis added)

The adjacent and nearby properties are zoned RN-1, and a future commercial use of this property as a Reception Facility, or several other allowed uses in AG, would not be compatible with the surrounding land uses which are single family dwellings.

Thank you for considering my request to deny the requested rezoning from RN-1 to AG.

Sincerely,

Sandy Gillespie
4272 Holloway Drive
Knoxville TN 37919



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning of Villa Collina - 6-A-20-RZ

Charles Anderson Jr <canderson@andersonmediacorp.com>

Mon, Jun 8, 2020 at 4:35 PM

Reply-To: canderson@andersonmediacorp.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, "michelle.portier@knoxplanning.org" <michelle.portier@knoxplanning.org>

Cc: Charles Anderson Jr <canderson@andersonmediacorp.com>, Karen Hosack <khosack@andersonmediacorp.com>

Metropolitan Planning Commission and Staff,

My wife and I reside at [4734 Lyons View Pike](#) in Knoxville. We have become aware that one of our neighbors, Mr. Eric Barton at [5628 Lyons View Pike](#), wishes to change his home from a residential to agriculture. He will only be allowed to convert the home if he is successful in changing the zoning.

We are opposed to this rezoning as it would certainly damage our historic neighborhood and increase traffic and congestion on an already busy street.

Thank you for your consideration.

Moll and Charlie Anderson

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning on Lyons View

Dr. Wooten <drwooten@knoxoms.com>

Mon, Jun 8, 2020 at 3:42 PM

Reply-To: drwooten@knoxoms.com

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

Good afternoon....My name is Michael Wooten.....

My wife (Rita) and I reside at [5420 Lyons View Pike](#) , 3 doors east of 5628 Lyons View (Villa Colina)..

I'm wring in regards to the rezoning request by Mr. Barton..

My wife and I are adamantly opposed to his request , and ask the commission to vote NO....

Thank you for your time in regards to this issue , and your service to our community.

Regards,

Michael Wooten

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Zoning change 5628 Lyon View Pike

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 2:57 PM

Opposition comments below.

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

From: **JOHN HANES** <johnwhanes@bellsouth.net>
Date: Mon, Jun 8, 2020 at 1:48 PM
Subject: Zoning change 5628 Lyon View Pike
To: <michelle.portier@knoxplanning.org>

I am strongly opposed to the zoning change at this address to agriculture. I don't understand how a private home can be changed to this zoning. This property is on a narrow road with zero parking. If you are exiting this property you have to make a very sharp (90 degree) turn into oncoming traffic that is going a least 40 MPH. (speed limit), I understand the reason for the change is so the homeowner can have concerts and weddings. What about noise, lights, maybe fireworks. I am sure the neighbors would be very opposed to this. Also the neighbors across the lake, remember the property is on the water. I live a little over a mile from this property. I wonder what else this zoning might include? Please don't let this zoning pass and completely destroy this beautiful neighborhood. You are welcome to share this email.

Thanks'

John Hanes

Sent from my iPhone

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Michelle Portier, AICP
Planner
865.215.3821



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

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Rezoning

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 2:56 PM

Opposition comments below.

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

From: **Laurie Devoto** <laurie.devoto@gmail.com>
Date: Mon, Jun 8, 2020 at 11:36 AM
Subject: Rezoning
To: <michelle.portier@knoxplanning.org>

I am against rezoning The property at [5628 Lyons view pike](#) to rezone this property would be terrible for this area and this neighborhood please do not rezone this property thank you
Laurie Devoto

Sent from my iPadLaurie Devoto

--
Michelle Portier, AICP
Planner
865.215.3821



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

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] file Number 6-A-20-RZ

1 message

William McNabb <williamrostrevor@gmail.com>

Mon, Jun 8, 2020 at 2:52 PM

Reply-To: williamrostrevor@gmail.com

To: commission@knoxplanning.org

I am strongly opposed to Eric Barton's application for rezoning of [5628 Lyons View Pike](#) (Villa Colina) from RN-1 (Residential) to AG (Agriculture). We do not want a commercial property in our neighborhood, especially at that location. We have been fighting against this particular property for over 30 years. Not only does it present problems to the neighborhood in the near-term, the long-term implications should Mr. Barton sell his property are horrifying. The neighborhood is unified in its opposition to this variance. I respectfully request the Metropolitan Planning Commission to deny this variance.

file Number 6-A-20-RZ
William Ross McNabb
[5409 Lyons View Pike](#)
Knoxville, TN 37919

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning of Villa Colina - 6-A-20-RZ

'Chris Bishop' via Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 2:11 PM

Reply-To: bishopcn@yahoo.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

To: Michelle Portier and the Knox County Commission

My name is Chris Bishop and I live just up from Villa Collina at 5413 Lyons View Pike. I am strongly opposed to this property be rezoned agriculture. Rezoning opens this property up to all sorts of possibilities, all of which I am opposed to. We are not interested in adding more traffic and visitors to an already busy road. And once one property adds a commercial venture such as Mr Barton is envisioning, that trend seems to continue on. This is not the future we want for our neighborhood. Further should Mr. Barton one day sell the property, the new owner(s) will be able to use the property in whatever fashion the new zoning allows. I am asking that you vote no on this request on Thursday, June 11.

I appreciate the opportunity to provide input.

Thank you,

Chris Bishop

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5628 Lyons View Pike

1 message

daniel@dmlfarms.com <daniel@dmlfarms.com>

Mon, Jun 8, 2020 at 10:46 AM

Reply-To: daniel@dmlfarms.com

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

My name is Daniel Marn and I live at [5627 Lyons View Pike](#). My wife and I are strongly opposed to any change in zoning to the property directly across the street from our home. The idea that it would be zoned Agriculture seems rather far fetched to me. I own several parcels of land in Shelby County zoned AG and I can assure you that they look nothing like 5628 LyonsView Pike.

Our sincere hopes and wishes would be that Mr. Barton and his related ones use their property for non-commercial purposes. I urge the Commission to keep the current zoning in place.

Sincerely,

Daniel & Micki Marn

(901) 387-8760

daniel@dmlfarms.com

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 6_A-20-RZ rezoning of 5628 Lyons View Pike

1 message

Susan Lawrence <susan.c.lawrence@gmail.com>

Mon, Jun 8, 2020 at 10:36 AM

Reply-To: susan.c.lawrence@gmail.com

To: Michelle Portier <michelle.portier@knoxplanning.org>, commission@knoxplanning.org

Cc: David Manderscheid <dmanderscheid@gmail.com>

I write to oppose this rezoning as a concerned neighbor who can see the property from mine. I live at [5802 Lyons View Pike](#). We can hear outdoor special events from our own deck -- they can be very loud.

I was appalled to learn that Mr. Barton had requested rezoning of his property from residential to agricultural and that the Metropolitan Planning Commission was recommending this change. I understand that he wishes to use it as a bed and breakfast and major event center. This would be a very unfortunate use in the middle of our residential neighborhood. It would increase traffic on Lyons View Pike. It might negatively affect our property values. While the Cherokee Country Club obviously has many events, we understood that when we purchased our house -- and the club has been there a very long time. The long term effects might be especially problematic, as other owners would have broad leeway to keep large animals, including dog kennels.

Please do not approve this change.

Susan C. Lawrence
[5802 Lyons View Pike](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 6_A-20-RZ rezoning of 5628 Lyons View Pike

2 messages

David Manderscheid <dmanderscheid@gmail.com>
Reply-To: dmanderscheid@gmail.com
To: commission@knoxplanning.org
Cc: David Manderscheid <dmanderscheid@gmail.com>

Sun, Jun 7, 2020 at 1:36 PM

Meant to send to this address too. David

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

From: **David Manderscheid** <dmanderscheid@gmail.com>
Date: Sun, Jun 7, 2020 at 12:50 PM
Subject: 6_A-20-RZ rezoning of 5628 Lyons View Pike
To: <michelle.portier@knoxplanning.org>
Cc: David Manderscheid <dmanderscheid@gmail.com>

I write to oppose this rezoning as a concerned neighbor who can see the property from mine.

Both my parents grew up on farms so I know a bit about agriculture. Thus I was surprised to see the proposed AG (agricultural) zoning. There is nothing agricultural about that property or the neighborhood. This is a residential neighborhood with single family homes.

When I delved in further, I could understand why Mr. Barton wants the rezone. He wants to use his property as an event center. This is inconsistent with the residential nature of the neighborhood and will exacerbate a number of current issues.

Traffic on Lyons View Pike, for example, often backs up from Northshore all the way past Cherokee Country Club on weekdays between 5 and 6 and sometimes this backup starts as early as 3. Event space on Lyons View would make this much worse, especially as more development occurs off of Northshore.

Moreover events held outside on Mr. Barton's property are easily heard on nearby properties, including mine well into the evening. This is a minor nuisance now but if the frequency of events were to increase it would become major.

One could argue that Cherokee Country Club poses similar issues but it has been there for over 100 years, long before any of our houses were built. We knew about it when we bought our home.

David Manderscheid
5802 Lyons View Pike

--

This message was directed to commission@knoxplanning.org

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 8:39 AM

Opposition stated below.

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

From: **David Manderscheid** <dmanderscheid@gmail.com>
Date: Sun, Jun 7, 2020 at 12:51 PM
Subject: 6_A-20-RZ rezoning of 5628 Lyons View Pike
To: <michelle.portier@knoxplanning.org>
Cc: David Manderscheid <dmanderscheid@gmail.com>

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David Manderscheid
5802 Lyons View Pike

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Michelle Portier, AICP
Planner
865.215.3821



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

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning application for 5628 Kingston Pike

Dr. Overholt <BFOverholt@gihealthcare.com>

Sun, Jun 7, 2020 at 1:37 PM

Reply-To: bfoverholt@gihealthcare.com

To: commission@knoxplanning.org, "<Ms Portier: michelle.portier@knoxplanning.org >" <michelle.portier@knoxplanning.org>

Cc: Anna Ford <aford51@yahoo.com>, Susan Newman <snewman2b@gmail.com>, David Manderscheid <dmanderscheid@gmail.com>, Susan Lawrence <susan.c.lawrence@gmail.com>, Jeff Summers <msok@comcast.net>

I am Bergein F Overholt. My wife, Evelyn, and I live at [5800 Lyons View Pike](#). We write to state our strongest opposition to the proposed rezoning of [5628 Kingston Pike](#).

Our community has been and is a residential community with a majority of properties being single family homes. Rezoning a dominant property such as [5628 Kingston Pike](#) to AG (agricultural) would recast the residential nature of the entire neighborhood as it is quite clear that the owner would attempt to make the property an event center of some type in order to generate revenue. Such a change would ruin the family home nature of the area and also devalue multiple properties.

In addition, Lyons View Pke is overcrowded with traffic now. Every weekday traffic backs up from the redlight at Northshore/Lyons View to Cherokee Country Club. With opening of the Knoxville community from the COVID-19 Pandemic, the traffic is returning after a brief respite. An event center would greatly worsen our traffic problem and introduce a major traffic injury risk as the entrance and exit from the property are quite difficult to navigate – and traffic moves fast when it moves, further increasing the risk.

Noise from an event center is another major issue. "Music" from bands along with loudspeaker voices from that property currently "roll down the river" without any hindrance to reduce the noise. Having someone else's noise forced on oneself without any recourse is a major issue with neighbors. An event center would make noise even worse. That is simply not acceptable.

On behalf of ourselves and our neighborhood, we strongly urge the commission to reject the proposal to rezone [5628 Kingston Pike](#) to AG (agriculture).

Bergein F Overholt, MD

Evelyn S Overholt

[5800 Lyons View Pike](#)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 6_A-20-RZ Rezoning of 5628 Lyons View Pike

Susan Newman <snewman2b@gmail.com>

Sun, Jun 7, 2020 at 2:10 PM

Reply-To: snewman2b@gmail.com

To: commission@knoxplanning.org

Cc: Gene Overholt <bfoverholt@gihealthcare.com>, David Manderscheid <dmanderscheid@gmail.com>, Susan Lawrence <susan.c.lawrence@gmail.com>, Anna Ford <aford51@yahoo.com>

> To Whom It May Concern:

As a resident and homeowner of one of the adjoining properties to Eric Barton, I vehemently OPPOSE the proposed rezoning of 5628 Lyons View Pike to agriculture.

As a tax paying citizen in both the city and county and neighbor to this property, I first want to say that I never received a notice in the mail that such rezoning was being proposed. The only way I knew this was happening was through word of mouth, the sign in front of Mr. Barton's residence, 5628 Lyons View Pike, and a flyer I received from a concerned neighbor. Likewise, I never received a notice regarding the MPC allowing Scott Boruff, previous owner of 5628 Lyons View Pike, the ability to transfer a portion of his property for purposes of building a subdivision. I find it unprofessional the MPC did not do their due diligence in this matter on both occasions.

Lyons View Pike is not a commercial area. Though there are commercial businesses on this road, Cherokee Country Club, Prompt Physical Therapy, Brakebill Nursing Home, these places of business/commercial buildings were there long before many of the homes that now exist on Lyons View Pike, which are affiliated with Sequoyah Hills, Kingston Pike, and the Lyons View Pike Neighborhood Associations. This is by far and wide a residential thoroughfare not meant for more commercial type entities.

>

> Agricultural zoning of this property allows Mr. Barton significantly more freedom to have more events, including people coming and going on a regular basis throughout the week and not just on weekends. I'm not sure about others in our neighborhood, but as his immediate next door neighbor, I have to listen to his blaring music on his pool deck every weekend, even into the midnight hours, keeping my children awake, and I certainly don't want to have to put up with that all the time!

>

> Furthermore, one must consider the increased traffic a business like this will add to Lyons View Pike. Lyons View Pike is a two lane neighborhood road that many local people use to travel to and from work on a daily basis. It already is overpopulated with just regular day to day traffic. Most days during the week, traffic in the afternoons is backed up to Cherokee Country Club sometimes as early as 3:00 or 4:00. In the morning or afternoon, it can take me up to 5 or 10 minutes just to get out of my driveway. I honestly don't believe this road can take additional traffic of what a bed and breakfast and event center might bring.

>

> Finally, it seems the thought process of the MPC on this issue is backwards...you want to take a piece of land in the "metropolitan" city limits, and a neighborhood at that, and designate it as, for all intents and purposes, a cow pasture (I grew up on a farm and know exactly what "agriculture" means)? We should be progressive, not regressive. For those who don't remember, it was the MPC who literally secretly allowed Scott Boruff to section off the piece of land next to my property, now owned by the bank in foreclosure, with plans to turn it into lots for houses. Look at what's happened to that...it's been turned into an eyesore piece of property on one of the most beautiful roads in Knoxville. If the MPC hadn't allowed Boruff to section off this land in the beginning, none of this issue with Mr. Barton ever would have happened.

>

> I'm sorry, it's not the fault of Mr. Barton's neighbors that he is in over his head financially and is struggling to maintain the property. He's a businessman and should have been more diligent before he took on such a large financial burden.

I would be extremely disappointed if the MPC allows a rezoning to agriculture in attempts for Mr. Barton to establish a for profit commercial business in an area that has been and should continue to be a protected and valued RESIDENTIAL NEIGHBORHOOD in this community.

Regards,

Susan M. Newman, MD

6/8/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] 6_A-20-RZ Rezoning of 5628 Lyons View Pike

5804 Lyons View Pike

865-405-9401

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> Sent from my iPad

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 6_A-20-RZ rezoning of 5628 Lyons View Pike

David Manderscheid <dmanderscheid@gmail.com>
Reply-To: dmanderscheid@gmail.com
To: commission@knoxplanning.org
Cc: David Manderscheid <dmanderscheid@gmail.com>

Sun, Jun 7, 2020 at 1:36 PM

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To: <michelle.portier@knoxplanning.org>
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David Manderscheid
[5802 Lyons View Pike](#)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Villa Colina Rezoning 6-A20-RZ

'Anna Ford' via Commission <commission@knoxplanning.org>

Sun, Jun 7, 2020 at 11:31 PM

Reply-To: aford51@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>, Michelle Portier <michelle.portier@knoxplanning.org>

To The Staff of the Metropolitan Planning Commission and the Metropolitan Planning Commission Board:

I am Anna Ford and live at [5522 Lyons View Pike](#) with my husband Tom Ford. We are Eric Barton's direct next door neighbors on the east side towards town. Before I begin my letter we want to Thank the staff and the MPC Board for your truly tireless work on behalf of the Knoxville community. We are indebted for your service and mean this sincerely...

We are members of the Kingston Pike - Sequoyah Hills Association which includes Lyons View Pike. Tom and I have lived at our current residence for over 16 years. I am sure you are aware Lyons View Pike is not only a historic neighborhood but also a Scenic Highway. **WE are Adamantly Opposed to the rezoning of Eric Barton's residence, at [5628 Lyons View Pike](#) or also known as Villa Colina, from Residential to Agriculture (6-A20-RZ).**

Mr. Barton has stated to me in the past that his intention for purchasing Villa Colina was to resell it. In the last year he told me that he offered the bank a million dollars for the west property next to his. He was turned down by the bank. His stated intention was to have the property made into a parking lot. He now would like his property to be rezoned Agriculture so that he could be able to host Special Events for profit. His website is indicative that he has been advertising Special Events in a zoned RN-1 area which I would assume is possibly against code. From the current Villa Colina website.

"Create an unforgettable fundraiser experience by inviting your guests to relish in breathtaking vistas and signature luxury at Tennessee's largest home. Contact us today to reserve your special events. [KNG VISTAS AND SIGNATURE OME.](#)

1-(844) VILLA TN"

The Villa Colina Special Events voicemail is also indicative of this...

Mr. Barton purchased Villa Colina, as all of us on Lyons View Pike did, with the understanding that Lyons View Pike is a Residential Zoned Neighborhood. We on Lyons View Pike cannot be financially responsible for the inability of his home to sell. An Agriculture Zoning would allow Mr. Barton to have Special Events at his residence and property. It goes without saying that the set-up, inordinate numbers of people attending, parking, the trash, alcohol, noise, and clean-up would also fall on his close neighbors, which are several because of the adjunct driveway, going off Lyons View Pike which encompasses five residences and us. Eventually, Mr. Barton will sell Villa Colina in the next few years and that is the **"Elephant In The Room,"** Very simply put, Agriculture zoning allows for "Large Animals" which is Permitted Use (P) according to the MPC Matrix sent to me. Eventually, Mr. Barton's LLC will sell his home and property. The next owner could have a dream come true and be permitted to have a baby elephant for their Special Events. **Did you know elephants can live 60 to 70 years? Like rezoning, the neighbors and the neighborhood would be left with the "Elephant in the Room" or as the Lyons View Pike neighborhood would know it as, the "Elephant In Our Backyard."**

Currently, we have a pandemic going on without a known vaccine. Why would MPC recommend a rezoning at this current time which would allow people from all over the country to be hosted at [5628 Lyons View Pike](#) and then go back into our Knoxville community and others allowing the possibility of exposure to the Corona virus? This by itself is reason to pause and not allow rezoning.

We understand the MPC staff is recommending this change from RN-1 to Agriculture zoning. WE, in the Lyons View Pike neighborhood, a part of the Kingston Pike - Sequoyah Hills Association, hope you will

6/8/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Villa Colina Rezoning 6-A20-RZ

reconsider this recommendation and understand long after all of us are gone the Elephant will still be there if Villa Colina is allowed to be zoned Agriculture.

With Appreciation,

Anna and Tom Ford

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This message was directed to commission@knoxplanning.org