

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/7/2009 8:48:06 AM
Subject: Fwd: IN FAVOR OF DEVELOPMENT ON NORTHSHORE

Re: Item 37: 12-B-09-RZ/12-B-09-SP

>>> Dale Akins <dakins@themarketedge.com> 12/6/2009 9:22 PM >>>
To: Mike Brusseau

It is my understanding you are being asked to vote on a rezoning request by John Huber on Thursday, 12/10/09, for a parcel of land on the corner of Northshore Drive and Choto Road. I am a resident of Montgomery Cove, which is one of the adjacent residential developments, and I am in FAVOR of the proposed development.

When Mr. Huber first proposed the development, he presented his plans to our neighborhood at an open meeting of all residents at our clubhouse. Withing 48 hours of this meeting, a very vocal (and in my opinion a small minority) group of residents launched an all out assault of misinformation in order to kill Mr. Huber's development. First, an "unsigned" and misleading petition was placed in ALL mailboxes asking for a "NO VOTE" on a paper ballot. When this effort clearly failed (ie. the results were never posted on our subdivision website), the efforts only intensified.

Our subdivision website has a blog that allows residents to "post" topics of interest for discussion so all residents are equally informed. Below you will find the first posting on the blog that I started about Mr. Huber's development plan.

I personally would love to have a Weigels close to home since I shop there 3 - 4 times per week. Also below, you will find one of the many postings by a person of the "vocal minority". It is clear, this person fashions himself to be more qualified than the Weigels Company itself about which store locations will work and psychic since they know the private contract price of the land and the future plans for unknown developers. Suffice to say this, the other postings are so ridiculous and filled with downright lies, that our homeowners association president felt it necessary to request and post a rebuttal from Mr. Huber so truthful information could be shared with all residents.

Please vote YES for the proposed rezoning.

Respectfully,
Dale Akins
12624 Barnstable Lane
Knoxville, TN 37922
865-693-5066

POSTING BY DALE AKINS 11/21/09

I'm writing regarding the petition that was circulated in Montgomery Cove. First, I find it odd there seems to be a "movement" against the proposed development on the corner of Northshore and Choto yet there are no names listed on the petition. As a person that makes a living in the construction industry and a resident of Mont Cove, I think the proposed development is exactly the type of asset we would like in our community.

As it is today, the hump on Northshore Drive and the traffic signal that is needed at Northshore and Choto is not being considering for improvement by Knox County. The proposed development could foster those improvements and make our community safer.

I am also in favor of the development for another reason. We are being afforded the opportunity to have input into the process, thus removing the "unknown factor" of what "could be". The current A (agricultural) zoning allows many less restrictive and therefore less attractive uses including duplexes, rabbit farms, egg ranches, "farms devoted to the hatching, raising, fattening and butchering of chickens, pigeons, turkeys and other poultry", hog pens, mobile homes, water treatment plants, cemeteries, dog kennels, demolition landfills, commercial mulching operations, and outdoor paintball ranges. You can see this for yourself at <http://archive.knoxmpc.org/zoning/KnoxCounty.pdf>

I have known John Huber for several years and he not only lives across the street from us in Bayou Bend, he also cares about what we think and is asking for our support not to appease us, but to ensure the restrictive type of development he envisions will be supported by our community. Having a Weigels Farm Store as an "anchor tenant" will certainly attract a diverse network of businesses that will enhance our community. You can see the quality of Mr. Huber's developments for yourself at www.hardinvalley.com. My fear is that if we kill this development, a "politically-connected", less conscientious developer could obtain this property in the future and obtain a less restrictive commercial zoning.

Dale Akins

SUBSEQUENT POSTING BY OTHER RESIDENT

Points to consider against this Gas Station:

Safety issues with traffic on Northshore & Choto with consideration to tanker trucks

Limited site distance at that corner

If approved - while the county/city is working on re-leveling Northshore's "hilly" road there is a big possibility that the detour will go through Amberset for the duration of construction

Gasoline smell/effect on the surrounding area

Not enough foot/car traffic to sustain a six to eight pump station

Other buildings for "retail " use will likely not be built for 3-5 years after the station goes in; if at all

It is unlikely that someone would spend ~\$750K on a property so they can turn it into a Dump or a Chicken Farm.

It is likely that a developer would put in a high-end residential neighborhood

**LTC (R) David A. Jones
12214 Cotswold Lane
Knoxville, Tennessee 37922**

December 6, 2009

Knoxville/Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, Tennessee 37902

Attention: Mark Donaldson, Executive Director

Dear Mr. Donaldson,

I am writing regarding MPC file number 12-B-09-RZ, a request by Huber Properties, LLC to rezone the property at the corner of Choto Road and Northshore Drive. I would like to state that I am opposed to this request and ask that the MPC not endorse it.

The reason for my opposition is simple. The land use outlined in proposed zoning change is not needed, does not fit in with other adjacent land uses and is unsafe. Let me explain these points.

First we do not need this type of development. We currently have two convenience stores located within 2 miles of my home. I can obtain fuel, food, beverages, fish bait and much more! If I do need something else I can drive to Turkey Creek or Farragut within 10 minutes.



Second, land use in this area is almost completely residential or public parks. That is the way we like it. If this zoning request was for a residential development I would gladly support the applicant.

Third, the roadway in the area of this proposed development is unsuited for this type of commercial traffic. Extensive tax dollars that we don't have will be required to insure this project is safe for motorists and pedestrians. Why expend these funds when we have empty storefronts all around the three mile area that would be impacted?

Thank you in advance for hearing my concerns. I hope the MPC will do the right thing and deny this request.

Sincerely,

David A. Jones

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/7/2009 8:44:36 AM
Subject: Fwd: Rezoning at Northshore and Choto Road (item 37 on agenda)

Re: Item 37: 12-B-09-RZ/12-B-09-SP

>>> "Jim McEvers" <djmcevers@charter.net> 12/4/2009 1:23 PM >>>

Dear Mr. Brusseau:

I spoke with Mr. Huber at length last week regarding the proposed rezoning at Northshore and Choto from Residential to Residential Commercial.

He made me aware that meetings had been held with residents of Montgomery Cove, Choto Mill, etc. I had asked about any additional meetings but did not receive any indication of future meetings.

Basically I question if any commercial development is needed in a predominantly residential area.

With the extensive retail stores of all varieties available just a short distance to Kingston Pike, I can see little advantage to having additional congestion at that intersection. Since most people in this area must travel McFee Rd, Concord Road, or Westland Road to access this area, there is ample opportunity to access multiple retail outlets for gas, milk, bread, groceries, dry cleaners, etc. within a relatively short distance.

There is also a small convenience store, AM Express, that can fill the need for gas, gallon of milk, and similar such items located not a mile from the intersection.

Mr. Huber made reference to possibly a convenience store (Weigel's?), real estate office, ice cream parlor, children's play area, etc. as possible tenants.

It does not appear to me that we are in such dire need of any of these "services" to justify putting a commercial complex, no matter how "neighborhood friendly" it is, in this predominantly residential area.

In conclusion, I believe this request is poorly justified (if at all) and therefore voice my opposition to any form of rezoning from residential for commercial development.

Thank you.

Respectfully,

Jim McEvers
12630 Early Road
Knoxville, TN

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/7/2009 8:41:10 AM
Subject: Fwd: Proposed plan

Re: Item 37: 12-B-09-RZ/12-B-09-SP

>>> Janet Michel <jrmichel@tds.net> 12/4/2009 9:42 AM >>>

Dear Mr. Brusseau,

I have just been informed of a proposed plan for rezoning for the purposes of building a commercial and/or residential establishment at the corner of Northshore Drive SW and Choto Dr.

Please know that I have been a resident of Knox County since 1970 and this sector since 1992 and I am pleased with the access I have to gasoline and a convenience store at the present. Vehicle access to this site will be dangerous. I have seen accidents and MANY near misses at the Choto/Northshore intersection. I, personally, have had to slam on my brakes and divert my line of driving to avoid an accident on numerous occasions. I am disabled and do not drive this road during rush hour. I'm certain the near misses increase during rush hour.

If you wish to discuss this issue with me, please feel free to call me at 966-5918.

Janet R. Michel

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/7/2009 8:45:46 AM
Subject: Fwd: Rezoning at Northshore and Choto Road (item 37 on agenda)

Re: Item 37: 12-B-09-RZ/12-B-09-SP

>>> "Ben Pethel" <bpethel@tds.net> 12/6/2009 11:54 AM >>>
Dear Mr. Brusseau:

I am writing to express my opposition to rezoning the referenced parcel from residential to commercial. In my opinion, it is not in the best interest of the community to amend the comprehensive zoning plan to provide an isolated island of commercial property in a residential area.

However, should the MPC choose to rezone this area, please consider restricting vehicular access to the site via Choto Road only. The intersection of Choto and Northshore is located in a valley between two blind hills. The crest of the east hill is approximately where the pedestrian crossing is shown on the conceptual site plan. Vehicles entering and exiting the proposed development directly from Northshore Drive will create a dangerous conflict with westbound traffic due to the blind hill.

Thank you for your consideration in this matter,

Ben

Ben Pethel

2110 Holderwood Ln.

Knoxville, TN 37922

865-335-3584

bpethel@tds.net

From: CINDYandJERRY RAILEY <candjrailey@msn.com>
To: <tbenefield@benefieldrichters.com>, <anders@holstongases.com>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy2@gmail.com>, <cole5137@bellsouth.net>, <ricraig@usit.net>, <gewart@georgeewart.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <j.kelly@gmail.com>, <rebeccalongmire@hotmail.com>, <wstowers@stowerscat.com>, <mark.donaldson@knoxmpc.org>
Date: 12/7/2009 8:58:59 PM
Subject: Plan Admendments & Rezoning Requests for December 10, 2009 MPC Mtg

MPC Commissioners:

Regarding New Applications 12-B-09-SP & 12-B-09-RZ Huber Properties

SE Side Northshore Dr; NE side Choto Rd.; County 5; Parcel ID 162MB001

We are opposed to the rezoning and subsequent development of this 12 acre parcel next to our neighborhood, Montgomery Cove. We currently have a gas station within a 1/2 mile radius of our subdivision and we have a large commercial developement, Turkey Creek, to satisfy all our shopping needs. Not to mention the addition of the new Kroger commercial development which is also within a three mile radius.

We do not have the infrastructure, in place, to support a "Neighborhood Commercial" development the size that Huber Properties is proposing. Our subdivision is "boxed" in by the river and Northshore / Choto roads.

We moved to Montgomery Cove 7 1/2 years ago to enjoy a more rural atmosphere. We love to spend time outdoors and have almost lost our "night" sky with all the lights from Knoxville and Turkey Creek. The Weigels Gas Station which is mentioned as the only tenant, to date, would light up our back yard with a big red glow.

In our opinion, the only people who would profit from this rezoning would be the developer and Weigels. With this in mind, please vote against the rezoning requested on this property.

Sincerely,

Cindy & Jerry Railey

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/7/2009 8:43:30 AM
Subject: Fwd: Rezoninmg at Choto and Northshore for a Retail complex

Re: Item 37: 12-B-09-RZ/12-B-09-SP

>>> "Craig Runger" <craig@johnbaileyco.com> 12/4/2009 12:44 PM >>>
Michael,

I am the President of the Choto Area Homeowners Association. I have owned property in the Choto Area since 1976. I have been involved in most of the development plans for the Choto prior to 1996, when the MPC, and County Commission broke their covenants with the 612 families that resided in the Choto at the time. Since that time the area that was the "safe place" to the Cherokees has been bastardized by developers who have had no real consideration for the beautiful vistas and land that once were taken for granted by all residents who lived there within the guidelines of 1 dwelling per acre and no commercial development.

Thanks to the developers, the MPC, the county commissioners, and others in county government, our area has been transposed, into an area of multiple houses overcrowding the landscape, a 2-lane State Road which to date has only killed 6 since 1996 despite the efforts of ignorant drivers that do not respect the area or its occupants, Mosquito Farms that lay claim to the summer nights.....thanks to the necessitated "catch basins" for multiple dwelling run-off in sub divisions and adjacent to all commercial buildings. Natural drainage is now a thing of the past. There was never any flooding over the roads prior to Montgomery Cove and Cabot Ridge now there are reminders during each heavy rain to remind residents of how miserably our County "leaders", and its employees have abused our trust.

Does this sound negative? I don't think so. I as a tax paying resident of the Choto respect the land and my neighbors, even though most cannot enjoy the memories of the once beautiful land we occupy as I can. In the meantime leave the intersection as it is. The folks in the Choto can afford to drive to Kroger 6 miles away if they need anything. It only takes 10 minutesif you sorta obey the speed limit!

Craig Runger
Account Executive
Tel: 865.524.0785
Cell: 865.599.4979
Fax: 865.524.0789
www.johnbaileyco.com