

**From:** "Brian Tapp" <btapp@naiknoxville.com>  
**To:** <Mark.donaldson@knoxmpc.org>, <tbenefield@benefieldrichters.com>, <anders@holstongases.com>, <ubailey@esper.com>, <bartcarey@comcast.net>, <artclancy3@gmail.com>, <cole5137@bellsouth.net>, <rlcraig@usit.net>, <gewart@georgeewart.com>, <s.johnson692@gmail.com>, <makane1@bellsouth.net>, <Nathan.J.Kelly@gmail.com>, <rebeccalongmire@hotmail.com>, <wstowers@stowerscat.com>  
**Date:** 2/9/2010 5:43:16 PM  
**Subject:** Support for Midway Business Park

Commissioners,

I would like to take this opportunity to voice my strong support for the Midway Business Park.

As a member of the nation's largest managed commercial real estate network, NAI Global, we communicate with prospective occupiers and site selection consultants on a regular basis that would like to locate in Knox County but are unable to find suitable sites.

While opponents of the project make the argument that we have plenty of industrial land available there really isn't. Much of the time the land is either too far from the interstate (East Bridge), too expensive (West Bridge/Hardin Valley), too small (less than 10 acres) or doesn't have the proper zoning, infrastructure or labor force.

I would urge you to also consider allowing a mix of tenants for the park and surrounding entrance area as well (Manufacturing, Distribution/Warehouse, Flex, R&D and some commercial).

It is tough to sell companies on a location if there isn't a place for companies to store their goods or for their employees to drop their kids off, get something to eat and fuel their vehicles.

If you have any questions, please feel free to call me at 865.777.3039.

Regards, Brian, NAI Knoxville

Brian H. Tapp, Industrial Sales & Leasing, 10101 Sherrill Boulevard, Knoxville, TN 37932 USA

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**From:** "Michael T. Strickland" <MStrickland@banditlites.com>  
**To:** "Mark.donaldson@knoxmpc.org" <Mark.donaldson@knoxmpc.org>, "tbenefield@benefieldrichters.com" <tbenefield@benefieldrichters.com>, "anders@holstongases.com" <anders@holstongases.com>, "ubailey@esper.com" <ubailey@esper.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "rlcraig@usit.net" <rlcraig@usit.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "s.johnson692@gmail.com" <s.johnson692@gmail.com>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>  
**Date:** 2/9/2010 5:12:31 PM  
**Subject:** Proposed Midway Business Park

Dear MPC Commissioners,

First and foremost, let me thank all of you for your tireless efforts in what must feel like an endless and thankless task. I join you in your mission to make Knox County a better place for all of our citizens. As the Current Chair of the Knox Chamber, I too spend a lot of time working on missions such as yours.

I know many of you personally. As you may know, from August of 2009 until January of 2010 I spent a lot of time meeting and speaking with over 100 community members as the Chamber Chair, in an effort to find out what was on the minds of the citizens of the greater Knoxville area. My meetings were with governmental leaders, civic leader, business leaders and ordinary citizens. Many different subjects were brought up by this large sample of people. I did not steer or influence this process at all, I simply listened and took notes. I would like to share with you a small part of the results, as it pertains to the proposed Midway Business Park.

First and foremost, every single person I met with felt we had too little land available for economic development. Everyone realized that the amount of useable land for industrial development was way too small and that fact was costing the area a lot of new industry. Next, everyone I spoke with was for the development of the Midway Park. There was not one person in over 100 people that was against the development.

The very growth and economy of this and any area is routed in economic development, and having proper land to offer for that development is the lynch pin to success. As the Chamber Chair I speak on a daily basis to a wide cross section of community members, and now more than ever I am asked why we cannot and do not do more to stimulate the local economy and "get East Tennessee going". The answer is simple: We have and will do just that! To that end, I ask you to consider the validity of the information I have gathered in the past 4 months regarding this project. I will not wonder into personal beliefs, or other such issues. I simply come before you as the Chamber Chair who has just gone to talk to the people, and the result was a resounding YES to the park.

I welcome all questions from any of you and will take your calls or e-mails as we work together toward a successful resolution of this discussion. I thank you again for all that each of you do and look forward to speaking with you. Take care and thank you!

Michael T. Strickland  
Chairman  
Bandit Lites

865-971-3071

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mstrickland@banditlites.com<mailto:mstrickland@banditlites.com>

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**CC:** Mike Edwards <medwards@knoxvillechamber.com>, 'Rhonda Rice'  
<rrice@knoxvillechamber.com>

**From:** "Wallace McClure, Jr." <wallace.mcclure@mcclurerealty.com>  
**To:** "Jolynn Newhouse" <jolynn@kaarmls.com>  
**Date:** 2/10/2010 12:32:00 PM  
**Subject:** Re: GOVERNMENTAL AFFAIRS KAAR

Dear \00ABFNAME\00BB, Please be advised that I support the East County Sector Plan and all activities relative to the approval and construction of the Midway Business Park.  
Wallace

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Wallace McClure, Jr. CCIM, CRB - McClure Realty Company - 114 Durwood Road - Knoxville, TN 37922, wallace.mcclure@mcclurerealty.com  
(o) 865 693-3000, (m) 865 740-3005, (f) 865 693-3069, (h) 865 584-3118

----- Original Message -----

From: Jolynn Newhouse  
To: wallace.mcclure@mcclurerealty.com  
Sent: Wednesday, February 10, 2010 10:55 AM  
Subject: GOVERNMENTAL AFFAIRS KAAR

TO: Governmental Affairs Committee

FROM: Kelly Clancy, Chair

SUBJECT: Proposed Midway Business Park

Kelly asked that the KAAR send this to you on the Governmental Affairs Committee in the hopes that you can attend the meeting of the MPC tomorrow afternoon.

I know that the Chamber has requested that attendees to show support, and I'm stressing emphasis, on your attendance. Unfortunately our Board of Directors has not met (though they are aware of this) and will not meet until the exact same time period tomorrow afternoon. Therefore, we do not have an "official" endorsement at this time of the project.

Wear your name tags (as long as your company does not have policy preventing this during public meetings!), so that people know the Realtor community is there!

The East Knox County Sector Plan Update will be discussed at the Metropolitan Planning Commission on Thursday, February 11th, 2010, at 1:30 PM. Included in the Update is a recommendation by the MPC staff to designate The Development Corporation (TDC) owned

property at the Midway Road Interchange as a Mixed Use Special District (Business Park or Town Center type developments). The MPC website contains a draft of the East County Sector Plan and the staff recommendation for the Business Park area. You can view the plan by going to [www.knoxmpc.org](http://www.knoxmpc.org) <<http://www.knoxmpc.org/>> and clicking on East County Sector Plan Update on the bottom right side of the home page.

We need your help in demonstrating support for inclusion of the Business Park in the Sector Plan Update. Those against development are the only interests making noise and appealing to MPC and County Commission at this time. Unfortunately, some of those opposed to development feel the need to either leave out or misrepresent the facts. Attached is a fact sheet with responses to certain issues that have been misrepresented by the group opposed to development in East Knox County. Take a look and let us know if you have any questions or need more information.

Economic Development in Knox County should be a community wide decision because high quality, sustainable development benefits the quality of life and tax base for all Knox County residents and businesses by providing opportunities for new businesses to locate in Knox County, by supporting existing businesses, and by attracting quality employers and workers to Knox County.

We ask you to show your support by either attending the MPC meeting or contacting MPC commissioners. Full contact information is on the attached sheet and e-mail addresses are listed below. A semi-colon separated list of e-mail addresses is also provided. We will follow up with information about additional upcoming City Council and County Commission meetings.

Thank you,

Mike Edwards

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anders@holstongases.com; ubailey@esper.com; bartcarey@comcast.net;

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