



## AGENDA ITEM 38

1 message

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**LToney** <ltoney5017@comcast.net>  
To: bettyjo.mahan@knoxmpc.org

Wed, Sep 11, 2013 at 12:05 PM

Commissioners,

I have serious concerns about the Flournoy Development at Northshore Town Center and ask that you please oppose their request for approval of Use on Review.

Their request contradicts the Town Center plan and the increased traffic conditions would jeopardize the safety of the schoolchildren.

Thank you.

Lee and Leslie R. Toney  
1300 Farrington Drive  
Knoxville, TN 37923



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## MPC meeting scheduled Sept. 12th

1 message

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Lewis Shumate <lewis.shumate@gmail.com>

Wed, Sep 11, 2013 at 3:19 PM

To: bettyjo.mahan@knoxmpc.org

**Item #38. Flournoy Development request for approval of Use on Review: This is the Northshore Town Center Use on Review request for approval of apartment plan.**

**As a resident of Admirals Landing just across the street from the Town Center, we are very much against this project.**

**1. It would create unsafe conditions for the schoolchildren by adding 3,000+ car trips per day right next door to the school.**

**2. Would significantly change the character of the community. This was not the intent for Northshore Town Center which has been in place for 9 years and would represent breach of faith.**

**We do not need another large apartment project. We already have one large apartment complex at Westland, less than a mile away.**

**3. This area that they want to build a large 250+ unit apartment project is suppose to be used for condo's that people buy and own.**

**Please help us to keep this apartment project from happening.**

**"PLEASE OPPOSE"**

**Thank you.**

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## Item No. 38 Please Oppose

1 message

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**John McPherson** <jdmcomp@gtcinternet.com>  
Reply-To: John McPherson <jdmcomp@gtcinternet.com>  
To: bettyjo.mahan@knoxmpc.org

Tue, Sep 10, 2013 at 5:26 PM

Flournoy request is a total violation of the existing plan for the area development. Do not abandon the plan in effect for the past nine years. It will place the 1200 school children at additional risk. It is not in anyway within the character of the area. Your own staff report states that **"The proposed [Publix and Target] rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the potential heart of the development) and adjacent to existing residential development to the west and the Beau Monde residential neighborhood within the site to the north.... In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development."**

John McPherson 9835 Kristi Dr.

"The urge to save humanity is almost always a false front for the urge to rule." H. L. Mencken

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

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**Re: Please deny MPC agenda number 38, Flournoy**

1 message

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**Margot Kline** <margotkline@gmail.com>

Wed, Sep 11, 2013 at 11:55 AM

To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>, Laura Cole <cole5137@bellsouth.net>, Janice Tocher <jtocher@gmail.com>, bartcarey@comcast.net, rebeccalongmire@hotmail.com, artclancy3@gmail.com, gewart@georgeewart.com, makane1@bellsouth.net, Nathan Kelly <Nathan.J.Kelly@gmail.com>, Brian Pierce <brianpierce@mbiarch.com>, jwroth@qmwkx.com, wstowers@stowerscat.com, cflomax@hotmail.com, herb@claibornehauling.com, Len Johnson <lenedna@bellsouth.net>

Cc: Mark Donaldson <mark.donaldson@knoxmpc.org>, dan.kelly@knoxmpc.org

**Please deny item number 38. Flournoy Development request for approval of Use on Review (5-H-13-UR)**

Dear MPC commissioners,

The applicant seeks to postpone/delay a second time, but we ask you to simply DENY this Use on Review. **The applicant has been invited to community meetings but has not come and has not made ANY significant changes to the apartment plans in order to conform to TC-1 design guidelines.**

- 3 years ago MPC got buy-in from the area property owners by promising that if Publix and Target were allowed to rezone that the remainder of Northshore Town Center would maintain TC-1 zoning in order to be a buffer to adjacent residential. **VERBATIM from 10-F-PA MPC Staff Report: "The proposed [Publix and Target] rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the potential heart of the development) and adjacent to existing residential development to the west and the Beau Monde residential neighborhood within the site to the north.... In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development."**
- The Flournoy apartments would create unsafe conditions for schoolchildren who walk to school because the apartments would add more than 2,000 car trips per day across the only walking access and immediately next to the school
- There is HUGE opposition: More than 1,200 people have signed a petition to oppose

Please DENY this Use on Review on September 12, 2013,

## Margot Kline

Margot Kline  
President, Council of West Knox County Homeowners



9-10-13\_NTC-MPC\_letter\_CWKCH.pdf

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## 9/12/2013 MPC Agenda ITEM NUMBER 38. Flournoy Development request for approval of Use on Review - Northshore Town Center TC-1 Rezoning/Use on Review

1 message

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Margaret Butler <mbutler@redchairarchitects.com>  
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 10:49 AM

**MPC:**

**I strongly oppose the planned apartments by an out-of-town developer - Flournoy Development in our neighborhood Northshore Town Center (NTC). I am a city resident in the neighborhood at 9523 Clingmans Dome Drive Knoxville, TN 37922 in the TC-1 zoned neighborhood Belle Monde at the top of the hill above Target. I am disappointed in the move to rezone the property from the original TC-1 zoning and do NOT support the current plans being submitted for use-on-review.**

I bought in there about 5 years ago because I loved the traditional neighborhood design *live-work-play* concept adopted with the TC-1 zoning. I felt this would protect my investment and provide a long term vision of a great neighborhood. Well... in a matter of a couple of years the original developer had gone belly-up and Bud Cullom and Jim Harrison led a group of investors to buy it and get it back on track from the slump of the economy. Upon their evaluation that a pure TC-1 zoning would be difficult to get the commercial going, we supported their efforts to bring a couple of big box tenants to the neighborhood - Target and Publix along Pellissippi Parkway. We also supported the idea of an elementary school there as reinforcing a community where you could walk to school or shop, but the school did not adopt a design which reinforces the community fabric. Now with a large school and two big boxes, our neighborhood plan is threatened again with a developer who wishes to be rezoned out of the TC-1 zoning and **build apartments designed in a common manner appropriate to a suburban locale - not a TC-1 planned community**. As you know issues such as density, mixed-use, traffic patterns, how the buildings address the street, roof lines, buffering adjacent neighborhoods, streetscape, landscape, materials, etc. are vitally important here.

I understood when I moved to NTC that the TC-1 development plan intended a mixed-use with multifamily units and that a TC-1 zone is successful with greater density to get a more urban feel. Our neighborhood's greatest concern is that the developer proposing these apartments will not be held to a development plan complimentary to the town center concept and the plan/design guidelines originally intended for our community. Surrounding neighborhoods are greatly disturbed by the density and traffic flow in combination with the new school. **We seek your strong consideration to deny the use on review of this property** so that it may be developed as supportive to our TC-1 neighborhood. We are an engaged and concerned group with a history of working with developers to make our neighborhood successful and asset to our Knoxville community as a whole. We would certainly be supportive if the developer came to us with an objective of working within the design guidelines of our TC-1 zoning and workable development plan, but **they have repeatedly not provided plans as promised and have not engaged with the community and residents in a meaningful way.**

Sincerely,

Margaret L. Butler



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## Thursday meeting

1 message

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**Lucinda Albiston** <lucindaalbiston@yahoo.com>  
Reply-To: Lucinda Albiston <lucindaalbiston@yahoo.com>  
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Tue, Sep 10, 2013 at 4:25 PM

As a homeowner in the Ebenezer Road area, I object to certain items on the agenda:

Item # 30: Let's not have any more commercial zoning on Ebenezer Road. The character of the area ia fragile as it is.

Item# 38: Northshore Center has a certain look--rowhouses, grenn areas, etc. Allowing apartments there would turn that lovely neighborhood into an urban mess.

Item #40: Please, no more 15-foot signs! I know that there will be retail shops there. Is it necessary to have signs that high? I don't think so.

Item #43: No apartments on Emory Church Road. That road is narrow and winding as it is. It does not need a 325 unit complex!

There's still some natural beauty in the area. Let's fight to keep it.

Thank you for your attention,

Lucinda Albiston  
9218 Honors Way  
Knoxville, TN 37922



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## Sept. 12 MPC items

1 message

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**ROBERT ALBISTON** <rkalbi@bellsouth.net>

Tue, Sep 10, 2013 at 5:15 PM

Reply-To: ROBERT ALBISTON <rkalbi@bellsouth.net>

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

Cc: Margot Kline <margotkline@gmail.com>, Lucinda Albiston <lucindaalbiston@yahoo.com>

Dear MPC Members:

Lucinda and I wish to thank you for your thoughtful representation and abiding efforts to preserve and to further the residential character of our neighborhoods and quality of life. There are several important items appearing before you which we would like to comment on. in hopes of your continuing efforts.

1. Item 43. Huber Properties/Clearwater Partners LLC's request for approval of Use on Review poses several quite serious concerns in that this is a quiet residential area with many schoolchildren walking to and from school throughout most of the year. The Westland Drive traffic is already overly congested for protracted "surge times" and it is inappropriately used as a near race-track by commuters rushing from the Pellissippi Parkway and points west to Ebenezer Road. Further development of this kind should be curtailed and, if anything, speed tables installed. We most strongly oppose the onslaught brought about by such proposed use. Our address is 9218 Honors Way, Knoxville, 37922.

2. Item 30. The Jacob Dunaway request for rezoning of property on Ebenezer Road is opposed for reasons similar to those posted above. Ebenezer Road has likewise become a virtual racetrack overburdened by traffic that will only further threaten the safety of school children, walkers, runners, bicyclists, and normal drivers. We trust that you will protect this heavily residential area from such rezoning.

3. Item 38. The Flournoy Development request for approval of Use on Review is yet another ad hoc request that would put school children and residents at risk under the pressure of increased heavy traffic by further commercial development. The developer promised to leave the property in question as TC-1 residential in the seeking of permission to build the Publix and Target. Again, degradation of an important residential community can be furthered by approval of zoning change. We stand oppose it.

4. Item 40. D&M Holdings' use request involves two 15 foot pedestal signs. We stand with our neighbors in having them stick with a single 10-12 foot pedestal sign. We trust the MPC will exert leadership in this and other decisions in an effort to roll back the signage "arms race" that has become the blight of Knoxville.

Item 5. Daniel Levy AIA's use request involves location of the entry to their plan to build an assisted living facility on Northshore and Toole's Bend. We support the driveway being off Toole's Bend, rather that cut into Northshore.

Again, we thank you and look forward to hearing of your responses on Thursday, Sept. 11.

With warm regards,

Robert and Lucinda Albiston