

From: Sarah Powell
To: Betty Jo Mahan
Date: 12/8/2009 11:35:24 AM
Subject: Fwd: Choto Bend Position Statement

>>> "Jaye Wolfe" <howlinjwolfe@gmail.com> 12/8/2009 11:31:54 AM >>>

December 7, 2009

Metropolitan Planning Commission & Knox County Commissioners

Re: Proposed Commercial Development at Northshore & Choto

Please review the attached document written and adopted by Choto Estates Homeowner's Association.

At this time we ask that you postpone any decision on the above referenced development.

Randy Wolfe
President - Choto Estates Homeowner's Association

Growth, Development, Recreation, Conservation and Planning For the Choto Bend Community

Knox County, Tennessee

POSITION STATEMENT

We the people and registered voters of the Choto Bend Community (Choto Road south of Northshore Drive) have in recent times witnessed rapid changes in our community. Most notably is the ever-increasing level of traffic. The pleasant, relaxing drive home we all experienced just a few short years ago is now gone. There is no question that these changes are the direct result of increased population density.

The entire SW Sector of Knox County was at one time zoned Agricultural, restricting development densities to one house per acre. Piece by piece the zoning has and is still changing. The Choto Bend Community is unique in the fact that it is one of the last remaining areas of the southwest sector that has not had parcels re-zoned allowing development to proceed that deviates from the sector plan adopted by MPC, City Council, and County Commission in August 2005.

We are here and now taking a stand! We support the Sector Plan. We are now *surrounded* by development inconsistent with the Sector Plan and we do not want it to continue into the Choto Bend Community. The steep topography, tree lined ridges, agricultural fields, barns, farms, grazing livestock, wildlife and well-planned residential developments are what make this community beautiful. This is our home! It is this beauty and feel of country living that we all *appreciate* and want to *preserve* for future generations.

While we recognize that change will continue to occur, we would like you, our County Commissioners, Administrators, Regulators and Developers to be aware of the concerns and know the *position* of the citizens stated herein.

1. Limit Development to rural and low density residential in accordance with the recommendations of the MPC's Southwest Sector Plan.

As MPC notices of rezoning appear at development sites, we do not want to appear at every meeting to reiterate our position. This is our position, it will not change, (if it does, we'll let you know) and we want your support at each and every re-zoning request!

2. We oppose the extension of sewer lines across Dunn Ridge.

Any new development that falls within the guidelines of the Sector Plan will not require Sewer. In the Choto Bend Community there should never be a reason for sewer lines to extend across Dunn Ridge.

3 Ridge top disturbance

We oppose any development or structures that negatively impact the scenic beauty of the areas ridgelines.

4 Watershed protection

The Tennessee River is an important water source for many communities in the entire Southeastern United States. Low-density development as per the Sector Plan minimizes any negative impact. We support improved efforts and regulations that positively affect water quality.

5. WORK WITH THE CHOTO AREA PLANNING GROUP TO RE-DEVELOP AND RE-DEFINE THE SMALL AREA PLAN FOR THE AREA WEST OF CONCORD ROAD & NORTHSHORE DRIVE.

We would like to see increased greenways, bike paths, more areas for outdoor recreation, and wildlife conservation, protection for sensitive areas, and continuity as the areas along Northshore Drive and secondary roads get developed.

6. RECOGNIZE THE LEVEL OF COMMUNITY SUPPORT

Subdivision ----# registered voters----# signatures

Choto Estates
Channel Point
Lakeshore Meadows
Rivendell
Bluff Point
Nighbert Lane Area
Prater Lane Area
Choto Road Residents

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/9/2009 8:19:47 AM
Subject: Fwd: Objection to Sector Plan Change and subsequent Rezoning from Residential to Residential Commercial,

>>> "Jim McEvers" <djmcevers@charter.net> 12/8/2009 7:46 PM >>>
To: MPC Commissioners

From: Jim A. McEvers

Subject: Item 37 on current agenda (see below)

37. HUBER PROPERTIES, LLC

Southeast side S. Northshore Dr., northeast side Choto Rd.,

Commission District 5.

a. Southwest County Sector Plan Amendment 12-B-09-SP

From LDR (Low Density Residential) to NC (Neighborhood Commercial).

b. Rezoning 12-B-09-RZ

From A (Agricultural) to CN (Neighborhood Commercial).

I am writing to respectfully express my absolute objection to this action.

We have lived at 12630 Early Road going on 18 years. This area is predominantly residential and even the thought of putting a commercial site at the proposed location is absurd. Although the "Residential/Commercial" designation is supposed to make it more palatable, it is still traffic, asphalt, congestion, etc. There is also the mention of a possible traffic light or, heaven forbid, another round about!

As the Westside Shopper News (12/7/2009) put it; "Huber wants stores on Choto". I would ask; "So what? There are those of us who don't want stores (or other commercial development) in this area.

Again, quoting the Westside Shopper News; Mr. Huber is proposing " . tenants such as a dry cleaner, bank, or pizza restaurant." It is absurd to think that we need a dry cleaner in our neighborhood!! Is it so urgent that we get our clothes cleaned that we can't drop them off on

our way home on Kingston Pike or other major routes to this area? Also, is there is such a shortage of banks that we need another one "right next door"? With the profusion of ATM's at essentially every corner, why would we possibly need a bank out here? Also, what happens if you don't bank with that particular institution? You're going to Kingston pike after all!! With regard to a pizza restaurant, lord knows there is such a shortage of places to buy pizza and even get it delivered to your doorstep that you might have to drive for miles looking for pizza!!

When I spoke with Mr. Huber, he alluded that, while there was not a contract with Mr. Weigel, there was a possible potential for a store at that location. How many convenience stores do we need? There is a Weigel's on Kingston Pike (12640 Kingston Pike) just 4.5 miles from the Choto/Northshore intersection. With just a few minutes planning on people's way home from work they can pick up a gallon of milk, loaf of bread, or fill up their cars. They have been doing it for better than 18 years!

When did it become so critical that we get to the bank, get a pizza, get our clothes dry cleaned, get a gallon of milk, or fill up our car that we are willing to put up with the blemish created by the proposed commercial development with its' associated adverse impact on our environment and residential community, increased traffic, and resulting congestion?

Everyone in this area is just minutes from Kingston Pike and virtually unlimited access to essentially all the resources a person could need.

I do not believe that any rational justification can be made to approve such a sector plan change and subsequent rezoning and therefore strongly urge you to deny the proposed action.

By the way, while we are on the subject, what good are sector plans if they can be arbitrarily changed "willy nilly" just so a developer can stick something else in? As Mr. Benefield so eloquently put it (to paraphrase): "Codes enforcement is essentially two guys and a truck!".

Also from the Westside Shopper News: "It is not the best practice to amend a sector plan and rezone property at the same time (but it happens all the time)". I would like to ask: "When do we put a stop to this?"

Thank you.

Sincerely,

Jim McEvers

12630 Early Road

Knoxville, TN 37922-6128

228-2148

From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/9/2009 8:23:04 AM
Subject: Fwd: Northshore Project

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

>>> "Joseph Hamdi" <jhamdi@fhbank.com> 12/8/2009 4:40 PM >>>
I am a resident of Cabot Ridge. I strongly support this project off Northshore and Choto Road. The developer has a very good concept plan and knowing some of his projects, will finish it in a manner that will enhance our area. We need a market closer in to our neighborhood and need stores nearby so we don't have to drive a long way. I don't believe it will affect traffic since most of us will be driving by it anyway. It's only a destination to the residents that live close by, not the whole Farragut area or west Knoxville. The other C-store on Choto is not within our path or this market. It has its own client base that lives closer to it.

Joe Hamdi

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From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/9/2009 10:54:28 AM
Subject: Fwd: Development @ Choto and Northshore

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

>>> "R. E. Foust" <rfoust@pughcompany.com> 12/9/2009 9:33 AM >>>
Knox County Planning Commission:

My name is R.E. Foust and my wife and I reside at 1326 Waterside Lane in the Montgomery Cove Subdivision. We are aware that a development is under consideration for the vicinity of Northshore Drive and Choto Road. Based on what we have learned in recent meetings with Mr. Huber, we are in favor of the project.

We are aware that a few individuals are concerned about the appearance and negative impact such a development may have on the community but my wife and I believe the current proposal is superior to other options such as another subdivision or more intrusive commercial development. Based on comments made at town hall meetings concerning this project, most of the people in opposition seem to be only concerned about how this project will impact their views from their property. We realize this property will be developed by someone and believe Mr. Huber is very interested in seeking input from our community whereas other developers might not be so considerate. We have spoken with several members of our community and we believe the majority are in favor of the project. Those that have attended the meetings and voiced objections are a very vocal minority.

Based on Mr. Huber's reputation and Knox County requirements, we believe the development will not be an eye sore. Further, we do not believe it will negatively impact the traffic in the area and, with the addition of a controlled intersection, will make the area much safer.

If you would like to speak with me further concerning this issue, please call me at 865.548.3190.

Sincerely,

R.E. Foust

R. E. Foust, CPA
Vice President
Pugh & Company, P.C.
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From: Mike Brusseau
To: Betty Jo Mahan
Date: 12/9/2009 2:14:55 PM
Subject: Fwd: Proposed Dev at Northshore and Choto

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

>>> <cdenton@metlife.com> 12/9/2009 11:01 AM >>>

My name is Clark Denton and I live in Montgomery Cove. I can only speak for my family, and we ARE in favor of the development. I think Mr. Jon Huber's vision for that piece of property will only serve as a property enhancer for the homes in Montgomery Cove. Furthermore, the proposed Weigel's convenience store will be welcomed.

I think the strict covenants of the development and proposed traffic restructuring make this site ideal for this "type" of development. Thank you for your time.

F. Clark Denton, MBA, CLTC
Investment Advisor Representative
Financial Services Representative

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From: Sarah Powell
To: Betty Jo Mahan
Date: 12/8/2009 2:43:15 PM
Subject: Fwd: COMMERCIAL BUILDING AT CHOTO

>>> Annie Parrott <artistanniebelle@gmail.com> 12/8/2009 1:46:36 PM >>>
Dear members of the MPC,

My family and I have lived in the Choto area since 1972. We have seen it grow from a farming area to one subdivision after another, and the roads (all two lanes) are woefully inadequate.

With the building of a commercial area, it is going to be nearly impossible for us to access Northshore Drive from Choto Road (it is now super dangerous).

I urge you to vote AGAINST commercial building along Northshore Drive at Choto Road. We have plenty of commercial access in Farragut and Turkey Creek. Please keep our area RESIDENTIAL ONLY!

Sincerely,
Ann Parrott Bishara
12140 Warrior Trail