



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Opposition to rezoning and plan amendment PSC Metals

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Jun 7, 2011 at 2:50 PM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mike Brusseau <mike.brusseau@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

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From: **Donald White** <whiteappraisals@att.net>

Date: Tue, Jun 7, 2011 at 12:48 PM

Subject: Opposition to rezoning and plan amendment PSC Metals

To: mark.donaldson@knoxmpc.org

I am opposed to the approval of the following proposals:

23. PSC METALS, INC.

Northeast side Cogdill Rd., southeast of Starkey Ln., Commission District 6.

- a. Northwest County Sector Plan Amendment 6-A-11-SP
From LI (Light Industrial) to HI (Heavy Industrial).
- b. Rezoning 6-B-11-RZ
From RA (Low Density Residential)/TO (Technology Overlay) and CB (Business and Manufacturing)/TO (Technology Overlay) to I (Industrial) /TO (Technology Overlay)

The staff recommendation had a substantial factual error. It indicated that the surrounding properties were already used for light industrial and related uses. Starkey Lane has several businesses, including mine. I am a real estate appraiser, that abuts the property. The property next door to mine is a single family residence. The other property adjacent to mine on Starkey Lane is a telecommunications company. We are already being adversely affected by the current use of the property. I have registered a complaint with the code enforcement office for Knox County. The property is currently used for scrap metal and demolishing automobiles. They are noisy. In addition, one of their heavy machines cut an electrical line and caused us to lose power for half a day. It required additional time for our computers to reboot. in addition to the data lost.

I am not able to attend the MPC Commission meeting since I will be out of town when the meeting is held. I have contacted each of the MPC commissioners by e-mail to register my opposition and the reasons therefor. The verbage for heavy industrial use says something to the effect that the permitted uses will have adverse impact on adjacent properties.

Please review the staff recommendation carefully, in light of the proposed zoning, and I think you will see that the properties on Starkey Lane will be adversely impacted.

I am requesting that the MPC commissioners delay, postpone, or deny approval to these two changes.

Thank you for your attention to my concerns.

Donald W. White, MAI, SRA, CG-155