



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

Plan Amendment Report for Flourney Development Co (Thunderhead Rd)

1 message

Allen Langford <langfordortho@gmail.com>

Wed, Jul 10, 2013 at 10:59 PM

To: mark.donaldson@knoxmpc.org, bettyjo.mahan@knoxmpc.org, mike.carberry@knoxmpc.org, jeff.archer@knoxmpc.org, tom.brechko@knoxmpc.org, michael.brusseau@knoxmpc.org, mike.conger@knoxtrans.org, ellen.zavisca@knoxtrans.org

As a resident living directly south of the Northshore Town Center (south side of Northshore at Osprey Point) we would like to voice our desire that File#7-G-13-SP concerning amending the zoning of North Side S. Northshore Dr, west side Thunderhead Rd be DENIED to prevent the High Density Residential designation.

The building of Apartments in this area in addition to the school that is opening this fall will lead to a severe negative impact on the traffic patterns in the area. The road improvements that are still in progress will be immediately obsolete if an additional 3000 vehicles a day move through this area. There is simply not enough infrastructure in place to support this type of zoning. This will also immediately negatively impact the newly opening school with increased morning and afternoon congestion preventing the children from getting to and from school in a timely manner.

Please consider voting NOT to change the zoning to allow for HDR.

Thank you for you consideration.

Allen and Julie Langford



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

Request to Deny - FLOURNOY DEVELOPMENT COMPANY

1 message

Jerry Smith <jdsmith9832@hotmail.com>

Wed, Jul 10, 2013 at 8:31 PM

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

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

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)

We are Jerry Smith & Paige Newsom-Smith of 9832 Kristi Drive, Northshore Landing subdivision that borders the proposed Flournoy Development above. I am a member of the Northshore Landing 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.

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.

In addition to this, I would like to note that the children in our subdivision wil be rezoned to this new school and they have no safe means to walk to the school at present. Please look in to this yourself and see and then imagine the safety issues with this construction and the additional traffic from the finished product.

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, Jerry Smith and family