



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Northshore and Choto Corner Rezoning

2 messages

'Rob' via Commission <commission@knoxplanning.org>

Wed, Oct 7, 2020 at 7:05 PM

Reply-To: rlacy7@aol.com

To: Beer Board Knox County Commission <commission@knoxplanning.org>, Michelle Portier Beer Board <michelle.portier@knoxplanning.org>

Cc: Choto Fields Email <ChotoFields@gmail.com>, Phyllis Trento <phyltrento@gmail.com>, John Schoonmaker <john.schoonmaker@knoxcounty.org>, garfield587@msn.com, Dad Lacy <rlacy7@aol.com>

Good Evening, it has been brought to our attention that a beer permit is being requested on 1615 Choto RD.

I am not sure if you are aware that there are multiple residences with families less than 300 feet away.

It is my understanding that 300 feet from family housing is the minimum distance that a business selling beer can operate.

Seth Garfield is one of these affected home owners who opposes this Beer Permit owning a home less than 300 ft from this lot.

If necessary Seth is motivated to be present at your board meeting to oppose this permit.

Please reply to all with the location and time and Seth will make arrangements along with others who are available.

Sincerely,
Choto Fields
HOA President
Rob Lacy

--

This message was directed to commission@knoxplanning.org

Michelle Portier <michelle.portier@knoxplanning.org>

Thu, Oct 8, 2020 at 8:42 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Commissioners,

Forwarding community comments below for case 10-D-20-RZ/10-C-20-SP.

----- Forwarded message -----

From: **Rob** <rlacy7@aol.com>

Date: Wed, Oct 7, 2020 at 7:05 PM

Subject: Northshore and Choto Corner Rezoning

To: Beer Board Knox County Commission <commission@knoxplanning.org>, Michelle Portier Beer Board <michelle.portier@knoxplanning.org>

Cc: Choto Fields Email <ChotoFields@gmail.com>, Phyllis Trento <phyltrento@gmail.com>, John Schoonmaker <john.schoonmaker@knoxcounty.org>, <garfield587@msn.com>, Dad Lacy <rlacy7@aol.com>

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Sincerely,
Choto Fields
HOA President
Rob Lacy

--

Michelle Portier, AICP

Senior Planner

865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Northshore and Choto Corner Rezoning

1 message

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Sincerely,
Choto Fields
HOA President
Rob Lacy

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Comments on 10-C-20-SP PLAN AMENDMENT & 10-C-20-RZ REZONING

1 message

Gary Verholek <gverholek@gmail.com>

Tue, Oct 6, 2020 at 9:17 AM

Reply-To: gverholek@gmail.com

To: commission@knoxplanning.org

As President of Choto Meadows Subdivision and resident at [1628 Choto Meadows Lane](#), I **strongly echo** your staff recommendations to **deny amending the Southwest Count Sector Plan** and to **deny C-N rezoning** of the 1-acre parcel southeast of the intersection of Choto Rd and S Northshore (the roundabout), which was filed by Daniel D. and Kimberly Overbey.

I was told that the planned use was for a "beer garden" (i.e., craft beer), similar to one in Bearden. I oppose this amendment and rezoning on grounds that it would (1) degrade the quality of life of surrounding residents, (2) degrade property values due to excessive noise late into the evening, (3) increase traffic at and near the Choto-Northshore round-about, and (4) cause safety concerns regarding drunk driving.

The existing curb cut into the property is only 175 feet from the crosswalk at Choto and Northshore. This leaves inadequate space for traffic entering and leaving the property. The expectation of 419 daily vehicle trips would be a substantial increase to already greater than expected vehicle traffic at the round-about and down Choto Road, many of which may be under the influence of alcohol. Not only does this impact residents, it also impacts access by the Rural/Metro station in Choto Markets.

Furthermore, I would like to direct the Board's attention to: **Ord. No. O-13-6-102, § 1, 7-22-13 Sec. 4-13. - Distance rules for the sale of beer for consumption on premises.**

No person shall sell beer for on-premises consumption within 300 feet of a residential dwelling, measured by the straight-line method from building to building...

While the planned location of the intended structure has not been disclosed, there appears to be approximately 25 homes within 300 ft of the property center. My estimate includes:

- 5-7 in Choto Fields
- 5-7 in Choto Mills
- 1 in Montgomery Cove
- 1 on the adjacent Goodman property

Clearly, it is inappropriate to amend the sector plan and rezone for commercial use. Please, **deny amending the Southwest Count Sector Plan** and **deny C-N rezoning**.

M. Gary Verholek
President
Choto Meadows Homeowners Association

--

Gary Verholek

865-567-9801 cell

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-D-20-RZ / 10-C-20-SP Oppostion

1 message

Michelle Portier <michelle.portier@knoxplanning.org>

Mon, Oct 5, 2020 at 10:33 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Cc: Jack Shafe <jlshafe@gmail.com>

Commissioners,

I received the attached letter regarding the rezoning and sector plan amendment requests at Choto Rd/S. Northshore Dr.

Thank you,

--

Michelle Portier, AICP

Senior Planner

865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org



10-C-20-RZ_10-D-20-SP_OppositionLetter.docx

16K

From: Montgomery Cove Homeowner's Association Board

To: Knoxville Planning Commission

Subj: Zoning Change Proposition – Northshore & Choto Rd Roundabout

Date: October 5, 2020

Planning Commission,

This letter serves as our formal notice of objection to the proposed zoning and use submission for the property at the SE corner of the roundabout adjoining Northshore and Choto roads.

It is our understanding that the proposed zoning and use for this property is for an establishment that will operate in similar fashion to the "Bearden Biergarten" on Kingston Pike. We strongly object to this use for several key reasons:

1. Access to the property would be a significant challenge, as roundabout traffic has increased dramatically due to major increases in housing development on all sides of the designated property. Traffic would have to slow significantly to turn into the property, as well as traffic that would be entering the roadway from the establishment. This would create potential hazards for pedestrian and vehicular traffic at high volume times of day.
2. Based on the size of the property, it is hard to envision how adequate parking for such a facility would be available. Overflow parking issues, ingress and egress (as stated above), and traffic flow would be heavily impacted due to the size of the property.
3. Consumers and residents who are seeking a location for alcohol consumption have viable options already, with the presence of Don Gallo's and Johnny Brusco's restaurants within easy walking distance of this site. Unlike the proposed site, both of these restaurants are housed within a broader strip center off of the main roads, with easy access and adequate parking capacity for both locations. It is not difficult to imagine that patrons of the new proposed property would seek to park in the strip center parking lot, creating immediate capacity issues for all businesses in the area.
4. Our neighborhood is immediately adjacent to this property, and would suffer further from establishments with later operating hours – particular those with outdoor seating and alcohol consumption. With the current level of development (from Weigel's and Don Gallo's in particular), conversations and music are easily heard, as well as occasional noise from Weigel's such as shouting, delivery truck operations, and large trash dumpster servicing. This has a material impact on our neighbors and eventually, property values.

We strongly recommend a vote AGAINST approval of this application. Thank you for your consideration.

Jack Shafe, MCHOA Board President



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Delivery Status Notification (Failure)

Jill Fetch <jfetch353@gmail.com>
Reply-To: jfetch353@gmail.com
To: commission@knoxplanning.org

Thu, Sep 24, 2020 at 6:22 PM

----- Forwarded message -----

From: Jill Fetch <jfetch353@gmail.com>
To: commission@knox.planning.org
Cc:
Bcc:
Date: Thu, 24 Sep 2020 18:13:58 -0400
Subject: 10-D-20-RZ rezoning
Commissioners:

I live in Lake Cove Subdivision very close to this property up for rezoning. I have some concerns about traffic, suitability, and noise. This parcel is adjacent to a family neighborhood and the proposed use does not fit in with a family friendly environment. Traffic backs up at the traffic circle on Choto and Northshore now and I believe that an influx of drivers will exacerbate the situation, especially if the drivers are all exiting an establishment at the same time, i.e., closing time. As there are many families in this area, outdoor music is not compatible to the welfare of residents who wish to sleep at a reasonable hour or even watch television or listen to their own choice of music without constant interference from an uninvited source.

Respectfully submitted,
Jill Fetch

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 10-D-20-RZ, 10-C-20-SP Rezoning corner of S. Northshore Dr. and Choto RD.

Michelle Portier <michelle.portier@knoxplanning.org>

Tue, Sep 22, 2020 at 2:22 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Commissioners,

See below for community resident comments.

----- Forwarded message -----

From: Donald P. Wilson Wilson <donaldp.wilson@yahoo.com>

Date: Tue, Sep 22, 2020 at 2:19 PM

Subject: 10-D-20-RZ, 10-C-20-SP Rezoning corner of S. Northshore Dr. and Choto RD.

To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

Dear Commissioners,

We live in the Shady Glen subdivision on S. Northshore Dr. We use S. Northshore Dr. and Choto Rd. and the roundabout every day.

We are opposed to the rezoning of this property at the corner of S. Northshore Dr. and Choto Rd. for the following reasons:

1. A beer garden is not an appropriate business for this residential area.
2. **S. Northshore Dr.** needs widened or expanded before there is any more development in this area. There is already too much traffic for the size of the roads in this area.
3. The Greenway needs extended from the Cove at Concord Park all the way to Harvey Road before there is any more development (residential or commercial) in this area to remove bicycles and pedestrians from the S. Northshore Dr. roadway.

4. A beer garden is not an appropriate business for this residential area.

Please vote no on this request.

Thanks.

Don and Karen Wilson
1910 Wooded Mountain Lane
Knoxville, TN 37922

--

Michelle Portier, AICP
Senior Planner
865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Rezoning at Northshore and Choto Rd

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Sep 14, 2020 at 8:05 AM

Commissioners,

Community member comments below.

----- Forwarded message -----

From: **Marc Hassard** <marchassard@gmail.com>
Date: Sat, Sep 12, 2020 at 12:09 PM
Subject: Rezoning at Northshore and Choto Rd
To: <michelle.portier@knoxplanning.org>

I'm writing this email to let you know my opposition to the rezoning request for the roundabout at Northshore and Choto. I'm sure you've already heard all the reasons to vote against this request so I won't belabor the point or take up more of your time. Please vote No on this request.

Thanks for your time.

Sincerely

Marc Hassard

--

Michelle Portier, AICP
Senior Planner
865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning

1 message

John@proffittwilkesgriffin.com <John@proffittwilkesgriffin.com>

Thu, Sep 10, 2020 at 10:00 AM

Reply-To: john@proffittwilkesgriffin.com

To: commission@knoxplanning.org

Dear Commissioners,

I respectfully ask that you vote against the rezoning of the lot located at the corner of Northshore Dr. and Choto Road. Below are several reasons for my request.

1. As you know, this property still falls under the covenants of the adjacent neighborhood, Choto Mills, and is considered part of the neighborhood.
2. Given that there is an intent to build a beer garden, the location is within the 300ft restriction of being located too close to residential homes. A beer license would not likely be approved. This opens the property back up to other options. One would be the pain clinic that we were against in the past.
3. The traffic is very dense already in the area. Since this is a beer garden that will not be serving food, I would be concerned with impaired drivers in this residential area.

Thank you for your service. I do, again, ask that you vote against the proposed rezoning of this property.

Best regards,

John Wilkes

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PROFFITT WILKES GRIFFIN
WEALTH MANAGEMENT

John W. Wilkes IV, MBA
Managing Principal



Wells Fargo Advisors Financial Network, LLC
400 Ebenezer Road
Suite 400
MAC H1882-010
Knoxville, TN 37923
Tel 865-313-2092
Toll-free 888-884-5087
Fax 865-313-2143

John@proffittwilkesgriffin.com
www.proffittwilkesgriffin.com

 Save details to address book



Regards,

John W. Wilkes IV, MBA
 Managing Principal
 Proffitt Wilkes Griffin Wealth Management
 Arkansas Insurance Producer License Number 370341

Wells Fargo Advisors Financial Network, LLC | 400 Ebenezer Road, Suite 400 | Knoxville, TN 37923
 MAC H1882-010
 Tel 865-313-2092 | Toll-free 888-884-5087 | Fax 865-313-2143

9/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Rezoning

John@proffittwikesgriffin.com | <http://www.proffittwikesgriffin.com>

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: rezoning (Case 10-D-20-RZ/10-C-20-SP)

1 message

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 8:18 AM

Commissioners,

See below for community member comments on the Choto Rd./S. Northshore Drive rezoning (case 10-D-20-RZ/10-C-20-SP).

----- Forwarded message -----

From: **charlotte** <charlotteann61@yahoo.com>
Date: Mon, Sep 7, 2020 at 10:42 AM
Subject: rezoning
To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

as a nearby resident of the area at choto & northshore, I am asking you please do not rezone this area for the bar being proposed. This area is a nice, residential, family homes area. There are three restaurants nearby that provide alcohol, plus convenience stores. There is no need to put a bar that will not only increase traffic but dangerous traffic and loud music in a normally quiet area. Thank you for your time and consideration.

Sent from Yahoo Mail on Android

--
Michelle Portier, AICP
Senior Planner
865.215.3821



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400 Main Street, Suite 403 | Knoxville, TN 37902

--
This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning at Choto Rd. and Northshore Drive

1 message

'Jane Sexton' via Commission <commission@knoxplanning.org>

Mon, Sep 7, 2020 at 11:14 AM

Reply-To: sextonj43@yahoo.com

To: "Commission@knoxplanning.org" <Commission@knoxplanning.org>

Our family would like to express opposition to the rezoning of said property in our community. Those who live in our community have paid thousands and millions of dollars to build or buy homes in this rural area. We did so because we wanted a rural setting to raise our families. If we had wanted a commercial life for convince we would have chosen property around the Kingston pike or Northshore/Pellissippi area.

Currently we have 2 family restaurants within 100 yards of this property requesting rezoning that sells beer plus a market that sells beer. Then a mile further down Choto Rd. is a family restaurant that sells alcohol. About 3 miles down Northshore we have the beautiful Lakeside Grill and Bar. For the area we have plenty of opportunities to buy alcohol if desired. This property sits right on top of Choto Mills and several new small subdivisions.

Please consider our families and our investments we have made in our rural area. This is totally not a business we need in our community.

Thank you,
Dwight and Jane Sexton
[1908 Choto Rd.](#)
Phone 8657654843

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Against rezoning choto

1 message

'Seth Garfield' via Commission <commission@knoxplanning.org>

Sun, Sep 6, 2020 at 5:14 PM

Reply-To: dirk77us@yahoo.com

To: commission@knoxplanning.org

I am writing to strongly oppose the rezoning of the area on concord road to allow for high density low income apartments. I am also strongly against the beer garden. We have young children in the house and we are very close to the intersection. Low income apartments and bars are a terrible idea for that area and would be a tremendous nuisance to say the least. This is a residential area and should remain that way.
Jake

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Beer garden at choto

1 message

'Anthony Tillman' via Commission <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 4:13 PM

Reply-To: altillmanpa@yahoo.com

To: Commission@knoxplanning.org

I am opposed to the suggestion of a beer garden at choto.

I live in Lewisbrooke. Residential areas surround the empty lot at choto and I do not support the additional traffic, alcohol distribution business or late operating hours of such a business.

We occasionally walk from our home to don gallo to eat and the thoughts of a business so close that solely operated to sale alcohol has potential safety threats to my family.

Please vote NO to Rezone for a "beer garden"

Thank you
Anthony Tillman

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Rezoning of Lot on Choto Road

1 message

Kim Benjamin <kimbenjamin32@gmail.com>

Fri, Sep 4, 2020 at 4:00 PM

Reply-To: kimbenjamin32@gmail.com

To: "michelle.portier@knoxplanning.org" <michelle.portier@knoxplanning.org>

Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>

I would like to ask you to please vote again the Rezoning of the lot at the end of Choto Road at the roundabout. We feel this would have a very negative impact on the current residents of area. This area is a very family friendly residential area. Thank you for your help in this matter.

Sincerely,
Kimberly D. Benjamin, CPA

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Choto beer garden

1 message

Diana Joubert <dianajoubert@gmail.com>

Fri, Sep 4, 2020 at 12:40 PM

Reply-To: dianajoubert@gmail.com

To: Commission@knoxplanning.org

I almost lack the words to say how much I oppose a beer garden with live music at the Choto roundabout.

Please act in the interest of the families in the area and veto this. The idea of loud music and over-the-limit folks driving home chills my blood.

Diana Joubert

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Proposed Beer Garden Establishment near Choto Rd. & Northshore Dr.

James Matthew Elrod <jmatthewelrod@gmail.com>

Wed, Sep 2, 2020 at 9:06 PM

Reply-To: jmatthewelrod@gmail.com

To: john.schoonmaker@knoxcounty.org, michelle.portier@knoxplanning.org, commission@knoxplanning.org

Cc: Christina Elrod <christina.b.elrod@gmail.com>

I write to you all in reference to the proposed rezoning/use of a now vacant lot at the intersection of Choto Road and Northshore Drive in West Knox County.

My home/property is located in the Choto Fields subdivision across Northshore Drive from this lot. 12625 Coral Reef Circle to be exact I have lived here for eleven years. I've seen the area grow quite a bit In that time with new businesses. I believe those businesses have had a mostly positive impact to our community, although traffic and noise do at times pose issues for nearby homes and neighborhoods. Especially those working and raising families with small school-age children like myself.

I cannot express strongly enough my desire to keep a "beer garden" out of my community. I work in a field where I see the carnage alcohol metes out in communities (I am a criminal defense attorney and have handled thousands of cases involving alcohol). Everyday people are killed and maimed as a result of drinking and driving. Sadly, it all too often victimizes those innocent people that never had the choice to drink and drive. They are the moms, dads, brothers, sisters, children, grandchildren, and grandparents going about their day, until someone makes the decision to get behind the wheel after drinking. By allowing this type of establishment to be placed there, the danger will be realized soon enough.

Unfortunately, the planning commission and county commission won't be involved then. It will be left to the first responders, hospitals, funeral homes, and courtrooms.

It scares me to death to think that my children may have to grow up with a bar behind their home. Wondering when someone may plow through our backyard because they had a few too many at the beer joint next door. Or maybe we'd be in a position to try dodge a drunk driver coming home from school or karate that evening. This thing would be in an area where the roads are still on the smaller side. There is no where to go from any direction for miles on these roads should you meet head-on a drunk driver. Other than to a trauma center at the end of the ordeal. I hear it is a proposed that the establishment be operating on Sundays well into the evening. Someone may get the chance to take out whole families on their way to or from church. I also really look forward to the fact that these places really don't start to get good and loud until well into the night (and when school aged children are asleep). I can't wait wait to stay up until the early morning with live music blaring a couple hundred feet away from my house. Wondering when it will end or will my children be able to sleep through the night. Maybe that's the point of putting something like this in a community filled with homes: you create enough anxiety with its presence and some may seek refuge in the bottle it peddles.

This proposal paints quite the picture. I pray it is vivid enough to make the right decision. Do not allow his lot to be zoned for an establishment that's sole purpose is to sell alcoholic beverages for onsite consumption.

Sincerely,

James M. Elrod

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning property at Choto roundabout

Lori Huie <lehuie@charter.net>

Wed, Sep 2, 2020 at 4:12 PM

Reply-To: lehuie@charter.net

To: john.schoonmaker@knoxcounty.org, Commission@knoxplanning.org

Cc: Andrew Huie <spartanee@charter.net>

To all it may concern,

I am a longtime resident of Choto Fields Community. My property backs up to Northshore. Please vote NO to rezone the property at the Choto Northshore roundabout. We do not want a Beer Garden there, especially with live music! As it is now I can hear the music from Don Gallos into the evening and also the sanitation services dumping dumpsters either very early in the am or very late in the pm. Northshore can't handle the traffic we have now. This has been a slippery slope since Weigels was approved. We live our here for a reason and you are taking away our peaceful surroundings with every expansion since Weigels. IT'S ENOUGH!

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Beer garden at Choto

Sharon Fischbach <sfischbach@tds.net>

Wed, Sep 2, 2020 at 4:32 PM

Reply-To: sfischbach@tds.net

To: john.schoonmaker@knoxcounty, michelle.portier@knoxplanning.org, commission@knoxplanning.org

I am a resident of Choto Fields subdivision. I have just learned that there is a proposal to place a Beer Garden on the vacant lot at Northshore and Choto. I consider this to be detrimental to our property values and to our family-oriented neighborhood. I urge you to vote against it.

Sharon Fischbach

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Zoning Request

Michelle Portier <michelle.portier@knoxplanning.org>
Reply-To: michelle.portier@knoxplanning.org
To: Commission <commission@knoxplanning.org>
Cc: Greg Gering <greggering@gmail.com>

Thu, Sep 3, 2020 at 8:36 AM

Commissioners,

Forwarding community comments for October agenda item below.

----- Forwarded message -----

From: **Greg Gering** <greggering@gmail.com>
Date: Thu, Sep 3, 2020 at 8:33 AM
Subject: Zoning Request
To:

Good Morning,

I am a resident at [12525 Coral Reef Circle](#). I am writing to express my opposition to the zoning request for the southwest corner of Choto and Northshore. I am opposing this for the following reasons:

- The type of business being considered presents a significant noise concern for the surrounding neighborhoods. The open air type environment of a beer garden with music into the late night hours will be a nuisance for all of those residents that choose to live in this area for the peace and quiet.
- The added traffic in the area is not well supported by the infrastructure. Traffic is already stretched to the limit in this area with too many developments being added with no improvements to the traffic flow.

Thank you for your consideration,

Greg Gering
[12525 Coral Reef Cir, Knoxville, TN 37922](#)
316-640-8918

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