

From: jay hallums <jyhllms@yahoo.com>
To: <mark.donaldson@knoxmpc.org>, <ubailey@esper.com>, <anders@holstongases.com>, <bartcarey@comcast.net>, <tbenefield@benefieldrichters.com>, <cole5137@bellsouth.net>, <gewart@georgeewart.com>, <rlcraig@usit.net>, <grafhomes@aol.com>, <rebeccalongmire@hotmail.com>, <makane1@bellsouth.net>, <wstowers@stowerscat.com>
Date: 5/9/2009 10:40:07 PM
Subject: please forward this email to all commissioners: 5-B-09-SP & 5-E-09-E2

Dear MPC commissioners,

I am writing to you in regards to rezoning and plan amendment issues 5-B-09-SP & 5-E-09-E2 associated with the WELLS CREEK LLC property located on John Sevier Hwy. I have lived in this Knox county community for over 17 years and do so because of the surrounding area. It is not commercialized, yet I am close to all the amenities I need.

As I understand it, the Wells Creek development was originally approved to build 5 units per acre. This was something the community could live with because of Wells Creek adherence to the Sector Plan. The Sector Plan continues to do its' job to minimize encroachment and over development.

It has been duly recorded that our community is opposed to the tactics the Wells Creek developers have pursued in calculated maneuvers away from an originally approved construction plan. The historical voting record of commissioners on this issue proves they are committed to understanding the voice of the community.

I respectfully request that the commissioners vote against 5-B-09-SP (amending the Sector Plan) and vote against 5-E-09-R2 (rezoning proposal of @ up to 5du/ac to @ up to 9 du/ac)

Thank you for taking the time to hear the voice of a registered voter.

Regards,
Jay Hallums

CC: <jyhllms@yahoo.com>

From: <amskad@netscape.net>
To: <mark.donaldson@knoxmpc.org>
Date: 5/8/2009 1:02:36 PM
Subject: Wells Creek/ South Sector Plan

To the Metropolitan Planning Commission:

I am writing to ask that you deny the south sector plan change as proposed by the developer of Wells Creek.

The south sector plan is a well thought out plan that has been working well for years. Please leave density at 5 units per acre.

Thank you for your time.

Andy Skadberg
8256 Martin Mill Pike
Knoxville, TN 37920

From: Mike Brusseau
To: Betty Jo Mahan
Date: 5/11/2009 9:15:03 AM
Subject: Fwd: PLEASE DENY ZONING CHANGE REQUEST FOR WELLS CREEK

>>> Name <sturdy@bellsouth.net> 5/11/2009 9:16 AM >>>

```
#yiv620784428 .ExternalClass .EC_hmessage P
{padding:0px;}
#yiv620784428 .ExternalClass body.EC_hmessage
{font-size:10pt;font-family:Verdana;}
```

Please see that the Metropolitan Planning Commissioners get the attached letter in their packets for the agenda upcoming May 14, 2009.

--- On Wed, 5/6/09, Name <sturdy@bellsouth.net> wrote:

PLEASE DENY ZONING CHANGE REQUEST FOR WELLS CREEK

I ask you to oppose the proposed zoning changes at Wells Creek (Winkle Road and John Sevier Highway in south Knox County) for the following reasons:

The residents and Knox County Commission had previously approved 82 units for this site. This decision and acceptance by the previous Commission and county residents should be honored. The previous Commissioners listened to and complied with the will of the people and we hope the new Commission will to.

The South Sector Plan calls for upgrading the level of protection for the John Sevier corridor from it's current status of protection as a State Scenic Highway to the level of Federal Scenic Byway. No developments should be approved by MPC or County Commission until this issue is resolved as efforts are currently under way to secure this higher level of protection.

According to TDEC, large amounts of deadly radon gas can be released by large scale development projects. Since radon gas is a carcinogen, and we are in Zone

1 which is highest in potential radon exposure, a full scale health and safety assessment must be conducted prior to the initiation of any new residential or commercial building projects of any significant size. See EPA Map of Radon Zones below. <http://www.epa.gov/radon/zonemap.html>

----- Forwarded Message: -----

From: "TDEC Radon" <TDEC.Radon@state.tn.us>

To: <sturdy@bellsouth.net>

Subject: Fwd: Residential and Commercial Development and Radon GasExposure

Date: Mon, 15 Sep 2008 13:34:15 +0000

"It is possible that more radon could be released when large amounts of earth are moved."

Amy Inabinet, Radon Coordinator
Tennessee Department of Environment and Conservation
Office of Environmental Assistance - Radon Program

The use of Transfer of Property rights violates the intent of the Knox County South Sector Plan and has never been authorized for use by the plan.

Mr. Jernigan told us we were going to lose our way of life in South Knox County whether we like it or not. He has given different reasons for this development at different times, changed the plan frequently, and therefore cannot be trusted to do right by the residents of our community.

Finally, a project of this magnitude would greatly increase traffic on John Sevier which is a serious problem now as we already have problems getting on the highway to go to work in the morning. Adding an apartment complex of this magnitude means that traffic waiting to access Alcoa Highway in the morning would most likely back up to Weigle's market and beyond, blocking access to this and other retail establishments along John Sevier. Our ability to provide a proper education will be hurt as our schools will be stretched beyond their already over-capacity limitations. Police and fire protection services will also be stretched to the point which will impair their ability to respond to emergencies in a timely manner.

Sincerely,

Jim & Patty Sturdevan
7524 South Point Road
Knoxville, Tennessee 37920