



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

MPC Agenda July 11, 2013

1 message

Gary Bennett <gbennett@blaineconstruction.com>

Tue, Jul 9, 2013 at 4:55 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

To: Ms. Betty Jo Mahan for distribution to all commissioners

Re: Northshore Town Center Rezoning

Agenda Item No.

MPC File No. 34.

FLOURNOY DEVELOPMENT COMPANY

North side S. Northshore Dr., west side Thunderhead Rd. Council

District 2.

a. Southwest County Sector Plan Amendment 7-G-13-SP

From MU (Mixed Uses) to HDR (High Density Residential).

b. One Year Plan Amendment

7-F-13-PA

From MU (Mixed Use) (TC-1 or TND-1) to HDR (High Density Residential).

c. Rezoning

7-L-13-RZ

From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential)

Dear Ms Mahan and other commissioners,

My name is Gary Bennett, I have lived in Northshore Landing subdivision for 21 years. The property the proposed Flournoy Development above is visible

from my front door. I and my family wish to express our strong opposition to the proposed changes requested. We recognize that these same requests have been denied last year. The increased height,(4 story) and expanses of parking lots for vehicles can only hurt our neighborhood property values. Our homes are our investments and I have been working on mine for 21 years.

Allowing the building of high density housing in the entire area of the Northshore Town Center development will be detrimental to the area in my opinion. The roads and infrastructure both within the Northshore Town Center and the access and egress to Northshore are already strained. Additional high density housing will compound the problem and jeopardize the safety of the new school which is adjacent to the proposed apartment project. The very narrow roads of Northshore Town Center were not intended for the traffic to be imposed by the school much less a high density apartment project. Please do not pass the change to allow High Density Residential.

Residents of the residential communities surrounding the Northshore Town Center are suffering now from the poor traffic situation, and have seen the addition of 6 new traffic signals in a 1 mile segment of Northshore with an additional signal to go up before fall. And there are several additional projects within Northshore Town Center at present under construction with additional space available within the existing buildings. On top of this is a new school will have even more impact at peak traffic times. It will be several years before we know and solve the problems of safely transporting children to and from this site. While we are not sure of the impact of all of this building we can be sure it will be a negative impact on traffic, noise, pollution and congestion within the existing community. We ask that you not add to the problem.

I do not feel that Item C should be approved either. The homeowners within the Northshore Town Center made their investments based in part on the promises made by the developer and as approved by the MPC. This action would require the MPC change its own policy in favor of the developer with existing homeowners losing what was possibly the reason for buying a home in Northshore Town Center. The Northshore Town Center has little enough green space as it now stands and to remove that is not good policy. Think of this in the same frame of mind as the sidewalk requirement. Those living in

the Northshore Town Center and future inhabitants of it will require as much green space as could be made available. I note that this green space might well serve the elementary school in the future. Please deny this request and keep the Park and Open Space requirement as per the original consideration.

Thank you for your consideration and your service.

Sincerely,

Gary Bennett

GARY BENNETT
PRESIDENT
BLAINE CONSTRUCTION CORPORATION

6510 DEANE HILL DRIVE

KNOXVILLE, TN 37919

GBENNETT@BLAINECONSTRUCTION.COM

[865-693-8900](tel:865-693-8900) (o)

[865-693-7894](tel:865-693-7894) (F)

[865-250-4132](tel:865-250-4132) (C)

WWW.BLAINECONSTRUCTION.COM





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

Distribute to commissioners please

1 message

Frank Cobb <rfcobb@chartertn.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 9, 2013 at 3:36 PM

July 9, 2013

To: Ms. Betty Jo Mahan for distribution to all commissioners

Re: MPC Agenda July 11, 2013

Agenda Item No.

MPC File No. 34.

FLOURNOY DEVELOPMENT COMPANY

North side S. Northshore Dr., west side Thunderhead Rd. Council

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a. Southwest County Sector Plan Amendment 7-G-13-SP

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7-F-13-PA

From MU (Mixed Use) (TC-1 or TND-1) to HDR (High Density

Residential).

c. Rezoning

7-L-13-RZ

From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2
(Planned Residential)

I am Frank Cobb of 9811 Gentian Lane, Northshore Landing subdivision that borders the proposed Flournoy Development above. I am a member of the Northshore Landing HOA and its representative to the West Knoxville Council of Homeowners. I and my family wish to express my sincere and strong opposition to the proposed changes requested. We note that these same requests have been denied last year.

Item A/B would allow the building of high density housing in the entire area of the Northshore Town Center development. As it now stands, the roads and infrastructure both within the Northshore Town Center and the access and egress to Northshore are strained to the maximum and the planned improvements will doubtless be just minimal for the performance and safety of the new school which bounds the proposed HDR project. The very narrow roads of Northshore Town Center were not intended nor are adequate for the traffic to be imposed by the school much less a HDR project. There are no plans to improve this situation by the developer Flournoy nor is it likely due the nature of existing development of Northshore Town Center.

Residents of the residential communities surrounding the Northshore Town Center are suffering now from the poor traffic situation, and have seen the addition of 6 new traffic signals in a 1 mile segment of Northshore with an additional signal to go up before fall. And there are several additional projects within Northshore Town Center at present under construction with additional space available within the existing buildings. On top of this is a new school that has not made its impact as yet known. It will be several years before we know and solve the problems of safely transporting children to and from this site. While we are not sure of the impact of all of this building we can be sure it will be a negative impact on traffic, noise, pollution and congestion within the existing community. We ask that you not add to the problem.

Item C should not be approved either. The homeowners within the Northshore Town Center made their investments based in part on the promises made by the developer and as approved by the MPC. This action

would require the MPC change its own policy in favor of the developer with existing homeowners losing what was possibly the reason for buying a home in Northshore Town Center. The Northshore Town Center has little enough green space as it now stands and to remove that is not good policy. Think of this in the same frame of mind as the sidewalk requirement. Those living in the Northshore Town Center and future inhabitants of it will require as much green space as could be made available. I note that this green space might well serve the elementary school in the future. Please deny this request and keep the Park and Open Space requirement as per the original consideration.

Sincerely,
Frank Cobb and family



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

Please forward to all commissioners

1 message

Imad Kashif <ikashif@linkengr.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Jul 9, 2013 at 11:08 AM

Ms. Mahan,

I Imad Kashif, owner of the residential property on 1932 Nolina Road, Knoxville, TN (Northshore Landing Subdivision) vehemently object to all three requested changes outlined below. We have already witnessed in recent development near and around the area serious incompatibility with the infrastructure of the area (roads, schools, etc.). Adding the proposed high density residential development to an already congested area will simply exasperate the problem making it impossible to make a simple left turn out my subdivision. Please allow the dust to settle on the havoc we wrecked onto the area with the Northshore Town Center development before we introduce such radical transformation of what was once a quaint neighborhood. I appreciate your thoughtful consideration.

MPC Agenda July 11, 2013

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c. Rezoning

7-L-13-RZ

From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential)

Respectfully,

Imad N. Kashif, P.E.

Principal

LINK Engineering, LLC

135 South David Lane

Knoxville, Tennessee 37922

Voice (865) 539-4001 Ext 102

Fax (865) 539-0851

www.linkengr.com



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

mpc. Northshore Town Center

1 message

Lindsey <lknow99@aol.com>

Tue, Jul 9, 2013 at 6:56 PM

To: bettyjo.mahan@knoxmpc.org

Cc: fslagle@toolcrib.com, jdmcomp@gtcinternet.com

Ms Mahan,

I am opposed to the rezoning of the aforementioned property for reasons too numerous to mention, but mainly due to the increased traffic on a road that is already too narrow, too constrained, and too busy. All this before we know the impact of the traffic generated once the new elementary school is opened. Pls forward to all commissioners as I am unable to attend the mtg voice my concern.

Thank you for your consideration.

Lindsey Knowling
1909 White Arum Ln



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

Distribute to commissioners please

1 message

John McPherson <jdmcomp@gtcinternet.com>

Tue, Jul 9, 2013 at 2:37 PM

Reply-To: John McPherson <jdmcomp@gtcinternet.com>

To: bettyjo.mahan@knoxmpc.org

Cc: Greg Scribner <gscribner65@earthlink.net>, Gary Bennett <gbennett@blaineconstruction.com>, dvmitchell@tds.net, lknow99@aol.com, marimilli@yahoo.com, barbaraf@chartertn.net, John McPherson <jdmcomp@gtcinternet.com>, Kenk0919@aol.com, amequipk@usit.net, tomhiker@aol.com, jonmccammoncpa@tds.net, Frank & Deanna Slagle <dbslagle@aol.com>

July 9, 2013

To: Ms. Betty Jo Mahan for distribution to all commissioners

Re: MPC Agenda July 11, 2013

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FLOURNOY DEVELOPMENT COMPANY

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7-L-13-RZ

From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential)

I am John McPherson of 9835 Kristi Drive, Northshore Landing subdivision that borders the proposed Flournoy Development above. I am a member of the Northshore Landing HOA and its representative to the West Knoxville Council of Homeowners. I and my family wish to express my sincere and strong opposition to the proposed changes

requested. We note that these same requests have been denied last year.

Item A/B would allow the building of high density housing in the entire area of the Northshore Town Center development. As it now stands, the roads and infrastructure both within the Northshore Town Center and the access and egress to Northshore are strained to the maximum and the planned improvements will doubtless be just minimal for the performance and safety of the new school which bounds the proposed HDR project. The very narrow roads of Northshore Town Center were not intended nor are adequate for the traffic to be imposed by the school much less a HDR project. There are no plans to improve this situation by the developer Flournoy nor is it likely due the nature of existing development of Northshore Town Center.

Residents of the residential communities surrounding the Northshore Town Center are suffering now from the poor traffic situation, and have seen the addition of 6 new traffic signals in a 1 mile segment of Northshore with an additional signal to go up before fall. And there are several additional projects within Northshore Town Center at present under construction with additional space available within the existing buildings. On top of this is a new school that has not made its impact as yet known. It will be several years before we know and solve the problems of safely transporting children to and from this site. While we are not sure of the impact of all of this building we can be sure it will be a negative impact on traffic, noise, pollution and congestion within the existing community. We ask that you not add to the problem.

Item C should not be approved either. The homeowners within the Northshore Town Center made their investments based in part on the promises made by the developer and as approved by the MPC. This action would require the MPC change its own policy in favor of the developer with existing homeowners loosing what was possibly the reason for buying a home in Northshore Town Center. The Northshore Town Center has little enough green space as it now stands and to remove that is not good policy. Think of this in the same frame of mind as the sidewalk requirement. Those living in the Northshore Town Center and future inhabitants of it will require as much green space as could be made available. I note that this green space might well serve the elementary school in the future. Please deny this request and keep the Park and Open Space requirement as per the original consideration.

Sincerely, John McPherson and family

"Democracy is the theory that the common people know what they want, and deserve to get it good and hard". - H. L. Mencken

"Socialism is a philosophy of failure, the creed of ignorance, and the gospel of envy, its inherent vitrure is the equal sharing of misery." - Winston Chruchill



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

Fwd: Northshore Zoning

2 messages

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Jul 9, 2013 at 7:51 PM

To: Buz Johnson <Buz.Johnson@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>, Dan Kelly <Dan.Kelly@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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

From: **Chanda Pressley** <chandapressley@charter.net>

Date: Tue, Jul 9, 2013 at 7:49 PM

Subject: Northshore Zoning

To: "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>

Mr. Donaldson,

It has been brought to my attention that there are developers proposing to develop a 10 acre area north side of Northshore and west side of Thunderhead for HIGH DENSITY RESIDENTIAL.

I am very concerned about the traffic and over congestion of the area already with the opening of Northshore Elementary, not to mention the overcrowding of school in the future WITHOUT this development.

With the estimated traffic impact on the proposal being 2965 average daily vehicle trips, how could the zoning board possibly consider this?

Please do not approve this zoning request. The area roads and schools cannot handle the additional residences.

Sincerely,

Chanda Pressley

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Jul 10, 2013 at 8:50 AM

To: "Arthur Seymour, Jr." <ajseymour@fmsllp.com>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: Item 34

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

From: **Chanda Pressley** <chandapressley@charter.net>

Date: Tue, Jul 9, 2013 at 7:51 PM

Subject: Northshore Zoning

To: "michael.brusseau@knoxmpc.org" <michael.brusseau@knoxmpc.org>

Mr. Brusseau,

It has been brought to my attention that there are developers proposing to develop a 10 acre area north side of Northshore and west side of Thunderhead for HIGH DENSITY RESIDENTIAL.

I am very concerned about the traffic and over congestion of the area already with the opening of Northshore Elementary, not to mention the overcrowding of school in the future WITHOUT this development.

With the estimated traffic impact on the proposal being 2965 average daily vehicle trips, how could the zoning board possibly consider this?

Please do not approve this zoning request. The area roads and schools cannot handle the additional residences.

Sincerely,

Chanda Pressley

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org



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

No To Flournoy Development Project

1 message

Melissa Watkins <mwatkins53@charter.net>

Wed, Jul 10, 2013 at 9:03 AM

To: bettyjo.mahan@knoxmpc.org

To: Ms. Betty Jo Mahan for distribution to all commissioners

Re: MPC Agenda July 11, 2013

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7-L-13-RZ

From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential)

We are Tim & Melissa Watkins, 9812 Gentian Lane, Northshore Landing subdivision that borders the proposed Flournoy Development above. As a member of the HOA, I and my family wish to express our sincere and strong opposition to the proposed changes requested. We note that these same requests have been denied last year.

Item A/B would allow the building of high density housing in the entire area of the Northshore Town Center development. As it now stands, the roads and infrastructure both within the Northshore Town Center and the access and egress to Northshore are strained to the maximum and the planned improvements will doubtless be just minimal for the performance and safety of the new school which bounds the proposed HDR project. The very narrow roads of Northshore Town Center were not intended nor are adequate for the traffic to be imposed by the school much less a HDR project. There are no plans to improve this situation by the developer Flournoy nor is it likely due the nature of existing development of Northshore Town Center.

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Item C should not be approved either. The homeowners within the Northshore Town Center made their investments based in part on the promises made by the developer and as approved by the MPC. This action would require the MPC change its own policy in favor of the developer with existing homeowners loosing what was possibly the reason for buying a home in Northshore Town Center. The Northshore Town Center has little

enough green space as it now stands and to remove that is not good policy. Think of this in the same frame of mind as the sidewalk requirement. Those living in the Northshore Town Center and future inhabitants of it will require as much green space as could be made available. I note that this green space might well serve the elementary school in the future. Please deny this request and keep the Park and Open Space requirement as per the original consideration.

Thank you for your time and consideration in this matter.

Melissa Watkins
mwatkins53@charter.net