

6-A-10-SP-6-C-10-RZ - Cor. Starnes

JUN 4 2010

WILLIAM H. STARNES, JR.  
LtColonel, USAF (ret.)

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Knoxville, IN 37922-4159  
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June 1, 2010

**MPC Commissioners**  
**Knox County/Knoxville Metropolitan Planning Committee**  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902

RE: MPC Files: 6-A-10-SP and 6-C-10-RZ  
Location: 1104 Fox Road, Knox County, Knoxville, IN 37922

SUBJECT: Rezoning Request to A to CR or Rural Commercial

Ladies and Gentlemen:

Please provide a copy of this letter to all members of the Board as well as all staff associates associated with preparing documents and background for the forthcoming subject hearing.

Informal information reveals that the Fox Road Marina business was chartered in the late 1950s following the development of the Tan Rara Oeste neighborhood. It is understood that the rezoning request by the business developer was not countered by the then limited number of resident/owners in Tan Rara Oeste. I feel certain your Committee has researched this matter and has the definite dates of the establishment of both the Tan Rara Oeste community and the business now known as the Fox Road Marina.

This assumed rezoning by the Fox Road Marina *"infringed"* on the *"quite privacy"* of an *"established"* residential neighborhood without their permission. Quite understandably this situation could have occurred due to the fact that at that time the Tan Rara Oeste community construction had not developed either overlooking or expanding along Fox Road. Nevertheless, should this be the case a business rezoning and development *"set a precedence"* that the neighborhood of Tan Rara Oeste cannot accept. Furthermore, the Tan Rara Oeste residents should not be made to accept that a business might move in as *"grandfathered"* just because the adjacent Fox Road Marina business exists and has been in operation for a considerable number of years. Moreover, *"further encroachment"* of our *"quiet privacy"* is not acceptable.

Knox County history has revealed that a business development adjacent to an *"established"* residential neighborhood *"drives down"* residential property values. In this instance our community contains over 200 family residences. Either the Metropolitan Planning Commission or the County Commissions should not subject Ian Rara Oeste homeowners to *"inverse condemnation"* by changing the zoning in question. Our concern also questions what either the Metropolitan Planning Commission or the County Commissioners will next allow adjacent to our homes – a gas station, a kennel, a manufacturing plant, a re-cycling facility, etc.

Respectfully submitted,



William H. Starnes, Jr.  
LtColonel, USAF (ret.)

WHS/rw

6-A-10-SP- 6-C-10-RZ -cor- Shawn

Jim and Judy Shawn  
10225 El Pinar Drive  
Knoxville, TN 37922

June 4, 2010



Mr. Micheal Brusseau  
Knox County / Knoxville Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Dear Mr. Brusseau:

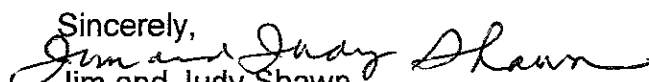
Reference MPC Files: 6-A-10-SP and 6-C-10-RZ (1104 Fox Road,  
Knox County)

We would like to respectfully request that the concerns addressed in this letter be taken into consideration by the MPC and a copy be distributed to all those involved in the decision making process as it relates to the above referenced file numbers.

Our number one concern regarding the establishment of a "family style" business, ie., a sports bar/restaurant and water sports rental facility, is the safety of the traveling public who on a daily basis uses Emory Church Road, Fox Road, and Canton Hollow Road. These are narrow roads. Traveling these roads after dark in the rain is extremely dangerous. I would encourage everyone who will be voting on this rezoning to travel from Westland Drive onto Emory Church Road to where name changes to Fox Road past the site in question and cross the railroad tracks onto Canton Hollow Road to Kingston Pike. Then turn around and do the route in the opposite direction. Do it after dark and preferably in the rain. I think you will agree with us that the decision to place such an establishment in this area would make travel on these roads more hazardous.

Our second concern is noise pollution. If this is going to be a sports bar, it will probably be open late at night, especially on the weekends. The site in question is a beautiful, quiet area where wild ducks and geese raise their young each year. Herons are often seen in the area in question. If a business were to be opened on this site, most likely the owners would take advantage of the beautiful setting and set up an outside dining/bar area. Music and/or ball games on TV would most likely be in the outdoor area. Sound does travel long distances. We do not live that far from the location: just cross Fox Road, over the railroad tracks, walk across our neighbors yard and across El Pinar Drive and you will be in our yard. I am not opposed to the right to open a new business and pursue your dreams, but we are in opposition to this rezoning for the above reasons and fear that it will forever change the peaceful environment we now enjoy.

Thank you for considering our concerns regarding this rezoning.

Sincerely,  
  
Jim and Judy Shawn

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:41:14 AM  
**Subject:** Fwd: rezoning of property adjacent to Fox Rd marina

Re: Item 28

>>> <bedelle@charter.net> 6/3/2010 9:59 PM >>>

Sir,

Several of my neighbors have voiced opposition to the proposed zone change for the property Southeast of Fox Rd.marina. I agree with the reasons they have presented. The road is narrow and unsafe for current traffic with speeding the norm. The noise is compounded at my end (818 Fox Rd) with Pellissippi Parkway.

If this rezoning is approved serious consideration should be given to making Sinking Creek cove NO WAKE ZONE from Concord bridge to Emory Church Road bridge. I is too small for the number and size of boats currently using the area. Rental boats and personal water craft would produce a wreck waiting to happen.

Thanks for the consideration.

Fred Bedelle, Jr.  
818 Fox Rd.  
966-6392

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:38:00 AM  
**Subject:** Fwd: Rezoning of area next to Fox Rd Marina

Re: Item 28

>>> Cliff Kirk <cliff@towergear.com> 6/4/2010 10:22 AM >>>  
Mr. Brusseau:

I would like to voice my disapproval for the potential rezoning of the property adjacent to Fox Road Marina. I live at 1012 Fox Rd. My parents live at 1010 Fox Rd. I have lived at these addresses since 1968. The idea of rezoning the property in question to allow for a bar and or restaurant is unacceptable on many levels.

First and foremost, this is a residential area. The homes along this street pay high property taxes based on our proximity to the lake. We all understand that with the beauty of this bay comes a cost. And that is acceptable.

As residence of this area we all have to deal with a tertiary road that sees more than it s intended amount of problems and traffic. And that traffic travels at a high rate of speed all day long moving from Westland to Kingston Pike and other locations. We all deal with regular vandalism of being in this area. Smashed mail boxes. Windows shot out in our homes. Our cars spray painted and windows broken out. And even burglaries. We were robbed in April 2008. People travel this road late at night and throughout the early morning because there is not a police presence. At night cars and motorcycles will travel in excess of 80 miles per hour. Cars wreck at night outside our doors. There are two train crossings where fatalities have occurred. We know this as residence. But no one agency does anything to curb or stop these problems from recurring. We report them to the police. We are put on drive byes for a week and nothing changes.

We do not need a bar on this road! Allowing a bar on this road his will only increase these ever growing problems. It will increase traffic on a road that is over crowded. It will certainly increase the number of drunk drivers. It will increase the probability that accidents will occur related to those drivers in a residential property. You have a road where cars are traveling at a high rate of speed coming in to contact with the expectation of a driver that is impaired. You are allowing the probability that an impaired driver will have a 66% chance of crossing a railroad track. A 66% chance of passing a church. A 100% chance of immediately passing a residence. A 50% chance they will pass my house and my adjacent neighbors house where there are children ages 10 and 11 respectively.

MPC allowed the expansion of Fox Road Marina despite the outrage of this community. To allow the rezoning of this property to a commercial entity would open the door for more commercial development on property that should remain residential. This bay is beautiful but very small. We have two marinas on a bay that TVA declared overcrowded in 1972. By allowing more boat traffic you are once again increasing the odds of boat accidents by proximity or by an impaired operator.

From my personal conversations with residence, it would be a destination for non-residence and a constant nuisance to the neighbors.

You are inviting others into our lives and homes that are not requested. We will have our peace and happiness violated by potential drunk drivers and the probability of loud music and unwanted noise.

MPC should absolutely decline this request for a rezoning. It is unnecessary, dangerous and adds no value to this community.

Very truly yours,  
Cliff Kirk

1012 Fox Road  
Knoxville, TN 37922  
865-660-9660

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:36:49 AM  
**Subject:** Fwd: Comments about rezoning requests 6-A-10-SP and 6-C-10-RZ (scheduled for 6/10/2010)

Re: Item 28

>>> Fred Griffin <fpgriffin@att.net> 6/4/2010 8:17 PM >>>

My name is Frederick Griffin and I have lived at 922 Fox Road since 1988 (22 years). My wife, Elizabeth Griffin, has lived at the same residence since 1978 (32 years). I oppose the rezoning requests in the vicinity of 1104 Fox Road (MPC File Nos. 6-A-10-SP and 6-C-10-RZ) for the following reasons:

1. A "Rural Commercial Zone" is not an appropriate designation for the area.
2. Fox Road would not provide safe vehicle access to support a business.
3. Properties with commercial zoning already exist in the historic town of Concord that could be pursued for purchase for a waterfront business on the Sinking Creek embayment.

Item 1 Discussion:

The attached zoning map (obtained from <http://www.kgis.org/knoxnetwhere>) shows that the area northwest of the Sinking Creek embayment surrounding the rezoning requests is almost entirely residential (low density RA, medium density RB, and planned PR). The region labeled NZ is residential neighborhoods in the Town of Farragut. Some parcels are labeled agricultural A, but most of this agricultural property is in practice being used as residential. The one exception to this statement is Fox Road Marina, which for historical reasons has been allowed to remain in its current location even though the zoning map indicates that it is located on agricultural property. The nearest properties zoned commercial/office are located along Kingston Pike, at Westland Drive near the I-140 intersection, and along Concord Road north of the Northshore Drive intersection. The Zoning Ordinance for Knox County states that a Rural Commercial Zone (CR)

"provides the opportunity to locate limited retail and service uses in a manner convenient to outlying rural areas. It is intended to provide for the recurring shopping and personal service needs of nearby rural residential areas." My opinion is that Fox Road is NOT an outlying rural area. This is a residential area, and a Rural Commercial Zone is not appropriate. Local residents already have convenient access to ample retail and service establishments at nearby Kingston Pike and Turkey Creek Shopping Center.

Item 2 Discussion:

I have been driving on Fox Road regularly for the past 25 years. During that time period, the road has changed from light use to a much more heavily travelled road that supports all of the recent residential development in the area. Specific events that caused significant increases in vehicle traffic were (1) the opening of A. L. Lotts Elementary (parents use Fox Road to drive their children to school), (2) the opening of the Westland Drive interchange at I-140 (residents use Fox Road for access), and (3) the development of the Turkey Creek Shopping Center (residents use Fox Road as a shortcut). The portion of Fox Road along the railroad tracks is narrow, has no shoulders, and has rolling hills that make it especially dangerous at night when there always seems to be an approaching vehicle with its lights shining in your eyes. There have been several serious accidents in recent years including one where a car ran off the road and destroyed my neighbor's concrete block and stone mailbox (920 Fox Road), and another where a panel truck flipped on its side, slid off the road, and hit a car parked in a driveway (1010 Fox Road). In my opinion, Fox Road would not provide safe vehicle access for any type of business where customers are frequently arriving and leaving, and there is little opportunity for future road improvements because of its confined location adjacent to the railroad track.

Item 3 Discussion:

If somebody wants to develop a waterfront business on the Sinking Creek embayment, the attached zoning map indicates that there is already an area with commercial zoning located in the historic town of Concord at the southwestern end of Sinking Creek just under the bridge from the main channel of Fort Loudon Lake. Because the Planning Commission has already identified this commercial area on Sinking Creek, I recommend asking any potential businesses to begin their search for property in the existing commercial zone. This area has good vehicle access just off of Concord Road, which has undergone recent improvements with the Campbell Station Road extension south of Kingston Pike and the traffic circle at Northshore Drive.

Frederick Griffin



922 Fox Road

Knoxville, TN 37922

(865)966-3455

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:39:13 AM  
**Subject:** Fwd: Commercial rezoning of McKenry property adjacent to Fox Road Marina

Re: Item 28

>>> <jjfarragut@aol.com> 6/3/2010 9:47 PM >>>

Mr. Brusseau,

My name is Judy Jenkins and I live and own property at 1131 Jenkins Lane, property that is within eyesight of the proposed commercial rezoning. I'm 62 years old and my family has lived here since around 1940, also about the time William Stone and his wife, Ruth, built the house Mr. and Mrs. McKenry live in now. I've ridden over and driven on these roads for so long that I know every foot of Canton Hollow Road to Fox Road and back across the tracks to Kingston Pike. I've walked a lot of it and rode the school bus along the same roads twice a day for 12 years. This is an emotional situation for me, and I'm going to be wordy because there are few people living in this immediate area that have my knowledge of the history of the area. I've been in the large white house many times prior to the McKenry ownership and have even spent the night there. Today, I sometimes catch a peak at the blue heron that sits in that little cove watching for his next meal.

First, the McKenry's are good people, but rezoning the property will turn an already heavily traveled neighborhood into a nightmare. I also understand this rezoning pertains to a portion of the property but not all of it. I suspect it will not be very long at all before you will be petitioned to rezone the rest of the property to commercial.

This area is one of the few suburban areas retaining rural qualities and recreational opportunities, all the while just a short distance from fabulous shopping, eating, and medical care. It is understandable that they want to profit from their investment, especially when the property requires heavy maintenance. The Stone family had one and sometimes two men to maintain that property. It is beautiful and I don't understand why the entire property has not been offered up for residential sale. It is really sad to me that they are possibly leaving this neighborhood in worse condition than they found it when they moved in about 40 years ago.

Our narrow roads are jammed with too many vehicles now. I've come within a whisker of being sideswiped many times by people that travel these blacktop ribbons at unmanageable speeds. As they try to keep from running off the road, they seem willing to take me out in process. It is really scary at certain times of the day to travel the portion of Fox Road between the crossings.

It would be dangerous for taxpaying homeowners to be further endangered by a driver that had one too many, and the law of probabilities says that will happen if a bar opens up nearby. Also, one or more school buses travel by this property daily when school is in session. The crossing at the McKenry property is unmarked with crossing arms. One of my people watching habits when I'm out mowing or walking the dogs or picking up my mail is to stop and see how many cars will try to skirt across the tracks before the train gets to the crossing.

These back roads are cut throughs for people living in the Gettysvue/Bluegrass areas and for teenagers driving to and from home and school at Farragut. Moms travel these roads to carry their children to A. L. Lotts and West Valley. I hope someone in your department will take the time to count the number of cars that sit at the crossing when the trains come through the area. On my travel to work during the morning hours, I have sat and waited as a stream of cars coming from Westland make a right turn from West Emory/Fox onto the section of Fox headed toward Kingston. People coming from Fox also sit and wait to make a turn right or left turn across the tracks. My point is the neighborhood roads were never meant to carry to the level of traffic a commercial business will generate at all hours, particularly late at night. There are places on Fox Road that will be impossible or nearly impossible to widen. There's lake on one side and track on the other. A portion of the property in question is a good example.

I personally have no problem with someone enjoying drinks and partying with friends as long as that place is in a public area with wide streets, good lighting, and other businesses nearby. It helps if law enforcement is nearby. As many of us know that have lived in this area for a while, good luck on getting help in a hurry. The county resources are stretched as it is.

I enjoy having a meal at Lakeside Tavern at Concord Marina (also visible from where I live), but that restaurant is in a place that is removed from the backdoor of neighborhoods and sits on enough land that it is not a menace to others. It also generally attracts a mature crowd and from what I've learned about the potential business, it is not likely to be so quiet.

If you have not already been made aware, the area near the Fox Marina is a popular play spot for boaters and jet skiers. It is located no more than a mile from the Concord Marina and water traffic is heavy. It is a quite area for a family to anchor near the shore. In the last 10 years or so, I remember a fishing boat was overrun by another board just a few feet from the McKenry home and property. The fisherman was killed. I don't know what caused the accident but too many boats and in a tight space surely had something to do with it. This commercial business is going to make it worse.

Many people have invested hundreds of thousands of dollars and, in a few cases, a million or more to live in this relatively quite area. Please do not allow it to be spoiled by unnecessary commercial activity. There are dozens of restaurants of all kinds just a short drive from the property. So it is not a shortage of places to eat or drink that necessitates a business in an otherwise residential area. Anyone on a boat that wants a good meal can go to Concord Marina or travel elsewhere on the water.

My opposition to this commercial zoning is unrelated to change. Anyone that has lived in SW Knox County as long as I have understands change is inevitable and some of it is absolutely wonderful and has altered our life styles in many positive ways. In this instance, though, it is unclear what a sports bar/restaurant that will add to the community that we do not already have. Please carefully consider the loss of quality of life, the potential loss of property value, and the potential personal property damage that come with increased accident levels increase.

I fail to see how anyone in the community will benefit from this rezoning other than the McKenry family and the businessmen that are looking forward to adding dollars to their bottom line. We are invested in this community. It is our home. We didn't arrive with the recent population boom in SW Knox County. Some of the homes in Tan Rara, for example, have been there 40 years or longer. Please do not destroy our residential neighborhood. Please do not put us at risk for all the possibilities a commercial business will bring. Let these businessmen take their opportunities to an area that can handle all the stress they are attempting to place in our lives!

Thank you,

Judy Jenkins  
1131 Jenkins Lane  
Knoxville, TN 37934  
865-966-9920  
[jjfarragut@aol.com](mailto:jjfarragut@aol.com)

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:37:30 AM  
**Subject:** Fwd: Property rezoining by Fox Road Marina

Re: Item 28

>>> "Dan Kern" <dkern@triplecdist.com> 6/4/2010 10:41 AM >>>  
Michael,

I'm opposed to the development of a restaurant / bar on Fox Road.  
My house is located on the other side of Fox Road Marina where I've  
been residing for 30 years. Fox road is the most narrow road in Knox county  
with blind curves and deep grooved shoulders. I've often noticed that cars  
will travel at speeds varying from 20 mph to 60 mph..It is unsafe ! I've  
had a car overturned in my front yard, a man on a motorcycle wreck in my  
yard and become a parapalegic, and in the propossed site of the restaurant  
I had to call 911 because a boy was run off the road and thrown from his car.

Please consider the dangers of Fox Road and how the increase of traffic  
would change my community

Sincerly,  
Dan Kern cell 919-1024  
1020 Fox Road

Dan Kern  
Sales Manager  
Triple C Distributing  
PO Box 10068  
6600 Deane Hill Drive  
Knoxville, TN 37939  
865-690-6252 x105  
865 919-1024 cell  
865-694-4678 fax

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:38:50 AM  
**Subject:** Fwd: Fox Rd. Re-zoning

Re: Item 28

>>> Thomas Leavy <tom@athomeaudiovideo.com> 6/3/2010 7:21 PM >>>  
Mr. Brusseau,

I am writing today to express my opposition to the proposal to rezone the property located adjacent to Fox Rd. Marina. As a former resident and having family, friends and neighbor's in the vicinity I can tell you this is not a great idea. In addition to Fox Rd. being quite narrow, the access roads are not capable of handling increased traffic, particularly Canton Hollow. My family has already experienced several incidents with impaired drivers causing property damage and our fear is that introducing this establishment will only increase that possibility in the future. While I understand that additional tax revenue is attractive, you must know that any increases Knox County may see will be offset by increased need for Police presence, additional property damage and inevitably fatalities. Perhaps you think this is hyperbole but I can tell you that I have personally experienced several very close calls during daylight hours while completely sober. Introducing alcohol to that environment is a recipe for disaster. Having said all that, who knows what will happen to the property values of the 50 to 75 residents of Tan Rara when their lake view turns into a view of a parking lot. In conclusion, I urge you to consider the investments that hundreds of families have made in their homes, lives and neighborhood over those of a few, albeit powerful, investors in this project. Let us keep our community. It is not only the safe and prudent thing to do but it's also the right thing to do. Thank you for your time.

Respectfully,

Tom Leavy  
Director of Operations  
@home audio-video  
5084 Kingston Pike  
Knoxville, TN 37919  
865-584-1800  
[tom@athomeaudiovideo.com](mailto:tom@athomeaudiovideo.com)

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/3/2010 3:29:06 PM  
**Subject:** Fwd: Rezoning on Fox rd.

Re: Item 28

>>> <fab928@aol.com> 6/3/2010 2:29 PM >>>  
Dear Mr. Brusseau,

We have just learned of the possible commercial rezoning of a parcel of land on Fox rd. I am surprised that this is even being considered. Fox rd. is a narrow two lane road with a great deal of traffic and 30 mph which is rarely observed. We live at the railroad crossing and I cannot tell you how many times the previous guard rail has been hit and how much landscaping and trees have been knocked down. How on earth would anybody consider it a good idea to have a bar and restaurant when the access roads are either Fox rd. or Canton Hollow rd.? Please, please, please do not allow this to go through.

Sincerely,  
Bernadette McNabb  
804 Fox rd.  
Knoxville, TN. 37922  
(865) 966-2976

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:37:12 AM  
**Subject:** Fwd: Rezoning of property next to Fox Rd Marina

Re: Item 28

>>> Patricia Marshall Ferrell <patriciagmferrell@msn.com> 6/4/2010 2:20 PM >>>

Mr. Brusseau,

Mr Cliff Kirk e-mailed you concerning the rezoning of the McKenry's Home on Fox Rd to allow a Sports Bar and Resturant, I just want to share with you that we have been friends and neighbors for the past 30 years and I can not state our opposition any better. I have seen all the changes he explained and I agree with everything he said. We do not want nor need to change this lovely area from residential.

PLEASE VOTE NO to this drastic change to our neighborhood.

Thank you,

Patricia Ferrell and Family

918 Fox Road

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Hotmail has tools for the New Busy. Search, chat and e-mail from your inbox.  
[http://www.windowlive.com/campaign/thenewbusy?ocid=PID28326::T:WLMTAGL:ON:WL:en-US:WM\\_HMP:042010\\_1](http://www.windowlive.com/campaign/thenewbusy?ocid=PID28326::T:WLMTAGL:ON:WL:en-US:WM_HMP:042010_1)

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 6/7/2010 8:41:46 AM  
**Subject:** Fwd: rezoning Fox Rd.

Re: Item 28

>>> <sea820@aol.com> 6/4/2010 12:08 AM >>>

There is too much traffic on this Rd. already and it is not a good idea having it close to our church.



June 3, 2010

Ron and Melinda Sparks  
Tan Rara Oeste Resident  
10224 El Pinar Drive  
Knoxville, TN 37922

Mr. Micheal Brusseau  
Knox County / Knoxville Metropolitan Planning Committee  
Suite 403, City / County Building  
400 Main Street  
Knoxville, TN 37902

RE: MPC Files: 6-A-10-SP and 6-C-10-RZ (1104 Fox Road, Knox County)

Dear Mr. Brusseau,

My wife and I would like to respectfully request that the concerns addressed in this letter be taken into consideration by the MPC and a copy be distributed to all those involved in the decision making process as it relates to the above referenced file numbers.

Our biggest cause for concern regarding the possible rezoning of the above mentioned property, is the proposed use to establish a restaurant and water sports rental facility. This gives us grave concern for the safety of all who travel or would travel this area of Fox Road. Fox Road is a very narrow road with very little room for error due to homes being very close on one side and constrained by the railroad tracks on the other. This road has a very soft shoulder and the area for entering the proposed establishment would dramatically impede proposed patrons from having a clear view of on-coming traffic. The increased traffic that would result from such business operations would only exacerbate an already dangerous stretch of road that is frequently used by school busses, bikers and joggers.

Another consideration would be that this restaurant would include an outdoor area for "live" entertainment and as is the norm for most of the restaurants on our lakes, alcohol will most likely be served. This not only ties back to our first concern, but how many homeowners do you know that would enjoy having a bar with loud music practically in their backyard. Our home would have a direct view of this establishment and would most likely prevent us from enjoying our evenings in our backyard, which was one of the main reasons we purchased this home. Having looked at the probable location of the restaurant the noise level would affect many homes, not only in Tan Rara, but other homes and subdivisions in the area. I would ask that you take note of the other restaurants located on lake and their location as it relates to nearby homeowners.

As a final thought, this is also a wildlife refuge and allowing the rezoning to pass would severely impact the beauty and livelihood of the wildlife that make this area their home. We would also like to request that before voting on this matter, that several members of the MPC drive this road at different times of day (especially at night) and on weekends. We think that this will bring clarity to our concerns as it pertains to the safety of those who travel Fox Road.

Melinda and I would like to thank you for your time and consideration afforded our concerns. We live in a beautiful area of Knox County and would like to see it stay that way.

Sincerely,

Ron and Melinda Sparks