

To: Knox county planning commission File # 12-A-23-SP. 12-A-23-RZ

**Parcel # 9611003 consisting of 5.77 Acres
3320 E. John Sevier Hwy. Knox.,Tenn. 37920**

KME purchased this property in 2014 from Ramsey House assuming all property was commercial CA and removal of HZ overlay on entire 9.41 acres as stated on MPC application dated 3/24/2014. Ramsey House President of the Board made a recommendation of entire 9.11 acres to be zoned General Commercial C/A and allow wet lands to be the buffer. Also in 2014 APTA president, Frank McMeen, and board of directors agreed to sale this property purchased in 1980's and did not see this undeveloped parcel adding any value or serving a historical purpose and would be better served as Commercial C/A and proceeds from the sale would insure the long- term viability of Ramsey House. During this MPC meeting, a board member, Connie Wallace, did not want wet lands approved; therefore, MPC voted and approved the Dollar Store Commercial zoning and removal of HZ overlay. KME'S immediate concern was to build this Dollar General Store in time allotted without penalty on 3.34 acres of this parcel. KME did not request this parcel #9611003 of 5.77 acres to be rezoned until now.

This 5.77 L shaped lot between the Dollar General and Ramsey House can be separated into two(2) separate zonings. My request to the Knox County Planning Commission is the larger portion (3 1/4 acres) which includes the wetlands and tree barriers and all property that adjoins Thorngrove pike 1/4 mile to John Sevier Hwy. Continue A/HZ zoning and overlay (See Map). My request for the remaining 2 1/2 acres will only have access off John Sevier Hwy. and the same depth as Dollar General keeping the same tree line to prevent any visual concerns of Ramsey House to be zoned General Commercial C/A and HZ overlay to be removed.

2014 APPLICATION

KNOXVILLE KNOX COUNTY

MPC METROPOLITAN PLANNING COMMISSION

TELEPHONE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 216 • 2060
www.knoxmpc.org

☐ REZONING

☐ PLAN AMENDMENT

Name of Applicant: Assoc. For the Preservation of TN Antiquities / Ramsey House

Date Filed: 3/24/2014

Meeting Date: 5/8/2014

Application Accepted by: M. Payne

Fee Amount: 1000.00 File Number: Rezoning 5-G14-RZ

Fee Amount: 600.00 File Number: Plan Amendment 5-D-14-SP

PROPERTY INFORMATION

Address: 0 Thorn Grove Pike

General Location: N/S Thorn Grove Pike

1/2 Gov. John Sevier Hwy

Parcel ID Number(s): 096 11001

Tract Size: 9.41 Acres

Existing Land Use: Vacant

Planning Sector: East County

Growth Policy Plan: Planned

Census Tract: 54

Traffic Zone: 127

Jurisdiction: ☐ City Council District

☒ County Commission 8 District

Requested Change

REZONING

FROM: A / HZ

TO: CA / R

PLAN AMENDMENT

☐ One Year Plan ☒ East County Sector Plan

FROM: AS

TO: CA

PROPOSED USE OF PROPERTY

Retail

Density Proposed _____ Units/Acre

Previous Rezoning Requests: _____

☒ PROPERTY OWNER ☐ OPTION HOLDER

PLEASE PRINT

Name: Wayne Decker V.P.

Company: Assoc. For the Preservation of TN Antiquities / Ramsey House

Address: 114 Forest Court

City: Knoxville State: TN Zip: 37919

Telephone: 865-978-1597

Fax: 865-978-7597

E-mail: wdecker@holstonllc.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Gayle Manter

Company: The Broadway Group, LLC

Address: 127 Holmes Ave

City: Knoxville State: TN Zip: 37901

Telephone: 250-533-7337

Fax: 250-533-7236

E-mail: gayle.manter@broadwaygroup.net

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: Wayne Decker V.P.

PLEASE PRINT

Name: Wayne Decker

Company: Assoc. For the Preservation of TN Antiquities / Ramsey House

Address: 114 Forest Court

City: Knoxville State: TN Zip: 37919

Telephone: 865-978-1597

E-mail: wdecker@holstonllc.com

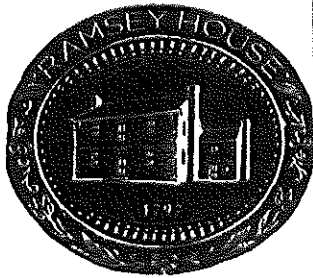
April 7, 2014

To: Kaye Graybeal

From: Wayne Decker - Ramsey House, President

Delivering the following letters for you use in Request for Removing Historic Overlay on Property of the Ramsey House on John Sevier Highway:

- 1. Letter from Ramsey House**
- 2. Letter from Dr. Charles Faulkner**
- 3. Letter from Frank McMean, President of APTA**



Historic Ramsey House
2614 Thorngrove Pike
Knoxville, TN 37914

www.ramseyhouse.org

PHONE 865-546-0745
FAX 865-546-1851
info@ramseyhouse.org

Listed on the National
Register of Historic Places

Association for the Preservation
of Tennessee Antiquities
Knoxville Chapter

April 3, 2014

To: Knox County Historical Commission

Dear Commissioners,

Historic Ramsey House, the Knoxville Chapter of the APTA, is sending this letter to support the transfer and sale of our 9+ acres that fronts the corner of Gov. John Sevier Hwy and Thorn Grove Pike in south east Knox County. In addition the Board of Directors is in support rezoning to accomplish this purpose. The Board of Directors has agreed that this property, purchased in the 1980's, cannot now or in the future serve any useful purpose as part of the grounds that surround the home or its accompanying buildings. Neither would it serve in any way to benefit any programming or events that are scheduled or that will be held in the future.

There is a significant buffer of trees and shrubs between the house and surrounding property to protect any views from any part of the property especially the Historic Home and the Visitor's Center. The view would be 100% obstructed from the parcel in question.

The Board of Directors believes the property would better serve as commercial property. With the proceeds from the sale of this land, Historic Ramsey House will gain funding to promote its programming with the intended educational benefits that would serve the community. It would also provide a source of income that would go directly to any repairs, improvements or additions to our grounds or buildings. Such improvements may generate additional income and help to support our operational expenses as needed.

Sincerely,

Wayne Decker, President of the Board

Historic Ramsey House Board of Directors:

Clara Alexander	Mary Bresenham	Charlotte Brown	Willene Chalmers	Dr. Charles Faulkner
Jeanne Ford	Molly Gilbert	Elizabeth Koester	Judy LaRose	Dr. Ted Lewis
Mel Luttrell	Cleva Marrow	Dr Toni McDaniel	Rose Mosley	Jacqueline Newman
Janet Oakes	Bonnie Ozdill	Ken Porter	Max Ramsey	Greg Reed
Pam Rentenbach	Helen Sears	Julia Shiflett	Frank Sparkman	Connie Wallace
Robert Wallace	Sarah Wimberly			



West Tennessee Healthcare Foundation™

An affiliate of West Tennessee Healthcare

620 Skyline Drive • Jackson, Tennessee 38301-3923 • 731-984-2140
Office location: 74 Director's Row • Jackson, Tennessee 38305

April 3, 2014

Knox County Historical Commission
City-County Building, Ste 403
400 Main Street
Knoxville, TN 37902

Dear Commissioners,

I serve as President of the Association for the Preservation of Tennessee Antiquities which is the nonprofit that owns the Historic Ramsey House on behalf of the Knoxville Chapter of the APTA. This letter is written in support of the transfer and sale of the 9+ acres that fronts on the corner of Gov. John Sevier Hwy and Thorn Grove Pike in south east portion of Knox County.

The sale of the property will not impact the Ramsey house or its grounds negatively. There is a buffer that protects our historic property from the development. There is not an impaired view. The Ramsey House leadership is supportive of the rezoning and sale of the property, and is leading the effort for the sale.

The Board of Directors of APTA has agreed to the sale of this property, purchased in the 1980's. Ramsey House and the APTA State Board of Directors does not see this undeveloped parcel as adding value or serving a historical purpose. The sale of the parcel creates a financial reserve for preservation.

It is our belief that we would be better served with the sale of this property as commercial. The proceeds from the sale of this land will enhance an endowment and other long-term Historic Ramsey House funds which would insure the long-term viability of this Tennessee Treasure.

Sincerely,

Frank McMeen
President

*"Providing support for healthcare, the arts and educational services
to enhance the quality of life in the communities of West Tennessee"*

APTA
ASSOCIATION FOR THE PRESERVATION OF
TENNESSEE ANTIQUITIES

APTA Headquarters
110 Leake Avenue
Memphis, TN 38205
(901) 332-8247
www.thompson.org

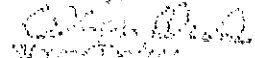
October 23, 2013

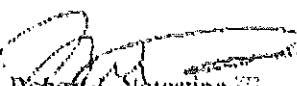
To whom it may concern:

Please be advised that neither the APTA nor its Ramsey House Chapter of the APTA create the construction and operation of a Dollar General Store on property purchased from the APTA.

Please feel free to contact us if you wish to discuss this matter further.

Sincerely,


Wayne Decker
APTA Vice President


Robert J. Neustine III
APTA Past President and
Board Member







