

From: "Scott A. Ballard" <scottysir@gmail.com>
To: <mark.donaldson@knoxmpc.org>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <gewart@georgeewart.com>, <makane1@bellsouth.net>, <Nathan.J.Kelly@gmail.com>, <anders@holstongases.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <s.johnson692@gmail.com>, <rebeccalongmire@hotmail.com>, <brianpierce@mbiarch.com>, <wstowers@stowerscat.com>
Date: 8/6/2010 8:13:18 PM
Subject: DENY ITEM 45 (8-F-10-RZ and 8-B-10-SP) on the AGENDA for the August 12, 2010 MPC MEETING

Mr. Donaldson, other MPC Staff and All MPC Commissioners:

This is an absolute farce and in my opinion illegal (see item 3 below). Knox County has allowed a "COMMERCIAL" building (see attached drawings) to be erected as a "RESIDENCE" in an area zoned Agricultural with a potential proposed use of Low Density Residential (LDR) under the current South County Sector Plan and is enabling the owner to circumvent the total intent of the planning and zoning efforts in Knox County. How can anyone look at this plan and approve it as a residential single family dwelling. Any responsible person can give consideration to "INTENT" when executing their responsibilities. Based on this situation and proposal, if approved, I can circumvent the whole process by designing, obtaining approval for a building permit and erecting a 30,000 sf warehouse as a residence on a tract of property zoned Agriculture, as long as it has a bedroom with bath on a septic tank sized for a one bedroom home. Then I can get it rezoned for commercial and open a business. If this situation is allowed to move forward, then how can you deny me the right to construct my 30,000 sf building?

It is time that MPC and other related Knox County departments do their jobs or just dismantle and save the tax payers money. If this is approved and Knox County does not require demolition of the building it is a disgrace and there is no need to have any planning and zoning in Knox County and therefore no need for MPC and other related Knox County Departments.

How many times do we (South Doyle Area Homeowners Association and other concerned citizens of Knox County) have to go through this in Knox County? It is way past time to review and update the South County Sector Plan. I and many other residents of South Knoxville are requesting that the plan be reviewed immediately so that we can address these issues. Again, if we are not going to follow the South County Sector Plan and the input of the residents of South Knoxville, then there is no need to have a plan.

Therefore, please deny the proposed sector plan and zoning change, Item 45 (8-F-10-RZ and 8-B-10-SP) on the Agenda for the August 12, 2010 meeting, if not solely for the reasons above then based on the following{

This is SLPA (Slope Protection) area.

Grading was done without permits on numerous occasions and in violation of the Federal and State Clean Water Acts (NPDES Program). Fines have actually been levied. Have they been paid?

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for

commercial uses. The site is completely surrounded by residential uses, and placing a commercial

designation on the 2.12 acre site would be incompatible with surrounding land uses and constitutes a spot

sector plan amendment.

CB zoning at this location would be an incompatible spot zoning. Surrounding properties would not have the

same range of uses that would be allowed on this site.

Sector plan calls for major changes in land use. None has occurred

The sector plan appropriately calls for LDR development at this location.

1. No significant changes have occurred in the area that warrant the requested change in zoning

.

2. The surrounding area is developed with primarily agricultural, rural and low density residential uses,

under A zoning. CB zoning would not be compatible with those uses.

3. Staff recognizes that the property has already been cleared, graded and partially developed for the

proposed use, and that there is a waste collection facility located to the southwest. The proposed land use is

not allowed under the current A zoning, and establishment of CB zoning would open up the property to a

wide range of incompatible uses.

4. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of

such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on

surrounding properties. Hence, they are not properly associated with, nor compatible with residential or

institutional uses, or with other uses that require an environment free of noise, odors and congestion.

5. Based on the above description and intent of CB zoning, this property is not appropriate to be rezoned to

CB.

6. Approval of this request may lead to future rezoning and plan amendment requests for commercial

development in the immediate area, on properties zoned residential or agricultural. The current sector plan

proposes low density residential and agricultural/rural residential uses and slope protection for all of the

surrounding properties in the immediate area.

Please vote to deny any sector plan and land use changes.

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Please contact me if you have any questions, comments or if you need additional information. Also, please see that Mr. Jack Sharp and Mr. Robert Lobetti receive a copy of this email.

Thank you,

Scott A. Ballard

2307 Goff Road

(865) 603-2636

CC: "Mike Brown" <Brownm@aol.com>, <commission@knoxcounty.org>, "Jamie Hagood"

NEW DWELLING WITH GARAGE

TROY RAY

1765 W. GOVERNOR JOHN SEVIER HIGHWAY
KNOXVILLE, TN 37920

FALCONNIER DESIGN CO.

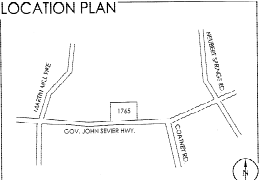


CODE DATA

PERMITS: 1765 W. GOV. JOHN SEVIER HWY.
PROJECT LOCATION: 1765 W. GOV. JOHN SEVIER HWY.
PROJECT DESCRIPTION: NEW DWELLING WITH GARAGE
PROPOSED USE: RESIDENTIAL
APPLICABLE CODES: 2006 IBC, 2006 IRC, 2006 IFC, 2006 IFB, 2006 IFM, 2006 IFP, 2006 IFD, 2006 IFE, 2006 IFF, 2006 IFG, 2006 IFH, 2006 IFI, 2006 IFJ, 2006 IFK, 2006 IFL, 2006 IFM, 2006 IFN, 2006 IFO, 2006 IFP, 2006 IFQ, 2006 IFR, 2006 IFS, 2006 IFU, 2006 IFV, 2006 IFW, 2006 IFX, 2006 IFY, 2006 IFZ

CONSTRUCTION: 2006 IBC, 2006 IRC, 2006 IFC, 2006 IFB, 2006 IFM, 2006 IFN, 2006 IFO, 2006 IFP, 2006 IFQ, 2006 IFR, 2006 IFS, 2006 IFU, 2006 IFV, 2006 IFW, 2006 IFX, 2006 IFY, 2006 IFZ

ADDITIONAL NOTES: SEE PERMITS FOR ALL APPLICABLE CODES AND REGULATIONS.



MATERIAL INDICATIONS

- CONCRETE
- MASONRY
- LAMINATED GLASS
- GLUE LAMINATED SECTION

DRAWING INDEX

G-001 COVER & PROJECT DATA
 G-002 FLOOR PLAN: R.F.VATIONS
 G-003 FOUNDATION & FLOOR PLAN: R.F.VATIONS
 G-004 R.F.F.P.T.D. DRING PLAN, DOORS & WINDOWS

ISSUE RECORD

NO.	DATE	DESCRIPTION	BY
1	05/11/10	ISSUED FOR PERMITS	TR
2	05/11/10	ISSUED FOR PERMITS	TR

DRAWING SYMBOLS

- PROPERTY BOUNDARY
- EXISTING FOUNDATION
- PROPOSED FOUNDATION
- PROPOSED EXTERIOR FINISH
- PROPOSED INTERIOR FINISH
- PROPOSED ROOF FINISH
- PROPOSED GARAGE FINISH

ABBREVIATIONS

SYMBOL	DESCRIPTION
1	1" = 1' SCALE
2	2" = 1' SCALE
3	3" = 1' SCALE
4	4" = 1' SCALE
5	5" = 1' SCALE
6	6" = 1' SCALE
7	7" = 1' SCALE
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100	100" = 1' SCALE

DWELLING WITH GARAGE

TROY RAY
1765 W. GOVERNOR JOHN SEVIER HWY.
KNOXVILLE, TN 37920

COVER SHEET & PROJECT DATA

DATE: 05/11/10

PROJECT: NEW DWELLING WITH GARAGE

CLIENT: TROY RAY

LOCATION: 1765 W. GOV. JOHN SEVIER HWY., KNOXVILLE, TN 37920

SCALE: 1/8" = 1'-0"

DATE: 05/11/10

PROJECT: NEW DWELLING WITH GARAGE

CLIENT: TROY RAY

LOCATION: 1765 W. GOV. JOHN SEVIER HWY., KNOXVILLE, TN 37920

SCALE: 1/8" = 1'-0"

DATE: 05/11/10

PROJECT: NEW DWELLING WITH GARAGE

CLIENT: TROY RAY

LOCATION: 1765 W. GOV. JOHN SEVIER HWY., KNOXVILLE, TN 37920

SCALE: 1/8" = 1'-0"

G-001

DOOR SCHEDULE

NO.	SIZE	DOOR	FRAME	FIN.	GLASS	REMARKS
1	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
2	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
3	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
4	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
5	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
6	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
7	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
8	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
9	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
10	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
11	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
12	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
13	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
14	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
15	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
16	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
17	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
18	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
19	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
20	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
21	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
22	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
23	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
24	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
25	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
26	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
27	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
28	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
29	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	
30	3'-0" x 7'-0"	WOOD	WOOD	WOOD	WOOD	

HARDWARE SETS

SET NO.	MANUFACTURER	WOOD	FINISH	REMARKS
1	BRUITS (2) PARRY	BRUITS	BRUITS	
2	BRUITS (2) PARRY	BRUITS	BRUITS	
3	BRUITS (2) PARRY	BRUITS	BRUITS	
4	BRUITS (2) PARRY	BRUITS	BRUITS	
5	BRUITS (2) PARRY	BRUITS	BRUITS	
6	BRUITS (2) PARRY	BRUITS	BRUITS	
7	BRUITS (2) PARRY	BRUITS	BRUITS	
8	BRUITS (2) PARRY	BRUITS	BRUITS	
9	BRUITS (2) PARRY	BRUITS	BRUITS	
10	BRUITS (2) PARRY	BRUITS	BRUITS	
11	BRUITS (2) PARRY	BRUITS	BRUITS	
12	BRUITS (2) PARRY	BRUITS	BRUITS	
13	BRUITS (2) PARRY	BRUITS	BRUITS	
14	BRUITS (2) PARRY	BRUITS	BRUITS	
15	BRUITS (2) PARRY	BRUITS	BRUITS	
16	BRUITS (2) PARRY	BRUITS	BRUITS	
17	BRUITS (2) PARRY	BRUITS	BRUITS	
18	BRUITS (2) PARRY	BRUITS	BRUITS	
19	BRUITS (2) PARRY	BRUITS	BRUITS	
20	BRUITS (2) PARRY	BRUITS	BRUITS	
21	BRUITS (2) PARRY	BRUITS	BRUITS	
22	BRUITS (2) PARRY	BRUITS	BRUITS	
23	BRUITS (2) PARRY	BRUITS	BRUITS	
24	BRUITS (2) PARRY	BRUITS	BRUITS	
25	BRUITS (2) PARRY	BRUITS	BRUITS	
26	BRUITS (2) PARRY	BRUITS	BRUITS	
27	BRUITS (2) PARRY	BRUITS	BRUITS	
28	BRUITS (2) PARRY	BRUITS	BRUITS	
29	BRUITS (2) PARRY	BRUITS	BRUITS	
30	BRUITS (2) PARRY	BRUITS	BRUITS	

DOORS, FRAMES AND WINDOWS

FALCONNIER
DESIGN COMPANY

1000 HUNTERS LANE
KNOXVILLE, TN 37919
Phone: 615.595.2100
Fax: 615.595.2101
falconniernr@aol.com

DWELLING WITH GARAGE

TROY RAY
1785 W. GOVERNOR JOHN
SENSENBERRYWAY
KNOXVILLE, TN 37920

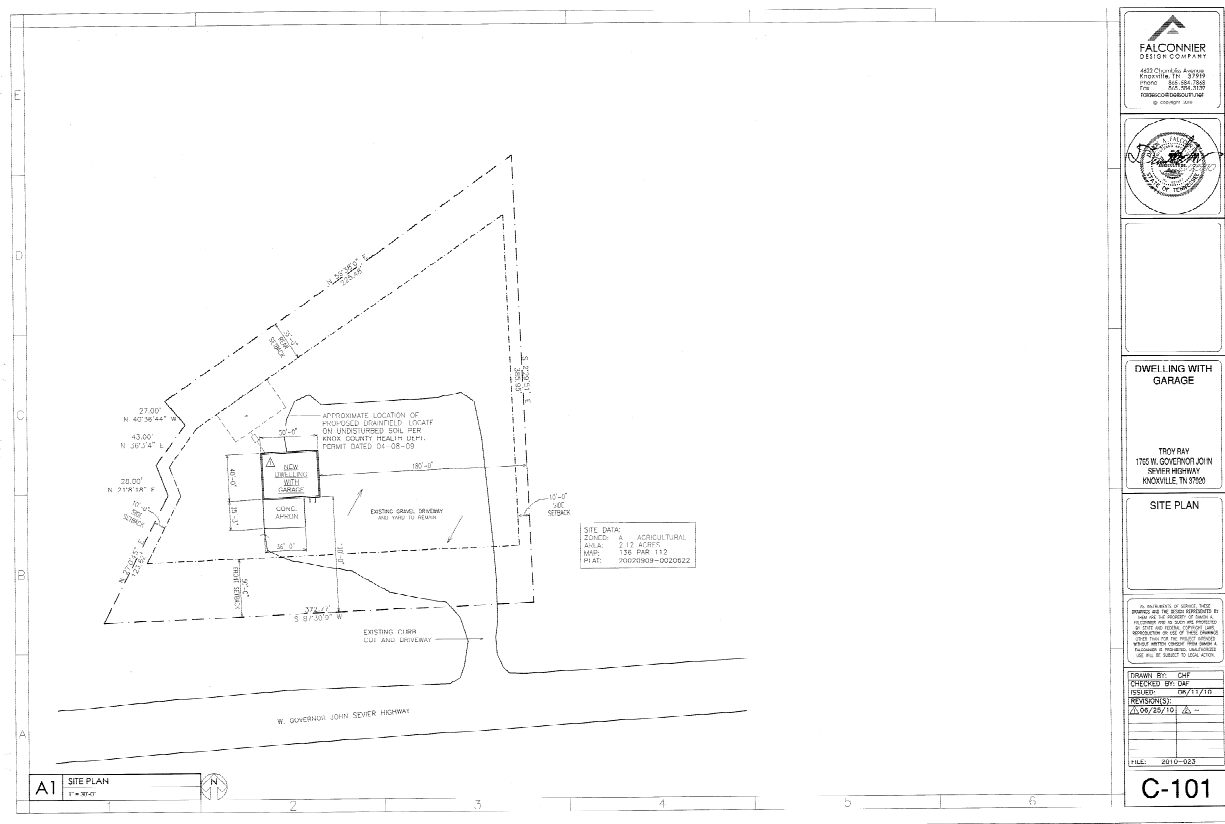
REFLECTED CEILING PLAN DOORS & WINDOWS

DOORWAY: 3'-0" x 7'-0"
CHECKED BY: JBM
DATE: 05/11/10
REVISIONS:
05/11/10 (1) A

DATE: 2010-053

A-102

REFLECTED CEILING PLAN
1/8" = 1'-0"



FALCONNIER
 GEOTECH COMPANY
 4425 Charlotte Avenue
 Knoxville, TN 37919
 Phone: 615.585.2025
 Fax: 615.585.2025
 www.falconnier.com



DWELLING WITH GARAGE

1705 W. GOVERNOR JOHN SEVER HIGHWAY
 KNOXVILLE, TN 37920

SITE PLAN

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE ENGINEER ASSUMES NO LIABILITY FOR THE PROPOSED DESIGN OR FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PLAN.

DRAWN BY:	CHF
CHECKED BY:	DMP
ISSUED:	10/11/10
REVISIONS:	
DATE:	2010-08-03

C-101

From: CARSON DAILEY <carsondailey@hotmail.com>
Date: 8/6/2010 6:42:51 PM
Subject: -F-10-RZ and 8-B-10-SP.vote to deny any changes

Dear MPC member,

You will have before you a request to change the sector plan and land use on 8-f-10-rz and 8-b-10-sp. As you will find in the MPC recommendation to deny for many reason I ask that you support their decision to deny any land use changes.

Some reason are as below.

This is a slope protected area and the applicant started grading with no permits from the state or county. Many stream issues has risen because of the actions of the applicant. Fines have been given to the applicant.

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on the 2.12 acre site would be incompatible with surrounding land uses and constitutes a spot sector plan amendment.

This would be spot zoning. Not at all with in the plan of ldr to ag.

No major land use change has occurred for any reason to change zoning.

CB zoning would not be compatible with uses in surrounding land area.

The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties

Approval of this request may lead to future rezoning and plan amendment requests for commercial development in the immediate area,

The applicant has owned the property for some time and new that the zoning was ag and ldr. The applicants intent was to go around land use and run his business with the wrong intent of the garage apartment land use. By adding an apartment to one end the applicant seems to think this will qualify them for a business to be conducted on site.

Please vote to support MPC staff in denying the sector plan and land use changes.

Thank you.

Carson Dailey
577-6318 Home
660-0019 Cell

Notice required by law:

This email may constitute an advertisement or solicitation under U.S. law. If you wish to opt out of receiving further email messages from Carson please respond by email asking to be removed from mail list.

From: Carolyn Jones <cfbsuj@yahoo.com>
To: <mark.donaldson@knoxmpc.org>
Date: 8/9/2010 5:49:20 PM
Subject: Please vote to deny...

Dear Commissioner,

Please vote to deny any sector plan and land use changes from Agriculture, in the property located on the north side of W Governor John Sevier Hwy, (a Scenic Highway) and east of Twin Creek Road. This is the Ray Troy Worley Jacqueline property.

File Numbers 8-B-10-SP 8-F-10-RZ.

More than a year ago the owners began work on this site without any legal authorization. Their grading caused massive erosion, choking the spring-fed creek that runs near the edge of the site. As the mud continued to flow into the creek, and their fines from both the State of Tennessee and Knox County increased, their grading into the hill continued. On Christmas weekend, when official offices were closed, construction work began. It continued (illegally) and has been at a frantic pace in recent weeks, including throughout weekends.

What follows is a summary of the reasons that this request must be turned down.

Please uphold the existing land use zoning and do not reward their blatant disregard for the rules of Knox County!

This is SLPA (Slope Protection) area.

Grading was done without permits.

Fines for erosion to site by state and Knox county.

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for commercial uses. The site is completely surrounded by residential uses, and placing a commercial designation on the 2.12 acre site would be incompatible with surrounding land uses and constitutes a spotsector plan amendment.

CB zoning at this location would be an incompatible spot zoning. Surrounding properties would not have the same range of uses that would be allowed on this site.

Sector plan calls for major changes in land use. None has occurred

The sector plan appropriately calls for LDR development at this location.

1. No significant changes have occurred in the area that warrant the requested change in zoning
2. The surrounding area is developed with primarily agricultural, rural and low

density residential uses,
under A zoning. CB zoning would not be compatible with those uses.

3. Staff recognizes that the property has already been cleared, graded and partially developed for the proposed use, and that there is a waste collection facility located to the southwest. The proposed land use is not allowed under the current A zoning, and establishment of CB zoning would open up the property to a wide range of incompatible uses.

1. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion.

2. Based on the above description and intent of CB zoning, this property is not appropriate to be rezoned to CB.

Approval of this request may lead to future rezoning and plan amendment requests for commercial development in the immediate area, on properties zoned residential or agricultural. The current sector plan proposes low density residential and agricultural/rural residential uses and slope protection for all of the surrounding properties in the immediate area.

Sincerely yours,
Carolyn Jones
577-7386

Please vote to deny any sector plan and land use changes.

CC: <gewart@georgeewart.com>, <makane1@bellsouth.net>, <Nathan.J.Kelly@gmail.com>, <anders@holstongases.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <s.johnson692@gmail.com>, <rebeccalongmire@hotmail.com>, <brianpierce@mbarch.com>, <wstowers@stowerscat.com>

From: "David Kaz" <DKaz@controltechnology.com>
To: <mark.donaldson@knoxmpc.org>
Date: 8/9/2010 3:55:19 PM
Subject: Deny sector plan change for Ray Troy Worley Jacqueline property (Gov John Sevier Hwy)

Mark,

Please forward this to all MPC commissioners. I am against this sector plan change for the following reasons:

This is SLPA (Slope Protection) area.

Grading was done without permits.

Fines for erosion to site by state and Knox county.

The Knoxville-Knox County General Plan 2032 policies do not warrant the redesignation of this site for

commercial uses. The site is completely surrounded by residential uses, and placing a commercial

designation on the 2.12 acre site would be incompatible with surrounding land uses and constitutes a spot

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and partially developed for the

proposed use, and that there is a waste collection facility located to the southwest. The proposed land use is

not allowed under the current A zoning, and establishment of CB zoning would open up the property to a

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Approval of this request may lead to future rezoning and plan amendment requests for commercial

development in the immediate area, on properties zoned residential or agricultural. The current sector plan

proposes low density residential and agricultural/rural residential uses and slope protection for all of the

surrounding properties in the immediate area.

Please vote to deny any sector plan and land use changes.

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Sincerely,

Dave Kaz