



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Development by Lyons Crossing off Northshore**

1 message

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**Janet Cockrum** <jscokrum@gmail.com>

Mon, Jan 5, 2015 at 10:44 AM

Reply-To: JSCokrum@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

It just came to the attention of our neighborhood that a request has been submitted to develop the land between the Lyons Crossing entrances off Northshore Drive. Through discussion with some neighbors, we learned that for one day there was a sign on the property about the rezoning request, but a white truck was seen on the property and the driver removed the sign. Was this to keep the rezoning a secret and to keep the neighbors out of the loop? We are unsure, but we are very concerned about the potential expansion and development off Northshore. We were aware of a rezoning request off Wallace Road, but there was no sign or information for us about the Mesana development. Here are some of the issues:

1. Northshore Drive is already a very busy street with a high amount of traffic. Related to this is not only the congestion, the bus traffic, and the regular backups related to this being a major path for motorist to and from West Knoxville and the downtown, but there are regular accidents and blockage on this road related to all of the traffic. In comparing the analysis done for another item on the agenda related to a developer seeking to put in apartments off Wallace Road that also backs up to the Lyons Crossing Subdivision, it sites over 746 vehicle trips per day will be added to the traffic on Wallace road. These vehicles will be added to the congestion on Northshore. What are the expected numbers of added vehicle trips from the proposed houses from the Mesana housing development? We are very concerned about the impact of this on our community, the schools, the traffic, and the beauty of the neighborhood. We do not believe that this is in the best interest of our community.

**MESANA INVESTMENTS, LLC****Northwest side S. Northshore Dr., northeast of Queensbridge Cir., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential). 1-C-15-RZ**

2. Another commercial development near the intersection of Northshore and Morrell is under development. This will be another commercial site and add additional traffic and congestion. The combined traffic from these three new sites would have a very negative impact on our community and the traffic that use Northshore Drive as their primary route to their employment, schools, and the existing businesses.

**We would like the opportunity to discuss this potential expansion at our next Lyons Crossing HOA meeting which is on January 19th. Please delay any decision about the Mesana Investment until after our HOA meeting. This is an urgent and very important issue the the hundreds of families that will be impacted by a rezoning of the land that touches our community.**

Thank-you for your consideration of this request.

Sincerely,

Janet Cockrum

*Janet Cockrum, PhD*

Safe Families for Children Coordinator

[jscokrum@gmail.com](mailto:jscokrum@gmail.com)

865-257-1883

Safe Families for Children, 2010 Peter Drucker National Award for Nonprofit Innovation

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

**[MPC Comment] letter of opposition to proposed rezoning #1-C-15-RZ**

1 message

**kahlwk@comcast.net** <kahlwk@comcast.net> Mon, Jan 5, 2015 at 10:01 AM  
Reply-To: kahlwk@comcast.net  
To: Michael.brusseau@knoxmpc.org, commission@knoxmpc.org  
Cc: Wiggy <wiggytn@comcast.net>

Mr Brusseau-

I am attaching a letter of opposition to a proposed rezoning (1-C-15-RZ) and have pasted in the content of the attachment below.

kind regards, Keith Kahl (cell [865-405-4178](tel:865-405-4178) )

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January 2, 2015

To: Knoxville/ Knox County Metropolitan Planning Commission (MPC) and MPC staff  
**In re: Rezoning Request 1-C-15-RZ** (presently slated as Agenda Item #23 on MPC Jan 8, 2015 meeting)

Dear Madam / Sir:

I am writing to express my **opposition** to the request for rezoning cited above.

This pertains to a rezoning from "Agricultural (A)" to "Planned Residential (PR)" for Knox County parcel ID 145-015 at 8601 S. Northshore Drive, Knoxville, TN 37922

My residential property in the Lyons Crossing subdivision lies contiguous to the affected parcel and I contend the proposed rezoning would have an unavoidable negative impact on several fronts. These include but are not limited to,

- 1) *An overwhelmingly adverse impact on traffic flow and traffic safety at the un-signalized Knightsbridge entrance* to Lyons Crossing if the MPC recommendation is followed. As the singular entrance and exit for Lyons Crossing homes and villas (which embraces over 150 households) this intersection is already overstressed during peak morning and evening hours with the challenge of turning across traffic under inadequate visible distances, and facing typical Northshore Drive speeds. The challenge is especially pronounced for morning route schoolbuses.
- 2) *An inherently adverse impact on traffic flow and traffic safety from the addition of any new access* to S. Northshore Drive between Knightsbridge Drive and Queensbridge Drive. As the MPC noted, Northshore Drive is a major arterial in West Knox County. This particular section is narrow two-lane with unprotected dangerous drop-offs where shoulders would normally be found. Introducing over 500 new vehicle trips daily into the short, localized segment between Knightsbridge

and Queensbridge would result in more rear-end collisions and off-roadway accidents here.

- 3) *Irreparable damage to stormwater flow handled on the property*: The nature of the terrain on the affected parcel is heavily biased towards forested and deeply sloped watershed, a natural retention pond, moderately-sloped pasture and flood-zoned flats running alongside a stream (which exits its northern banks onto the parcel during heavy downpours). The restrictive easements which already exist render this property exactly the type of land that the Hillside and Ridgetop Protection Plan was meant to address and conserve.
- 4) *Diminished property-values*: Despite the use of the full stated acreage (15.78 ac) being used in the calculation of recommended duct units for the parcel, even a casual observer can see that the practical acreage for building on this parcel is considerably smaller. The proposed rezoning and recommended density could enable any developer to squeeze a high density housing development onto the property. I submit to you that this would be highly unwelcome to a large number of homeowners within even a quarter-mile buffer.

5) As residents of property adjacent to the parcel for over 22 years, we have enjoyed neighborly harmony with the longstanding owner and his spouse (Woodrow and Nona Kirby). Mr. Kirby and his relatives have kept horses and cattle on the land for the preponderance of those years. I can personally attest that the segment of the property north and west of the Kirby residence is a rich eco-system inhabited by deer, raccoons, owls, hawks, wood ducks and a variety of other woodland species. I implore you to consider the disruptive impact that the proposed development would have on this value-enhancing feature of the area.

In summary, I assert that the proposed rezoning falls well short of responsible development of the multi-neighborhood area on Northshore Drive between Branton Boulevard and Kensington Drive.

There are adjacent properties just on the south side of the affected parcel which are zoned "Rural Residential (RR)" and I would strongly request that MPC staff revisit consideration of this alternate course, if not retention of the current "A" zoning altogether.

Very respectfully,

W. K. Kahl and T.R. Shelby-Kahl  
1213 Woodbury Court  
Knoxville, TN 37922  
Ph: [865-691-3478](tel:865-691-3478)  
Email: [kahlwk@comcast.net](mailto:kahlwk@comcast.net)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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

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**[MPC Comment] MESANA INVESTMENTS, LLCNorthwest side S. Northshore Dr., northeast of Queensbridge Cir., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential). 1-C-15-RZ**

1 message

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lena@vidwebz.com <lena@vidwebz.com>

Mon, Jan 5, 2015 at 1:04 PM

Reply-To: lena@vidwebz.com

To: michael.brusseau@knoxmpc.org

Cc: commission@knoxmpc.org, Ross Toedte <rjtoedte@gmail.com>, Wendy <wwalker1101@yahoo.com>

January 5, 2015

Dear Mike Brusseau:

**RE: MESANA INVESTMENTS, LLC  
Northwest side S. Northshore Dr., northeast of Queensbridge Cir., Commission District 4. Rezoning from A (Agricultural) to PR (Planned Residential). 1-C-15-RZ**

I live in Lyons Crossing 3. My address is 1424 Queensbridge Drive.

We received a post card last week stating that a request has been submitted to develop the land between the Lyons Crossing entrances off S. Northshore Drive.

We were aware of a rezoning request off Wallace Road. One neighbor mentioned a sign on the land, but it was quickly removed.

So for most of us, the first news about the Mesana development was this card that appeared in the mail.

We are very concerned about this potential expansion and development Among the issues:

1. Safety and Traffic.

- Has an analysis been prepared for the impact of this development on S. Northshore Drive? The road is already extremely crowded through high traffic volumes and regular congestion/blockages. Analysis for another item on the agenda – the apartment proposal off Wallace Road - shows about 750 vehicle trips per day will be added to the traffic on Wallace road. Since that street/property is accessed by traveling on Northshore, these vehicles will compound the traffic congestion and compromise safety.

2. Neighborhood Culture/Community.

- We have also been told by an MPC official that "planned residential" could also mean apartments if the builder chooses to do that. Can you clarify that?

· Would the developer need to reapply or could the rezoning above be an umbrella category that covers all types of housing?

If so, we would be faced with even more traffic, excess noise from the apartment's residents as well as from amenities such as pools and playgrounds.

We are very concerned about the impact of another development on our schools, as well as on the beauty and value of the homes in our neighborhood. We do not believe that putting a high density development here is in the best interest of our community.

Thank you for your consideration in this matter.

Lena Sadiwskyj

cell: [865-255-4345](tel:865-255-4345)

***Happy is the person who has been able to learn the reasons of things***

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**Fwd: Rezoning 8601 S Northshore Dr - Mesana Investments, LLC**

1 message

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**Michael Brusseau** <mike.brusseau@knoxmpc.org>

Mon, Jan 5, 2015 at 3:34 PM

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Dan Kelly &lt;dan.kelly@knoxmpc.org&gt;, Jeff Welch &lt;jeff.welch@knoxtrans.org&gt;, Dave Hill &lt;dave.hill@knoxmpc.org&gt;

Re: Item 23

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

From: **Weissfeld, Nicholas** <nick.weissfeld@jpl.com>

Date: Mon, Jan 5, 2015 at 3:04 PM

Subject: Rezoning 8601 S Northshore Dr - Mesana Investments, LLC

To: "michael.brusseau@knoxmpc.org" &lt;michael.brusseau@knoxmpc.org&gt;

Michael,

I have some concerns with regarding rezoning 8601 S. Northshore Dr under the proposal that is in front of the MPC and I hope the rezoning will be denied.

This property has many water flowage easements on it from the water runoff from properties that are above it, both in the neighborhood of Lyons Crossing - Knightsbridge and Davis Lane residences. I am concerned that building the proposed density will disrupt the already fragile water flowage issues that exist on this part of Northshore. It is my estimation that this makes almost half of the proposed property unbuildable. If almost half of the proposed property is unbuildable, I think the 1-C-15-RZ SLOPE ANALYSIS is off. I think the actual density of 1.0 DUA would be more appropriate if rezoning were to take place based on my calculations and surrounding properties.

This brings me to my second concern. If you need the maximum density allowable under HRPP to make the project work, what happens if other issues are uncovered during the first phase of building? Is the property just going to sit there partially developed because it has become unprofitable? What if water flowage from the above easements create issues for the new development below, are there plans to redirect water? What issues will that create for current and new development residents? How much does the creek swell if there is less grass area? It already overflows onto Northshore during big rain.

My final concern is traffic issues. There is already a blind spot coming out of Knightsbridge that is somewhat unsafe, especially during morning and evening rush hour. I am concerned that having additional traffic come on Knightsbridge before exiting to Northshore will add to the headache that exists currently. Further, if the exit for the new development is onto Northshore directly, I think it adds an even greater potential for auto accidents because the blind spot will now have cars entering that you cannot see from Knightsbridge, will be closer to Knightsbridge, and will be accelerating to get up to speed for Northshore traffic. I would think this would be a concern for Queensbridge residents as well.

Sincerely,

Nick Weissfeld

Concerned Resident

1309 Knightsbridge Dr.

**Nick Weissfeld**

Financial Advisor

**Tennessee Valley Asset Management Partners**

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