

▶ **FILE #:** 1-F-10-UR **AGENDA ITEM #:** 42
 POSTPONEMENT(S): 1/14/2010 **AGENDA DATE:** 2/11/2010
 ▶ **APPLICANT:** LKM PROPERTIES LP
 OWNER(S): LKM PROPERTIES LP

TAX ID NUMBER: 162 M B 001
 JURISDICTION: County Commission District 5
 ▶ **LOCATION:** Southeast side of S. Northshore Dr., northeast of Choto Rd.
 ▶ **APPX. SIZE OF TRACT:** 1.25 acres
 SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a pavement width of 21' within a 85' wide right-of-way, or Choto Rd., a minor collector street with pavement width of 21' within a 50' wide right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Tennessee River

▶ **ZONING:** CN (Neighborhood Commercial)
 ▶ **EXISTING LAND USE:** Dwelling and vacant land
 ▶ **PROPOSED USE:** Convenience store with gas pumps

HISTORY OF ZONING: The site was recommended for rezoning to NC (Neighborhood Commercial) at the December 10, 2009 MPC meeting. The rezoning of this site will be considered by the Knox County Commission on January 25, 2010.
 SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A agricultural
 South: Detached dwellings / PR residential & A agricultural
 East: Detached dwellings / A agricultural
 West: Detached dwellings / PR residential
 NEIGHBORHOOD CONTEXT: The area is developed with agricultural, rural residential and low density residential uses un A (Agricultural) PR (Planned Residential) zoning.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for a fueling station with a convenience store as shown the development plan subject to 8 conditions**
1. Meeting all applicable requirement of the Knox County Zoning Ordinance
 2. Installing the signs per the plan and not requesting any variances that would permit larger signs
 3. Providing parking at the rate of 5 spaces per 1000 gross square feet of area (reduce the amount of parking shown on the plan from 25 spaces to 20 spaces).
 4. Install all lighting as shown on the plan and within the parameters identified on the photometric plan. All outdoor lighting, with the exception of a security light on the rear of the store, is to be off during the hours the

store is closed.

5. Installation of the landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project.
6. The store not opening for business until improvements to S. Northshore Dr. are completed. The improvements are to include improving the vertical alignment of the road to eliminate the existing hump and provision of west bound left turn lanes at both of the proposed entrances as called for in the traffic impact study. All road work is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works
7. All future development within the "Montgomery Market" development adhering to the common architectural elements contained on the conceptual plan for the 12 acre site.
8. A revised plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted, this plan meets the requirements of the CN (Neighborhood Commercial) zone and the other requirements for approval of a use on review.

6.

COMMENTS:

At the December, 2009 meeting MPC recommended approval of the application presented by Huber Properties to CN (Neighborhood commercial) for a 12 acre site at the intersection of S. Northshore Dr. and Choto Rd. As part of that recommendation, MPC conditioned its approval by requiring that all development within the site be considered through the use on review process. Additionally, the MPC stated that all future construction within the site would be required to use "residential building materials" and be architecturally compatible. This rezoning request was heard by the Knox County Commission on January 25, 2010 at which time that body, by a unanimous vote, approved the rezoning with the conditions as recommended by MPC.

The developer of the property from which convenience store site will be subdivided from has provided staff with a conceptual site plan that suggests that the overall development will consist of a mixture of retail and office uses that will cater to a limited market area. The property owner has also included a short listing of proposed "common architectural elements" that will be used to judge the compatibility of each building that is proposed for the site.

LKM Properties has submitted a request that, if approved, would result in the construction of a new Weigel's convenience store and gasoline fueling station. Materials submitted with this request include a site plan, landscaping plan, signage plan, photometric plan along with architectural renderings of the proposed building. Since the proposed use will generate more than 750 vehicular trips per day, the applicant was required to have a traffic impact study (TIS) prepared. This matter was postponed last month in order to give staff time to review the findings of the TIS with the applicant and his engineer. Issues dealing with the traffic impact study have been resolved and the needed improvements to the existing roadway system have been identified.

At present there is a hump in S. Northshore Dr. that restricts sight distance from and through this site. The hump along with excessive travel speeds is also believed to contribute to wrecks at the intersection of S. Northshore and Choto Rd. In order to rectify this problem the staff will recommend that improvements be made to S. Northshore Dr. which will eliminate the hump in the road and provide safe access to the proposed convenience store and the future commercial development proposed for the area. These improvements will need to be completed prior to the opening of the Weigel's store. Development of this portion of the site with the convenience store does not trigger the need for additional improvements at the intersection S. Northshore and Choto Rd. Based on the findings of the traffic impact study, improvements at that intersection will most likely be required at the time when approximately fifty percent of the total area is developed. In order to attempt to see that road improvements are made as they are warranted, the staff will require that the traffic impact study be updated with each use on review request that comes in for the remainder of the 12 acre site that was the subject of the recent rezoning.

With regard to the development plan for the Weigel's store, staff has review the plans and finds them to be compatible with the conditions of the rezoning. The store, including the gas canopy, will be built using brick, stone and stucco. A board fence and extensive landscaping are proposed for the site. The signage complies with the restrictive requirements of the CN zone regulations. The brightness of the lighting will meet the "Farragut standard" as depicted on the photometric plan that was submitted with this plan.

Staff has discussed with the applicant the desire to reduce the amount of parking that has been proposed. At

present, the applicant is proposing a parking standard that would equal more than six parking spaces per 1000 square feet of total floor area. The parking standard for convenience stores as called out in the XXXXX suggests that 4 parking spaces per 1000 square feet of floor area would be adequate. Since the Weigel's store is going to be part of a larger commercial development, the Knox County Zoning Ordinance would permit the number of parking spaces to be reduce to 5 spaces per 1000 thousand square feet or a total of 20 spaces. The staff will recommend the applicant reduce the proposed number of spaces to meet that number.

EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed convenience store will have a manageable impact on local services: All utilities are already in place to serve this building and road improvements are planned to accommodate the project.
2. Lighting intensity and direction will be controlled in order to minimize the off site impact of project.
3. Signage meets the requirements of the Knox County Zoning Ordinance and should have minimal impact on the surrounding residential development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed convenience meets all of the requirements of Knox County Zoning Ordinance pertaining to building setbacks, height, lighting, landscaping, signage and parking.
2. The proposed exterior of structure is being constructed with brick, stone and stucco. All of these materials are commonly used in residential construction.
3. The proposed convenience store is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

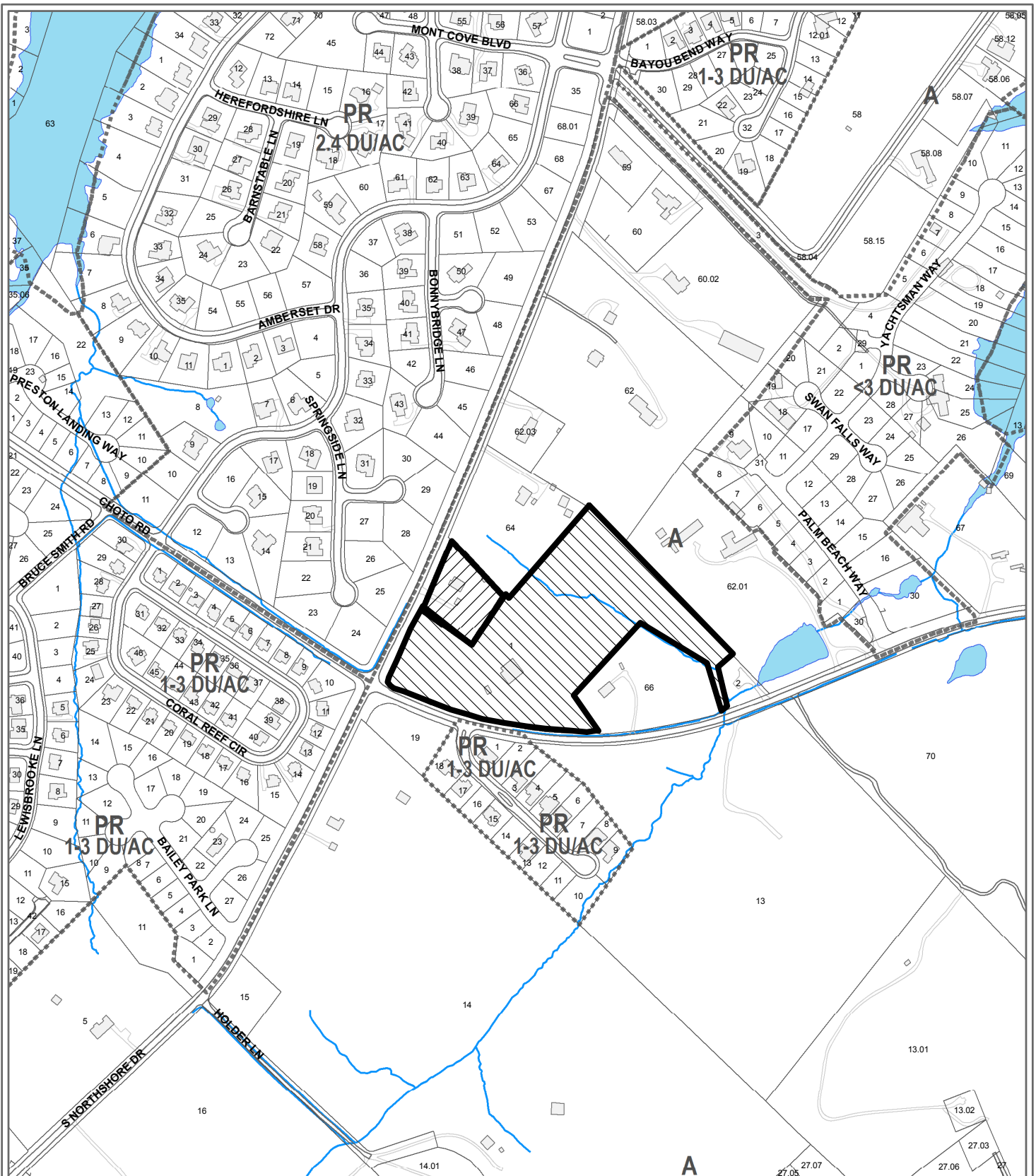
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies the property for neighborhood commercial use. The proposed use and plan are in compliance with that plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**1-F-10-UR
USE ON REVIEW**

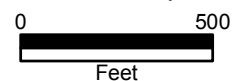


Convenience store with gas pumps in CN (Neighborhood Commercial) pending

Original Print Date: 12/28/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: LKM Properties LP

Map No: 162
Jurisdiction: County





10300 HARBOR VALLEY ROAD
SUITE 202
KNOXVILLE, TN 37922
OFFICE: 615.529.5572
FAX: 615.529.1066
WWW.FULCRUMMACINDOE.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

MONTGOMERY MARKETS
CONCEPT PLAN
KNOX COUNTY, TENNESSEE

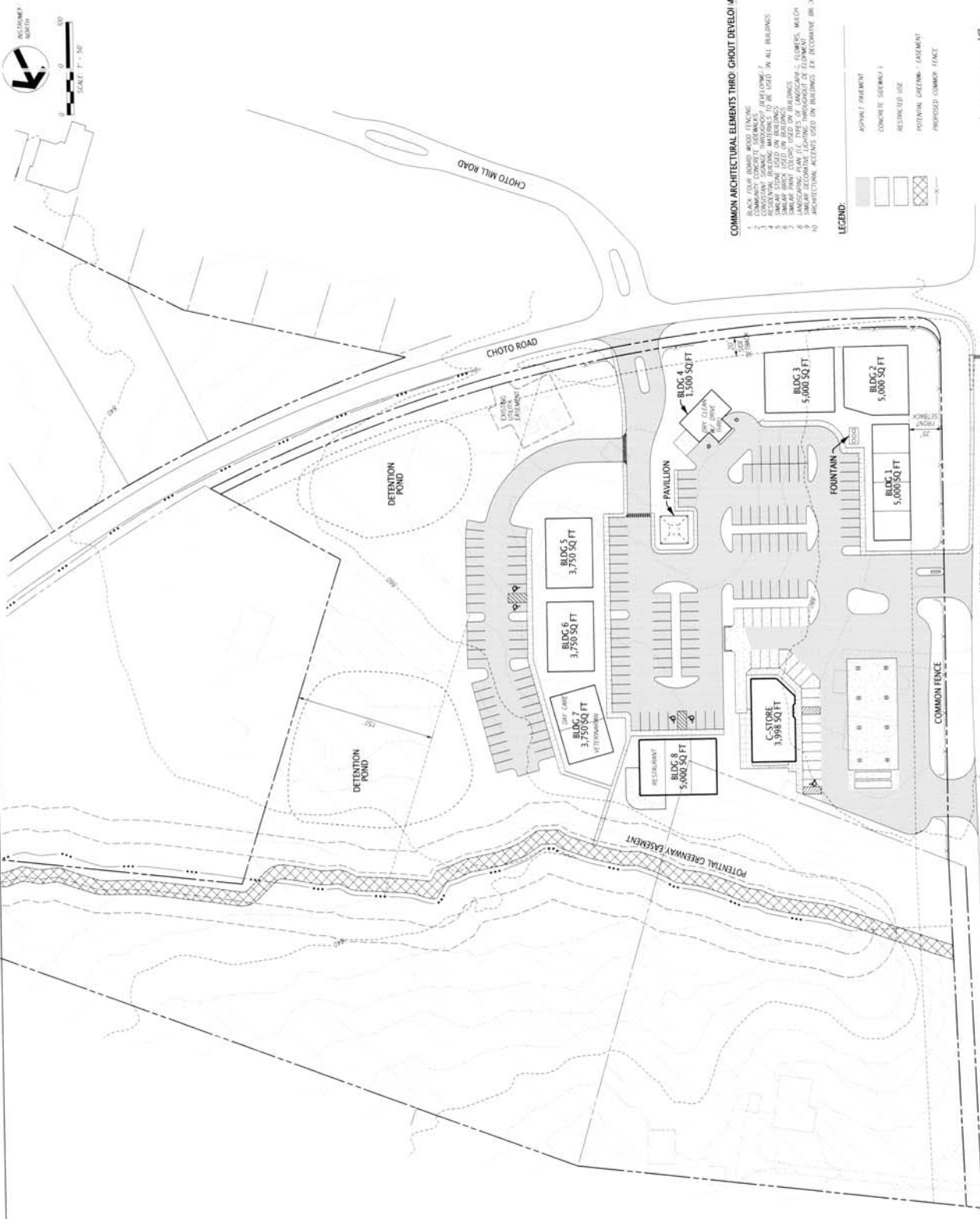
HUBER PROPERTIES
213 FOX ROAD, SUITE 100
KNOXVILLE, TN 37922
CONTACT: JOHN HUBER
TELEPHONE NO.: 865.691.5002

CONCEPT PLAN

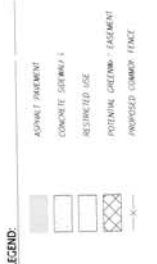
REV	DATE	BY

Project: 290.006
Date: 12/20/09
Scale: 1"=50'

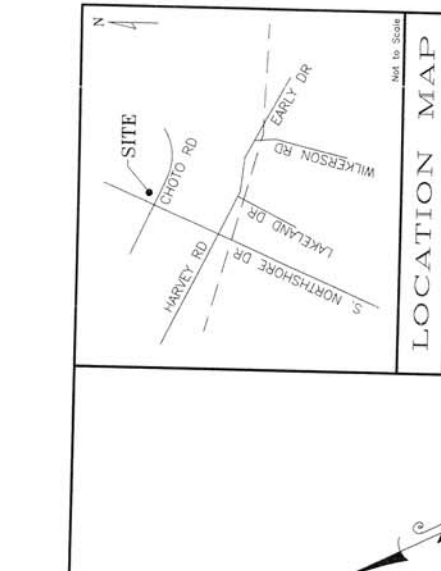
C0



- COMMON ARCHITECTURAL ELEMENTS THROUGHOUT DEVELOPMENT**
1. BLACK FOUR BOARD WOOD FENCING
 2. CONCRETE CURB (PERMANENTLY ELEVATED)
 3. CONCRETE CONCRETE PAVED DRIVEWAY / PAVEMENT
 4. CONCRETE DRIVEWAY
 5. CONCRETE SIDEWALK
 6. ASPHALT DRIVEWAY
 7. ASPHALT DRIVEWAY
 8. ASPHALT DRIVEWAY
 9. ASPHALT DRIVEWAY
 10. ASPHALT DRIVEWAY
 11. ASPHALT DRIVEWAY
 12. ASPHALT DRIVEWAY
 13. ASPHALT DRIVEWAY
 14. ASPHALT DRIVEWAY
 15. ASPHALT DRIVEWAY
 16. ASPHALT DRIVEWAY



1-F-0-VR
12/30/09

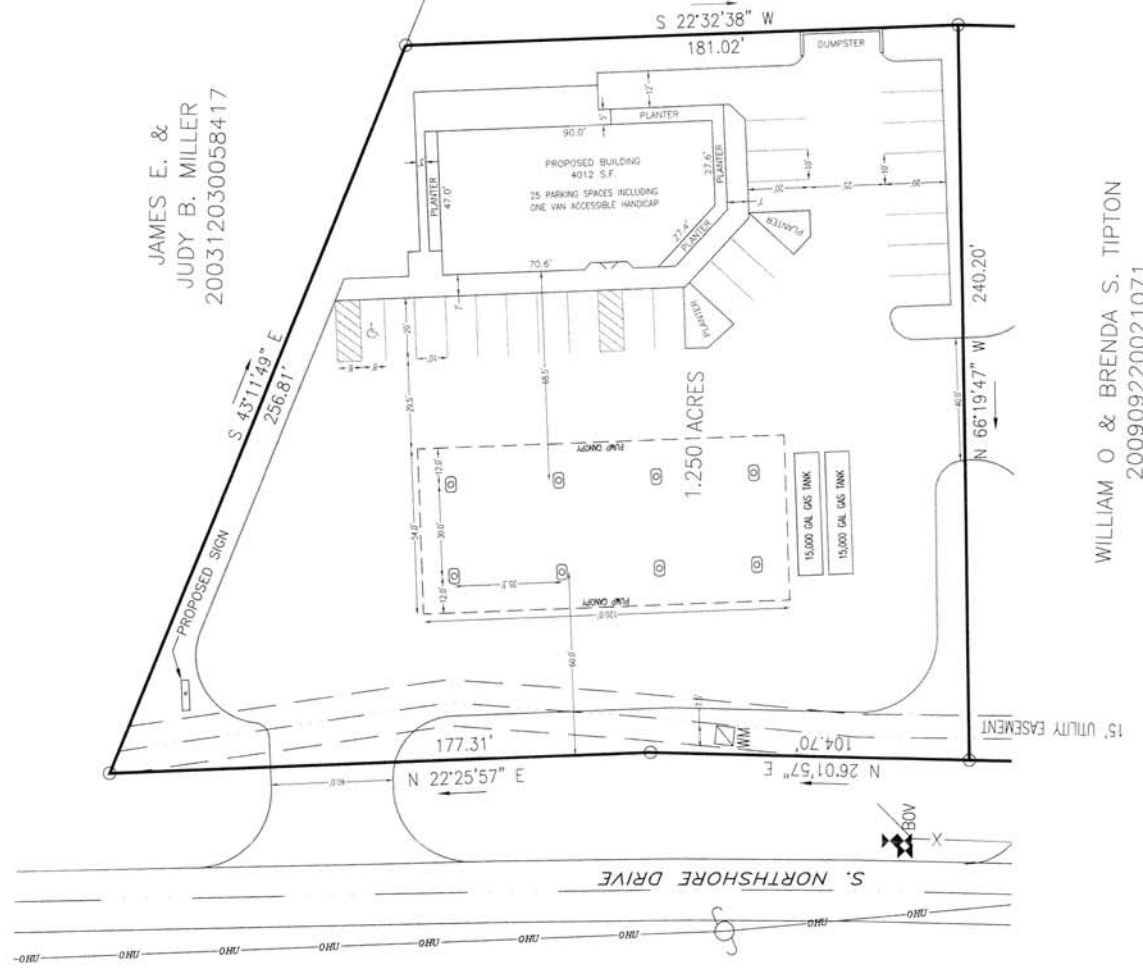


- NOTES:
1. ALL DIMENSIONS AND LOCATIONS OF ALL FEATURES ARE HEREBY RESERVED ALONG WITH THE NECESSARY EASEMENTS AND 10 FEET WIDE ALL SIDING AND BOUNDARY LINES.
 2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD.
 3. NORTH AS SHOWN IS BASED ON ORIENTATION TO PHYSICAL FEATURES SHOWN BY KILLS.



JAMES E. &
JUDY B. MILLER
200312030058417

WILLIAM O & BRENDA S. TIPTON
200909220021071



WILLIAM O & BRENDA S. TIPTON
200909220021071

SITE PLAN FOR
LKM PROPERTIES
NORTHSHORE AT CHOTO

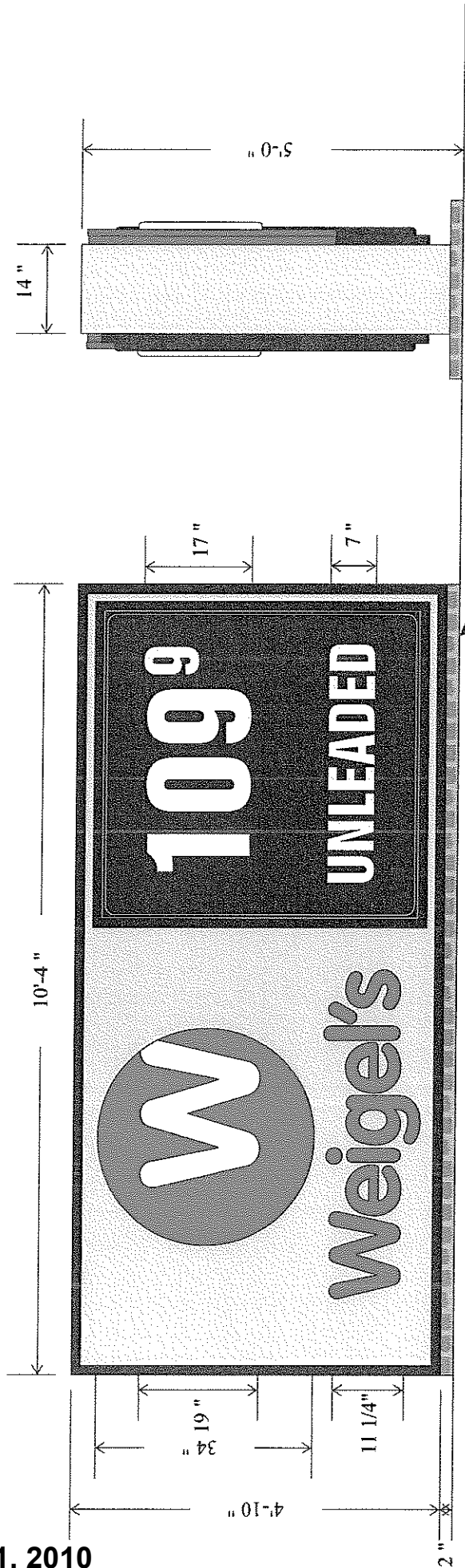
CLT MAP 169, PART OF PARCEL 13
DISTRICT 6, KNOX COUNTY, TENNESSEE
SCALE: 1"=30' NOVEMBER 19, 2009

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 596-6472
FAX (865) 596-6473
email@bhn-p.com

OWNER:
LKM PROPERTIES
P.O. BOX 650
POWELL, TN 37849
PHONE (865) 938-2042

DEED REFERENCE 1531/621
PLAT REFERENCE 200012200041490

1-F-10-u-r
12409



Brick base by others

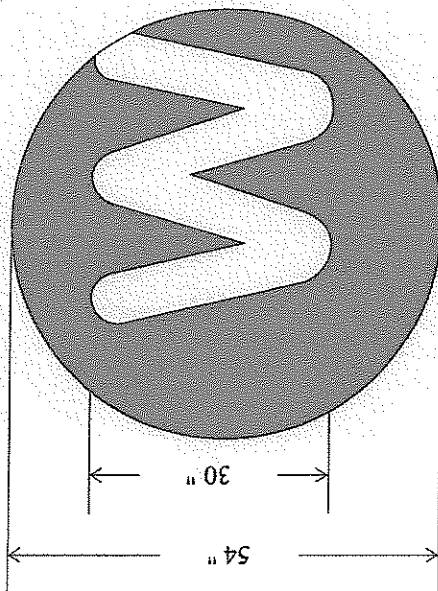
NOTE: One (1) double face non-illuminated anodized aluminum monument sign with routed out (Weigel's) letters, recessed trim capped logo circles externally illuminated.

1-F-10-DN

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Neon Service Co.	
SCALE: 1/2" = 1'	APPROVED BY: DRAWN BY:
DATE: 12-17-09	S. M.
NAME: Weigel's (Photo)	
DRAWING NUMBER 12-17-092557	

Wall Mounted Sign
① 16 sq. ft.



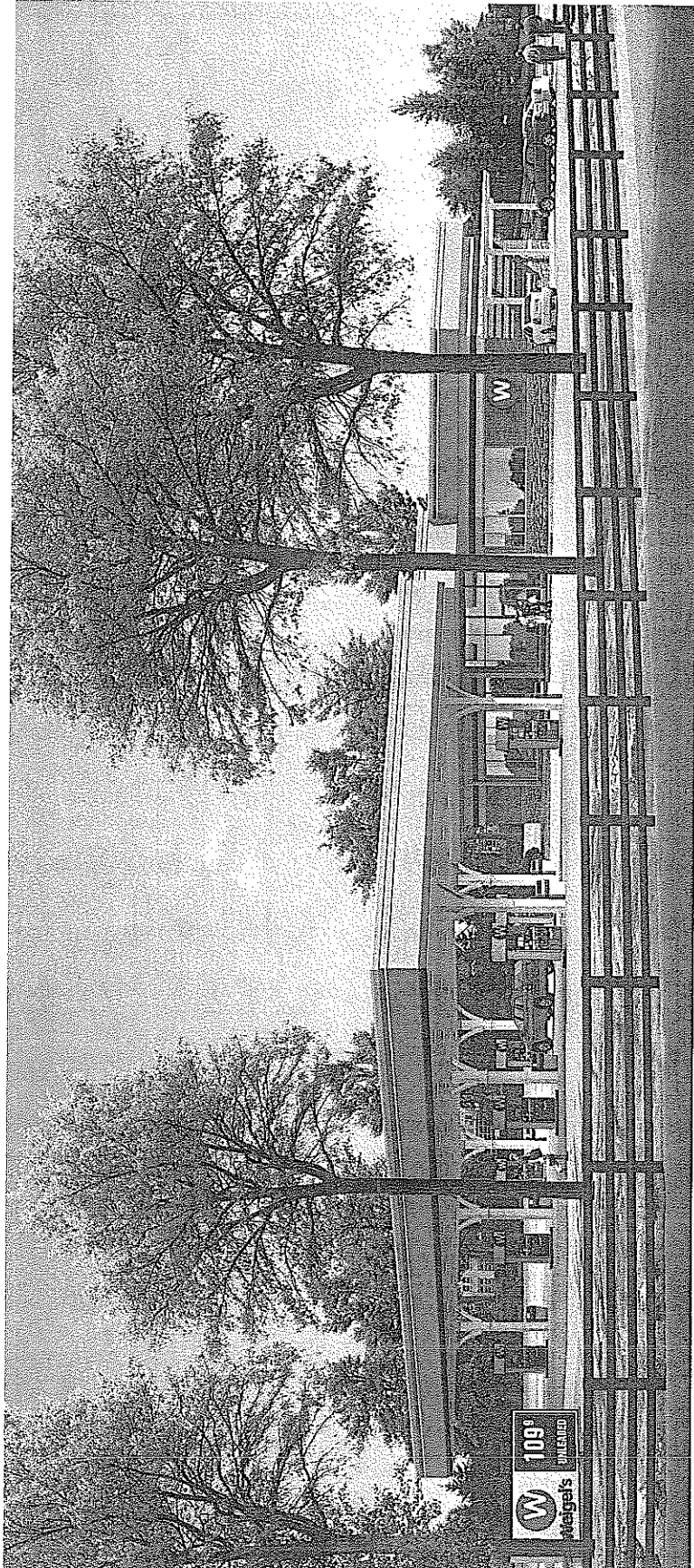
1 required
15.9 Sq. Ft.

One indirect illuminated wall sign

1 - F-10 - JK

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Neon Service Co.	
SCALE: 1/2" = 1'	APPROVED BY: DRAWN BY:
DATE: 12/8/09	S. M.
NAME: Weigel's	Choto
DRAWING NUMBER	12/08/09-07



1-F-10-08

MBI

michael brady inc.

Architecture
Interiors
Civil
Structural
Mechanical
Electrical
Surveying
C.M.

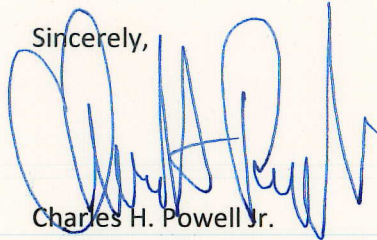
February 4, 2010

Metropolitan Planning Commission
Knoxville, Tennessee

To Whom It May Concern,

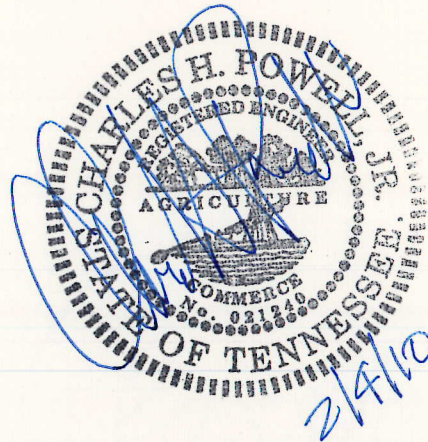
The site lighting for the Weigel's Farm Store located at Northshore and Choto Road has been designed to meet Farragut lighting standards. If you have any questions please call.

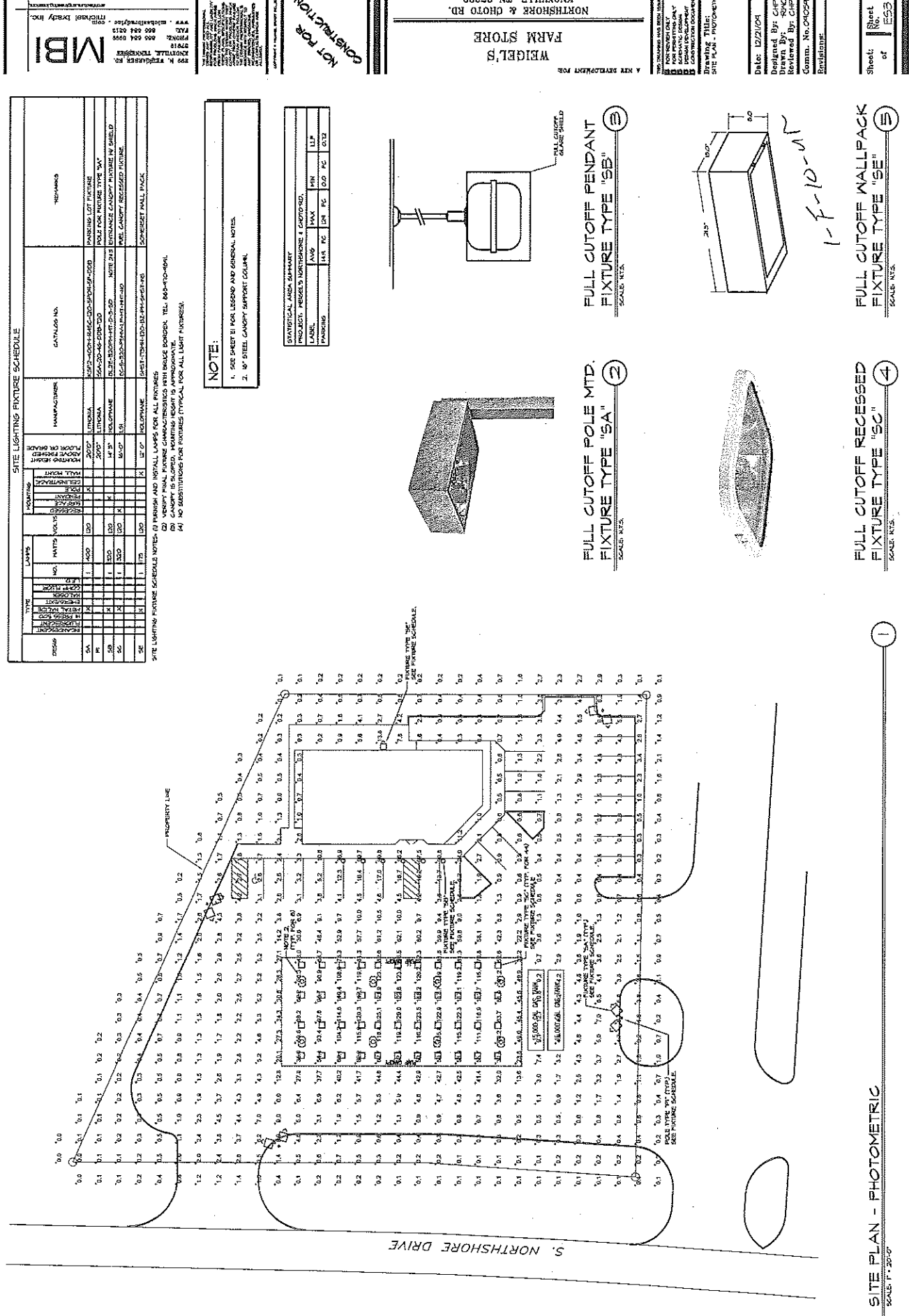
Sincerely,



Charles H. Powell Jr.

P.E. Tennessee License #00021240





SITE LIGHTING FIXTURE SCHEDULE

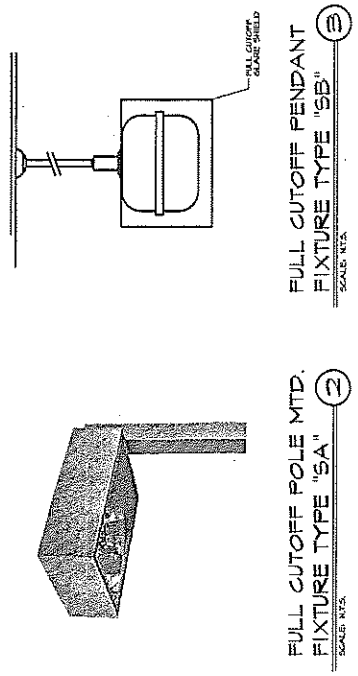
TYPE	LAMP	LAMP		NO.	MOUNTING	HEIGHT	CATALOG NO.	MANUFACTURER	REMARKS
		NO.	WATT						
SA	1	1	400	1	1	10'	2007	LITONIA	PARABOLIC LOT FIXTURE
SB	1	1	100	1	1	10'	2007	LITONIA	POLE FOR FIXTURE TYPE "SA"
SC	1	1	100	1	1	10'	2007	LITONIA	RECESSED CANOPY FIXTURE IN SHIELD
SD	1	1	100	1	1	10'	2007	LITONIA	RECESSED CANOPY FIXTURE IN SHIELD
SE	1	1	100	1	1	10'	2007	LITONIA	RECESSED CANOPY FIXTURE IN SHIELD

SITE LIGHTING FIXTURE SCHEDULE NOTES:
 (1) PARABOLIC LOT FIXTURES FOR ALL FIXTURES.
 (2) VERIFY FINAL FIXTURE CHARACTERISTICS WITH BRUCE BONDORF, TEL. 865-710-0841.
 (3) CANOPY IS SLOPED, MOUNTING HEIGHT IS APPROXIMATE.
 (4) SEE DIMENSIONS FOR FINISHED ELEVATION FOR ALL LIGHT FIXTURES.

NOTE:
 1. SEE SHEET 81 FOR LEGEND AND GENERAL NOTES.
 2. 8" STEEL CANOPY SUPPORT COLUMN.

STATISTICAL AREA SUMMARY

PROJECT	PERIOD	MONTHS	1	2	3	4	5	6	7	8	9	10	11	12
LABOR	AVG	MAX	MIN	LFP										
PAVING	14.5	PC	DN	PC	LO	PC	LO	PC	LO	PC	LO	PC	LO	PC



WEIGEL'S FARM STORE
 NORTHSHORE & CHOT RD.
 KNOXVILLE, TN 37922

CONSTRUCTION

NOT FOR

Date: 12/2/09
 Designed By: GCP
 Drawn By: GCP
 Reviewed By: GCP
 Comm. No. 090592
 Revision:

Sheet No. 1 of 53

SITE PLAN - PHOTOMETRIC
 SCALE: 1/8" = 1'-0"

From: prschaffer@aol.com
To: mike.hammond@knoxcounty.org
Sent: 21/01/2010 16:47:54 Eastern Standard Time
Subj: Supporting the Northshore & Choto development

Dear Mr. Hammond:

I have been reading about the proposed development at Northshore Drive and Choto Road and am a bit surprised by the negative reaction of some of the local residents. A small convenience retail center would be a bonus for the community as there is pent up demand for services such as a convenience store, dry cleaning drop off/pick up, and maybe even a nice neighborhood restaurant. I live in the area and drive through that intersection many time every week headed to the baseball fields and often wish there was a Weigel's or similar store to grab gas or a Gatorade for my son. A development like this would not bring additional traffic to the area, it would only serve those who are already on these roads. Additionally, that intersection needs to be signalized with or without this development. It has become quite dangerous over the years as the numerous subdivisions have been built.

More often than not, I'm sure you only hear from the detractors on an issue so I wanted to let you know there are some who think this is a good idea. Thank you for your time and your dedicated service to our community.

My best,

Paul Schaffer
742 Cabot Drive
Knoxville, TN 37934

I strongly SUPPORT limited commercial development at Northshore and Choto road

From:  mccmuir tds.net (mccmuir@tds.net)

Sent: Tue 1/19/10 11:16 PM

To: thomas.strickland@knoxcounty.org; sam.mckenzie@knoxcounty.org; mark.harmon@knoxcounty.org; amy.broyles@knoxcounty.org; ivan.harmon@knoxcounty.org; tony.norman@knoxcounty.org; finbarr.saunders@knoxcounty.org; ed.shouse@knoxcounty.org; mike.hammond@knoxcounty.org; craig.leuthold@knoxcounty.org; richard.briggs@knoxcounty.org; greg.lambert@knoxcounty.org; brad.anders@knoxcounty.org; larry.smith@knoxcounty.org; michele.carringer@knoxcounty.org; bud.armstrong@knoxcounty.org; dave.wright@knoxcounty.org; paul.pinkston@knoxcounty.org; michael.brown@knoxcounty.org; tbenefield@benefieldrichters.com; michaeal.brusseau@knoxmpc.org; anders@holstongases.com; ubailey@esper.com; bartcarey@comcast.net; jnframpton@hotmail.com; 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

Dear Sirs and Madams,

I would like to take this opportunity to express my support of limited commercial development in the Northshore/Choto area. I have been a resident of that area for the past 14 years and have witnessed the tremendous growth it has undergone. When I first built our house at 2044 Wilkerson Road (off Harvey Road), there was very little that far west. Over the years, several neighborhoods have been developed, roads improved and now, we even have the Davis Family YMCA. All these additions have not only added to the comfort and convenience of the area but increased property values and in turn, revenue for the county. Even with this growth, there still exists a stigma that that far is west is too remote. Currently, you must travel into Farragut or Lenoir City to obtain simple conveniences such as gasoline, groceries, a cup of coffee, or a dinner out. One of the things that I feel would greatly add to the convenience of that area is a Weigels or similarly establishment. I believe that based on how well the Mini-Mart that opened last year off Harvey Road was received that this would eventually prove to be a welcome addition to the neighborhood. The convenience of getting gas on the way to and from the house, run in to get some milk in hurry, or even a simple cup of coffee (I love Weigels and Pilot chilled french vanilla cream) would be a welcome and much needed addition.

If traffic patterns are a concern, maybe you could consider another round-a-bout similar to concord and northshore. Although I originally was opposed to that (mainly out of ignorance), I believe it has proven to be a tremendous improvement in traffic flow.

Thank you for your time and consideration.

Michael Muir

corner of choto and northshore SUPPORT

From: **Rich Levenson** (richlevenson@gmail.com)

Sent: Fri 1/22/10 11:48 AM

To: makane1@bellsouth.net; wstowers@stowerscat.com; Amy Broyles (amy.broyles@knoxcounty.org); Anders (anders@holstongases.com); Art Clancy (artclancy3@gmail.com); Bart Carey (bartcarey@comcast.net); Brad Anders (brad.anders@knoxcounty.org); Bud Armstrong (bud.armstrong@knoxcounty.org); Cole (cole5137@bellsouth.net); Craig Leuhold (craig.leuhold@knoxcounty.org); Dave Wright (dave.wright@knoxcounty.org); Ed Shouse (ed.shouse@knoxcounty.org); F. Saunders (finbarr.saunders@knoxcounty.org); George Ewart (gewart@georgeewart.com); Greg Lambert (greg.lambert@knoxcounty.org); Ivan Harmon (ivan.harmon@knoxcounty.org); JN Frampton (jnframpton@hotmail.com); Larry Smith (larry.smith@knoxcounty.org); Mark Harmon (mark.harmon@knoxcounty.org); Michael Brown (michael.brown@knoxcounty.org); Michael Brusseau (michaeal.brusseau@knoxmpc.org); Michele Carringer (michele.carringer@knoxcounty.org); Mike Hammond (mike.hammond@knoxcounty.org); Nathan Kelly (Nathan.J.Kelly@gmail.com); Paul Pinkston (paul.pinkston@knoxcounty.org); Rebecca Longmire (rebeccalongmire@hotmail.com); Richard Briggs (richard.briggs@knoxcounty.org); RL Craig (rlcraig@usit.net); S Johnson (s.johnson692@gmail.com); Sam McKenzie (sam.mckenzie@knoxcounty.org); T. Benefield (tbenefield@benefieldrichters.com); Thomas Strickland (thomas.strickland@knoxcounty.org); Tony Norman (tony.norman@knoxcounty.org); U Bailey (ubailey@esper.com)

Dear Friends and Commissioners,

I know there has been alot of discussion about the zoning and use of this property..I live on Northshore less than a mile from this potential development,and I feel that this development with a Weigal like store and light commercial has alot of merit...I would assume that Bruce will make that intersection safer and by doing this will make Northshore a safer road to get in and out on.

There are now alot of developments which I feel would be served by these stores..I don't feel this a destination that by having this would create more traffic,but more a service to all the surrounding homeowners...

In advance I thank you for your time and energy you spend being a Commissioner and your work to make Knoxville a great place to live...

Best wishes,
Rich

--

--

Rich Levenson
RE/MAX Preferred Properties
Knoxville Tn
865.694.8100

SUPPORT Northshore/Choto

From:  **Kim Dickey** (kimdickey@charter.net)

Sent: Mon 1/18/10 8:11 PM

To: thomas.strickland@knoxcounty.org; sam.mckenzie@knoxcounty.org;
mark.harmon@knoxcounty.org; amy.broyles@knoxcounty.org; ivan.harmon@knoxcounty.org;
tony.norman@knoxcounty.org; finbarr.saunders@knoxcounty.org; ed.shouse@knoxcounty.org;
mike.hammond@knoxcounty.org; craig.leuthold@knoxcounty.org; richard.briggs@knoxcounty.org;
greg.lambert@knoxcounty.org; brad.anders@knoxcounty.org; larry.smith@knoxcounty.org;
michele.carringer@knoxcounty.org; bud.armstrong@knoxcounty.org;
dave.wright@knoxcounty.org; paul.pinkston@knoxcounty.org; michael.brown@knoxcounty.org;
tbenefield@benefieldrichters.com; michaeal.brusseau@knoxmpc.org; anders@holstongases.com;
ubailey@esper.com; bartcarey@comcast.net; jnframpton@hotmail.com; 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


Hello,

I'm writing you today in SUPPORT of the Northshore / Choto commercial development.

I have lived in Mallard Bay since 2003 and I would welcome the development. In fact, I would go as far to say that I would even welcome the Weigels. I would look forward to that cup of coffee that is so conveniently located a mile away. In my opinion I believe that this area would really enjoy the development once it was here. The way I have understood the plans it truly seems like a first class development which could only increase our values. The last thing we need is another neighborhood. So long story short I vote YES!

Blessings,
Kim Dickey
1114 Canvas Back Lane
Knoxville, TN 37922

Huber Development @ Choto Road

From:  Jo Davis (jodavis5@gmail.com)

Sent: Sun 1/17/10 1:56 PM

To: thomas.strickland@knoxcounty.org; sam.mckenzie@knoxcounty.org; mark.harmon@knoxcounty.org; amy.broyles@knoxcounty.org; ivan.harmon@knoxcounty.org; tony.norman@knoxcounty.org; finbarr.saunders@knoxcounty.org; ed.shouse@knoxcounty.org; mike.hammond@knoxcounty.org; craig.leuthold@knoxcounty.org; richard.briggs@knoxcounty.org; greg.lambert@knoxcounty.org; brad.anders@knoxcounty.org; larry.smith@knoxcounty.org; michele.carringer@knoxcounty.org; bud.armstrong@knoxcounty.org; dave.wright@knoxcounty.org; paul.pinkston@knoxcounty.org; michael.brown@knoxcounty.org; anders@holstongases.com; ubailey@esper.com; bartcarey@comcast.net; jnframpton@hotmail.com; artclancy3@gmail.com; cole5137@bellsouth.net; rlrcraig@usit.net; gewart@georgeewart.com; s.johnson692@gmail.com; makane1@bellsouth.net; Nathan.J.Kelly@gmail.com; rebeccalongmire@hotmail.com; wstowers@stowerscat.com

Greetings,

My name is Jo Davis and I am a resident of The Mill at Choto in Knox County. I know many of you have been inundated with letters regarding the Huber Development across the street from my subdivision. I would like to share my thoughts about the project. While, change will occur I am of the stance that change can be productive as long as it done with the utmost care of those already living in the area. I am not representing my subdivision as I am not on the board, but just a tax paying resident of Knox County who has already had a long go around with Knox County Engineering concerning the water drainage issue when my subdivision was conceived six years ago. My main concern is with completing the project correctly so that the water drainage issue is once and for all solved in my backyard. As the water drains now it sufficiently transfers the water through my backyard, but any sizable increase in water at a greater rate will not be feasibly carried though without flood issues on my property. Mr. Huber has been open to discussing the drainage issue with me and is hopeful that a drainage plan can be formulated with his civil engineers to accommodate everyone involved. We will be meeting with him and his civil engineer on this upcoming Wednesday @ 4:30. in The Mill at Choto if anyone could or would like to discuss and walk the land in question. I really have no other issue with impending development as Mr. Huber seems open to the community's needs and questions. Hopefully some type of compromise can be determined and I look forward to hearing from many of you on this very heated debate. If anyone would like more information feel free to contact me through email or my cell phone 865-806-1024.

Sincerely, Jo Davis 12518 Choto Mill Lane, Knoxville, TN 37922

>>> <david.higdon@cibavision.com> 12/9/2009 10:37 PM >>>

Commissioners:

My name is David Higdon and my family and I recently moved to the far ends of West Knoxville into the Walnut Grove subdivision. We picked this area due to the outstanding neighborhoods and the family appeal that they offer to raise small children in.

As a life long resident of Knox County, I have always enjoyed the convenience of being able to make quick runs to the store/cleaners/sandwich shop/etc. to take care of odds and ends. Since moving into Walnut Grove, my wife and I have definitely had to better plan our errands so that they are not as time consuming as they are now by making a drive down to Kingston Pk. When I heard of the proposed development at Choto and Northshore, I wanted to voice my sincere hopes that this will be approved. As you know, the market that is currently on Choto Rd by the railroad tracks is the only close option and I often times drive past it in order to not spend more than twice as much on a gallon of milk, not to mention not being able to keep up with their irregular hours.

I am not familiar with Mr. Huber, the proposed developer, but trust that a development similar to the one adjacent to Gettysvue would do nothing but add value to the residents in this area, not to mention the boaters at Choto marina. As with any development, I am sure that there is some amount of opposition, but hope that you will consider the value that it will bring. Thank you for your attention to this project and for your service to Knox County.

Regards,

David Higdon
12949 Clear Ridge Rd.
Knoxville, TN 37922

David Higdon
Phone: 800-233-9223 x 1163
Email : david.higdon@cibavision.com

From: Richard Briggs [mailto:rmbiggs52@gmail.com]
Sent: Tuesday, December 08, 2009 8:00 PM
To: Joseph Hamdi
Subject: Re: Northshore Project

Mr. Hamdi

Thank you for your email. Actually the MPC on Thursday will be first be evaluating and making a recommendation to the county commission. The county commission will vote on it at the Jan meeting.

I agree with you on this project. This section of the county has no services nearby. I have received several emails in favor of the project and thus far none opposed. Although I will need to review the MPC's evaluation and recommendation, I am certainly looking favorably on Mr Huber's project.

I really appreciate your input. We weigh the opinion of folks who live in the area of a proposed project much more than any other information we receive.

Thank you again for contacting me.

Richard M. Briggs, MD
Knox County Commissioner
District 5

On Tue, Dec 8, 2009 at 4:40 PM, Joseph Hamdi <jhamdi@fhbank.com> wrote:

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

"Craig Leuthold" _____ To
 <craig.leuthold@knoxcounty.org> <Chris_Gaylor@bramco.com>
 > _____
 01/25/2010 08:39 AM . cc
 _____ Subject
 Re: Support Northshore/Choto Development

Chris,
 Thank you for your input on this issue I will keep it in mind when this comes before commission.
 Craig Leuthold

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

From: Chris_Gaylor@bramco.com

To: thomas.strickland@knoxcounty.org ; sam.mckenzie@knoxcounty.org ;
mark.harmon@knoxcounty.org ; amy.broyles@knoxcounty.org ; ivan.harmon@knoxcounty.org ;
tony.norman@knoxcounty.org ; finbarr.saunders@knoxcounty.org ; ed.shouse@knoxcounty.org ;
mike.hammond@knoxcounty.org ; craig.leuthold@knoxcounty.org ;
richard.briggs@knoxcounty.org ; greg.lambert@knoxcounty.org ; brad.anders@knoxcounty.org ;
larry.smith@knoxcounty.org ; michele.carringer@knoxcounty.org ;
bud.armstrong@knoxcounty.org ; dave.wright@knoxcounty.org ; paul.pinkston@knoxcounty.org ;
michael.brown@knoxcounty.org

Sent: Friday, January 22, 2010 5:44 PM

Subject: Support Northshore/Choto Development

To: The Knox County Commission

Dear Sir/Madam Commissioners

I am a resident of Montgomery Cove Subdivision - 12440 Amberset Dr. I understand that there is a "high-end" commercial development proposed for the Northshore/Choto corner. I wanted you to know that I support light commercial development for the proposed site if done properly. The area has needed some "convenience shopping" near the area for some time. If it is done in a proper and aesthetically pleasing manner, it could only enhance the area in my opinion.

Please advise should you require any clarifying or further information from me on subject.

Best regards,

Chris Gaylor
 President
 Power Equipment Company

From: Consoli, Richard [mailto:rconsoli@innovativecontrols.com]
Sent: Monday, December 07, 2009 3:29 PM
To: John Huber
Subject: Thank you

John – A president of the Montgomery Cove Homeowners association, I want to thank you for your willingness to meet with the MC homeowners as well as other residents living in the area. The end result of your efforts (whether favorable or unfavorable) has raised awareness within the community allow people to participate in the process and provide feedback to your development. Regardless of my personal opinion on your development, the awareness has certainly been raised by the following actions:

1. Two open meetings at our clubhouse
2. Website Survey posting for all residents to participate.
3. Numerous homeowner discussion board posts both for and against the development.

Thank you again,

Richard Consoli
Division President
Innovative Controls
Office: 865-671-7700
* Direct Line: 865-288-5401 *

www.innovativecontrols.com

>>> Sarah Compton Wright <misscompton459@hotmail.com> 1/22/2010 4:03 PM
>>>

To: Knox County Commission and Metropolitan Planning Commission:

I am writing to convey my absolute support for the commercial development proposed by John Huber at Northshore Drive and Choto Road. I believe I have a truly unique perspective on this matter as Mr. Huber began developing my family farm (The Christian Family Farm) into the subdivision, Covered Bridge at Hardin Valley just a few years ago. Not only was Mr. Huber a consummate gentleman and businessman to my family during the entirety of the land acquisition process, he went above development requirements to build an exclusive and elegant subdivision with incredible amenities for the residents. I commend Mr. Huber for his efforts developing my family's land and I am confident that the people of the Northshore Drive and Choto Road area will be overwhelmingly pleased with the elevated standard of work that Mr. Huber demands and will produce given the opportunity.

For pictures of the caliber of work that Mr. Huber produces, the following link goes to pictures of Covered Bridge at Hardin Valley.
<http://www.hardinvalley.com> .

Regards,

Sarah Compton Wright
865-660-0872

Northtshore at Choto Rd¹

From:  Michael L. Chadwell (mchadwell@charter.net)

Sent: Tue 1/19/10 12:48 PM

To: mark.harmon@knoxcounty.org; amy.broyles@knoxcounty.org; ivan.harmon@knoxcounty.org; tony.norman@knoxcounty.org; finbarr.saunders@knoxcounty.org; ed.shouse@knoxcounty.org; mike.hammond@knoxcounty.org; craig.leuthold@knoxcounty.org; richard.briggs@knoxcounty.org; greg.lambert@knoxcounty.org; brad.anders@knoxcounty.org; larry.smith@knoxcounty.org; michele.carringer@knoxcounty.org; bud.armstrong@knoxcounty.org; dave.wright@knoxcounty.org; paul.pinkston@knoxcounty.org; michael.brown@knoxcounty.org; tbenefield@benefieldrichters.com; michaeal.brusseau@knoxmpc.org; anders@holstongases.com; ubailey@esper.com; bartcarey@comcast.net; jnframpton@hotmail.com; 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

I have lived in Channel Point subdivision on Choto Rd. for 15 years and I would welcome a neighborhood commercial project here. Hopefully it would help getting the caution light replaced with a traffic light. There has been enough residential development out here that this project should be successful. It would be nice to be able to buy some gas or pick up a few items without having to go back to Kingston Pike. Just because a small group is more vocal with their opposition, that doesn't mean that there is no support for this. Thank you.

Michael L. Chadwell
2307 Clipper Lane
Knoxville, TN 37922

From: Richard Briggs <rmbiggs52@gmail.com>
To: Neil Schmitt
Sent: Wed Dec 02 15:13:40 2009
Subject: Re: Northshore Dr and Choto Development

Mr. Schmitt

Thank you for your message to the county commission who will eventually be voting to change the zoning so the project can go forward.

I've review the plans with John Huber and it appears to be a good project. As you can imagine, there will be opposition but Mr Huber has a good reputation and his previous projects have won awards for being well planned and preserving greenspace.

Again, I appreciate your input. Usually we only hear from those opposed to a project.

Richard Briggs, MD
Commissioner, District 5

On Wed, Dec 2, 2009 at 2:19 PM, Neil Schmitt <neil.schmitt.gbx9@statefarm.com> wrote:

Dear member of the MPC,

I am aware that the Northshore Drive and Choto RD area is being considered for development by Huber Development. I live in that area and have had discussions with several people about the future of this area, and would like to share my feelings with you

Living in the area, my first preference for that or any property near there, would be a quiet park like setting. But unfortunately if history is any indicator, it is inevitable that Northshore will become more and more developed. If this is indeed the case, I would then like to say that I hope that the MPC will give preference to developers that are local and more sensitive to the "scenic highway" that Northshore has been designated. I believe John Huber to be one that would understand the concerns of the citizens and give every attempt to protect the area and the values of other's property. I have asked Mr. Huber that should he be successful in being able to develop this property to consider the more progressive developments that you now see in Florida and the Hilton Head area where buildings are further removed from the road and landscaping is used to keep a more natural setting. I think everyone can agree that this development, whether a grocery store, a convenience store, or other similar ideas will be considered destination stops, not needing such high visibility.

With our without this immediate development, our neighborhood and this immediate area has a real road problem that I hope can be resolved. I am afraid as Jefferson Park completes it's subdivision and the YMCA opens, we will see increased traffic at rates of speed much too high for this area. People go too fast, cross the yellow line frequently and are not aware of the dangers exiting the Montgomery Cover subdivision due to terrible visibility. Possibly this development will facilitate or require improvements prior to completion.

In summary I hope that your authority can work with Mr. Huber to develop a plan that would be satisfactory to the community and yet satisfy the inevitable development for this area. Thank you for your work on behalf of the county citizens.

Respectfully,

Neil Schmitt

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 1:31:35 PM
Subject: Fwd: FW: Letter of Support for Northshore Dr and Choto Rd

Re: Items 42 and 51

>>> "R. E. Foust" <rfoust@pughcompany.com> 1/12/2010 1:31 PM >>>
Knox County 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. As a lifelong resident of Knox County I have lived in close proximity to much more unattractive developments (e.g. city dump, light industrial) and welcome the addition Mr. Huber is proposing.

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

Thanks

R.E.

R. E. Foust, CPA
Vice President
Pugh & Company, P.C.
315 North Cedar Bluff Road, Suite 200
Knoxville, TN 37923
Phone: (865) 769-1654
FAX: (865) 769-0660
E-mail: rfoust@pughcompany.com
Website: www.pughcompany.com

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From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 3:29:33 PM
Subject: Fwd: Mr. John Huber and Knox Cty Commission vote on Jan 25

Re: Items 43 and 51

>>> <cdenton@metlife.com> 1/12/2010 3:14 PM >>>

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. John 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

www.clarkdenton.metlife.com

Denton Financial Group
683-A Emory Valley Road
Oak Ridge, TN 37830
(865) 483-7909

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From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 4:21:55 PM
Subject: Fwd: IN FAVOR - Huber Development - Northshore and Choto Rd Development

Re: Jan items 42 and 51

>>> Sarah Compton Wright <misscompton459@hotmail.com> 1/22/2010 4:03 PM >>>

To: Knox County Commission and Metropolitan Planning Commission:

I am writing to convey my absolute support for the commercial development proposed by John Huber at Northshore Drive and Choto Road. I believe I have a truly unique perspective on this matter as Mr. Huber began developing my family farm (The Christian Family Farm) into the subdivision, Covered Bridge at Hardin Valley just a few years ago. Not only was Mr. Huber a consummate gentleman and businessman to my family during the entirety of the land acquisition process, he went above development requirements to build an exclusive and elegant subdivision with incredible amenities for the residents. I commend Mr. Huber for his efforts developing my family's land and I am confident that the people of the Northshore Drive and Choto Road area will be overwhelmingly pleased with the elevated standard of work that Mr. Huber demands and will produce given the opportunity.

For pictures of the caliber of work that Mr. Huber produces, the following link goes to pictures of Covered Bridge at Hardin Valley. <http://www.hardinvalley.com> .

Regards,

Sarah Compton Wright
865-660-0872

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/25/2010 8:13:50 AM
Subject: Fwd: Montgomery Markets

Re: Jan items 42 and 51

>>> Erica Whitehead <whiteyandfeebee@hotmail.com> 1/22/2010 4:28 PM >>>

Dear Commissioners,

Recently, the proposal for a new development named Montgomery Markets located at the intersection of Choto Road and Northshore Drive was brought to my attention. This letter is written in an effort to make it clear to Knox County Commissioners and Planning Commissioners that I am in FULL SUPPORT of this type of development at that location.

As a long time resident in the immediate vicinity, as well as a small business owner, this development appeals to me for a number of reasons, not the least of which could include the possible expansion of my business to that location.

As we all know, the area surrounding the intersection of Choto and Northshore has become one of Knoxville's fastest growing areas for residential neighborhoods, yet it has no retail services to "support" it for miles around. It is my belief that the addition of a development like Montgomery Markets (including a first class fueling station like Weigels or Pilot) would prove to be a tremendous asset to the community.

This development would shorten driving distances needed to travel for residents to get basic needs as well as provide an opportunity to make this area even more appealing to future home buyers.

I urge you to lend the Montgomery Markets development your support and allow one of Knoxville's nicest areas an opportunity to continue to grow smartly and in the right direction.

If you have any questions or if I can be of any further assistance, please feel free to contact me at 865-458-9332.

Thank you for your time, attention, and most of all, consideration.

Sincerely,

Brian K Whitehead
Owner/Artistic Director
The Village Salon

Hotmail: Trusted email with powerful SPAM protection.
<http://clk.atdmt.com/GBL/go/196390707/direct/01/>

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 3:28:50 PM
Subject: Fwd: I Support Development for Northshore Dr and Choto Rd

Re: Items 43 and 51

>>> Dale Walker <wwalkerdale@hotmail.com> 1/12/2010 3:05 PM >>>

To the Knox County Commission:

My name is Dale Walker and I am a resident of Bayou Bend located on Northshore Drive, just east of the development proposed by John Huber.

My wife Laura and I have enjoyed living in Bayou Bend for six and a half years with one drawback. It's a fairly long drive to any businesses, so we try to combine trips as much as possible to save gas and money. The limited development John Huber has proposed would definitely improve the local area and improve our standard of living. Having a convenience store within walking distance, or just a short drive away, along with some other facilities such as a deli, dry cleaners, etc. would save gas and money. The zoning requirements, along with John Huber's reputation for first class work, will ensure the attractiveness of the development. The area would become more of a neighborhood rather than just a series of subdivisions built on farmland.

I believe the development would actually decrease traffic on Northshore Drive as it would eliminate the need to drive to Farragut to buy a gallon of milk or a loaf of bread. While there is a small convenience store on Choto near the NS tracks, they charge very high prices due to lack of competition nearby.

I attended the hearing before the Planning Commission last month and spoke in favor of the development. Neighbors with whom I have discussed the development are also in favor of having a small place to shop and eat near our neighborhood.

Thank you for taking to time to hear the opinion of a resident and voter.

Best regards,

Dale Walker
12252 Mossy Point Way
Knoxville, TN 37922
865-675-2799

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/20/2010 9:23:46 AM
Subject: Fwd: Support of Northshore / Choto Development

Re: January items #42 and 51

>>> "Toni Kopkau" <tkopkau@charter.net> 1/19/2010 7:34 PM >>>
To Whom it May Concern:

My name is Toni Kopkau and I live in Channel Point subdivision (12242 Channel Point Drive) off of Choto Road. I am also the President of the Channel Point HOA. I do not speak for all of the subdivision but I would like to express my personal support of any light commercial development proposed at the corner of Northshore Drive and Choto Road. It would be nice to have some small commercial development that would save us time and provide convenience on our way home from work. I do not see that this development would in any way hurt our rural standing. The idea of a Weigles on the corner is a great idea as well as having a small family restaurant available .

I would add that we really need a traffic light or round about at that location as well.

Please vote YES on January 25th and Feb 11th.

Thanks you for your time and consideration.

Jon and Toni Kopkau

12242 Channel Point Drive

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 10:08:46 AM
Subject: Fwd: NORTHSHORE/ CHOTO DEVELOPMENT YES

Re: Jan items 42 and 51

>>> TERESA <teresazinkle@chartertn.net> 1/22/2010 10:05 AM >>>

Hello,

My husband Dr. Steven Zinkle and I would like to say that we feel the new development proposed for the corner of Choto and Northshore would be a great thing. We welcome that development especially if it uses the example of the new YMCA that is just up the road in this same area. Also, we would like to see if this development go through something in the order of a Weigel's maybe with closing hours of around 10pm. Please note that Northshore and Choto would need a red light instead of the caution light that is there now, and the grading of both east and west Northshore would make the road much safer to traffic since those hills are interfering with visibility.

We have lived in Lakeshore Meadows for 9 years and feel that this development would be a nice fit for this area immensely!

Thank you,

Steve and Teresa Zinkle
3005 Meadow Cove Point Rd
37922

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/21/2010 3:11:14 PM
Subject: Fwd: In support of the Northshore/Choto development

Re: Jan items 42 and 51

>>> "John Norris" <jnorris@energypublishing.biz> 1/21/2010 9:58 AM >>>
Dear Sir or Madam,

My name is John Norris and I live at 1245 Walnut Branch Ln. Knoxville Tn 37922 which is located in the Walnut Grove Subdivision. I would like to show my support of the development of the Northshore/Choto area to a light commercial zone. I believe that adding a Weigles to that area would be an improvement to the area. As you know there are several subdivision in that area and I'm sure the addition of store and gas station in that area would improve the quality of life for the families living nearby.

Thanks

John Norris

VP Sales and Administration

Energy Publishing, Inc.

224 South Peters Rd

Suite 202

Knoxville TN 37922

865-584-6294

865-558-6101 fax

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/20/2010 3:52:49 PM
Subject: Fwd: Support for Northshore/Choto Commercial Development

Re: Jan items 42 and 51

>>> <jimmiller520@aol.com> 1/20/2010 3:36:24 PM >>>

My wife and I, Jim and Judy Miller, live at 12330 S Northshore Drive, Knoxville, TN 37922. We support the Light Commercial Development. We feel a nicely designed commercial development would be so much better than a hog farm or a multiunit housing project. If the development is done properly, it will be an asset to the community. Many of the people protesting are just trying to limit development after they got their piece of rural land. Jim Miller

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 2:11:40 PM
Subject: Fwd: Support for market in Northshore/Choto area

Re: Jan items 42 and 51

>>> "Renee McNutt" <renee@boppspot.com> 1/22/2010 12:58 PM >>>
Dear County Commission:

We would like to voice our support for the proposed development in the Choto Road/Northshore Drive area. We live very close to this area and would love to see a small commercial spot there, especially a Weigel's so that we do not have to go all the way back to Kingston Pike for milk, gas, etc. We believe this would be a positive addition to the area.

Please support the rezoning of the area so that this development can move forward.

Sincerely,

Tom & Renee' McNutt
13135 Clear Ridge Rd
Knoxville 37922

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 2:12:27 PM
Subject: Fwd: SUPPORT Northshore/Choto Development

Re: Jan items 42 and 51

>>> Michele Lawson <mklawson31@yahoo.com> 1/22/2010 11:01 AM >>>

Good Morning Ladies and Gentlemen,

My name is Michele Lawson and I am a resident of Lakeshore Meadows subdivision. I want to take a moment to express my support of the Huber Properties, LLC proposed development along Northshore Drive. I believe the area is in need of a project such as this. I also feel strongly that a fueling station/convenience store such as a Weigles would be a great asset to the residents in the area. As it is now, our closest fuel station is approximately 9 miles away. I do not consider the AM Market as an option due to the fact the owners choose to take advantage of being the only store in the area and therefore gouge the residents with prices that are far from competitive.

I realize that improvements to Northshore Drive are part of the plan but I would like to emphasize that a traffic light is desperately needed at this intersection. This would slow traffic considerably and assist all those who are making left-hand turns.

Please vote YES January 25th and February 11th.

Thank you advance for your time and consideration.

Steve and Michele Lawson12220 Bluff Shore Drive

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 1:31:35 PM
Subject: Fwd: FW: Letter of Support for Northshore Dr and Choto Rd

Re: Items 42 and 51

>>> "R. E. Foust" <rfoust@pughcompany.com> 1/12/2010 1:31 PM >>>
Knox County 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. As a lifelong resident of Knox County I have lived in close proximity to much more unattractive developments (e.g. city dump, light industrial) and welcome the addition Mr. Huber is proposing.

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

Thanks

R.E.

R. E. Foust, CPA
Vice President
Pugh & Company, P.C.
315 North Cedar Bluff Road, Suite 200
Knoxville, TN 37923
Phone: (865) 769-1654
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From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 3:29:33 PM
Subject: Fwd: Mr. John Huber and Knox Cty Commission vote on Jan 25

Re: Items 43 and 51

>>> <cdenton@metlife.com> 1/12/2010 3:14 PM >>>

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. John 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

www.clarkdenton.metlife.com

Denton Financial Group
683-A Emory Valley Road
Oak Ridge, TN 37830
(865) 483-7909

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From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 8:07:19 AM
Subject: Fwd: In Favor of Choto/Northshore Development

Re: Jan Items 42 and 51

>>> courtney boyce <ckb2442@hotmail.com> 1/22/2010 7:20 AM >>>

Dear Sirs,

We have been residents of the Choto area since 1998 and are very excited with the idea of this commercial development. We live in Channel Point Subdivision and feel that this development would enhance our community. Please feel free to use us as an example of residents that are in support of this at the upcoming meeting.

Sincerely,

Steve and Courtney Boyce
2442 Caravel Lane
Knoxville, TN 37922
865-414-6387

Hotmail: Powerful Free email with security by Microsoft.
<http://clk.atdmt.com/GBL/go/196390710/direct/01/>

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/22/2010 10:09:21 AM
Subject: Fwd: IN FAVOR OF DEVELOPMENT ON NORTHSORE @ CHOTO

Re: Jan items 42 and 51

>>> Dale Akins <dakins@themarketedge.com> 1/22/2010 9:54 AM >>>
To: Mike Brusseau
Metropolitan Planning Commission

The purpose of this e-mail is to express my OVERWHELMING SUPPORT for the commercial development proposed by John Huber on the corner of Northshore Drive and Choto Road. I have been a resident of Montgomery Cove since 2002, which is one of the adjacent residential developments. The Metropolitan Planning Commission's growth study and analysis was very thorough and the Planning Commission was correct in voting unanimously, if memory serves, to amend the sector plan to allow this type of highly restrictive commercial development to proceed. I hope the Knox County Commission will concur.

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. 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 be successful plus this person is psychic since they know the private contract price of the land. 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.

Mr. Huber has acted responsibly and I hope his vision is allowed to become a reality.

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

MONTGOMERY COVE WEBSITE 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

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/12/2010 3:28:50 PM
Subject: Fwd: I Support Development for Northshore Dr and Choto Rd

Re: Items 43 and 51

>>> Dale Walker <wwalkerdale@hotmail.com> 1/12/2010 3:05 PM >>>

To the Knox County Commission:

My name is Dale Walker and I am a resident of Bayou Bend located on Northshore Drive, just east of the development proposed by John Huber.

My wife Laura and I have enjoyed living in Bayou Bend for six and a half years with one drawback. It's a fairly long drive to any businesses, so we try to combine trips as much as possible to save gas and money. The limited development John Huber has proposed would definitely improve the local area and improve our standard of living. Having a convenience store within walking distance, or just a short drive away, along with some other facilities such as a deli, dry cleaners, etc. would save gas and money. The zoning requirements, along with John Huber's reputation for first class work, will ensure the attractiveness of the development. The area would become more of a neighborhood rather than just a series of subdivisions built on farmland.

I believe the development would actually decrease traffic on Northshore Drive as it would eliminate the need to drive to Farragut to buy a gallon of milk or a loaf of bread. While there is a small convenience store on Choto near the NS tracks, they charge very high prices due to lack of competition nearby.

I attended the hearing before the Planning Commission last month and spoke in favor of the development. Neighbors with whom I have discussed the development are also in favor of having a small place to shop and eat near our neighborhood.

Thank you for taking to time to hear the opinion of a resident and voter.

Best regards,

Dale Walker
12252 Mossy Point Way
Knoxville, TN 37922
865-675-2799

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/20/2010 9:24:23 AM
Subject: Fwd: Choto Road development

Re: Jan items 42 and 51

>>> Patty Van Dyne <pattyvandyne@me.com> 1/20/2010 8:50 AM >>>
I am writing regarding the proposed development on Northshore Road at Choto. I vehemently oppose 15 acres of land being rezoned for commercial use. Look at ALL the empty buildings in Farragut--we don't need to build more "strip malls" to lie empty and take up our beautiful rural setting.
I moved out here to enjoy the "country side" . If I wanted to live next to shops and offices I would have chosen a different location! Give us a Weigels on the corner (not 15 acres!) if you MUST, but please don't take away our rural setting!!
Thank you for your attention to this matter,
Patricia Van Dyne
2313 Clipper Lane

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/20/2010 9:26:14 AM
Subject: Fwd: Follow up to Commercial Development at Nothshore & Choto

Re: January items 42 and 51

>>> Patty Van Dyne <pattyvandyne@me.com> 1/20/2010 8:55 AM >>>

>> A letter from a neighbor to a neighbor...I (along with MANY others)
>> agree with Mr. Weaver!!!
>> Toni Kopkau,
>>
>> I respect your right to disagree with the opposition to this
>> commercial
>> development. I don't know where you live but I am sure it is not
>> close to
>> where the development is going in. Most of us in this area have
>> moved here to
>> get away from that type of development. There is a Weigel's gas
>> station on
>> a corner about every 2 miles in the city. I currently use those gas
>> stations routinely. However, if they put one on the corner where
>> most of us
>> oppose it, they will have seen the last of my business, not that
>> they give a
>> rat's rear.
>>
>> The gas station they put near the underpass is going out of business
>> because people like myself are irritated that they think there is
>> no end to more
>> development and we will not shop there. There are empty shop
>> buildings all
>> over this end of town. When do we citizens have a right to not be
>> invaded
>> by commercial development near our homes?
>>
>> For those who oppose the development, the only solution is to talk
>> to the
>> commissioners one-on-one. The decision will be made long before
>> the meeting
>> with back door politics. I can assure you the lawyers for Bill
>> Weigel and
>> the other developers are already busy. The hearing will be for
>> show. I
>> have already been the victim of that type of obscene maneuvering in
>> the past
>> long before the previous commissioners showed their rears to the

>> general
>> public. Whether the new commissioners are a new breed or just the
>> same old
>> scoundrels remains to be seen.
>>
>> I would be nice if Bill Weigel cared enough to survey the people in
>> the
>> area to see if they really wanted it. But that would only happen
>> if he really
>> cared what people wanted.
>>
>> I won't be available for the meeting so I hope the opposition can
>> carry the
>> day. However, I am not optimistic. I would be nice if everyone
>> in this
>> area would refuse to shop in the center if it goes in. For my
>> part I will
>> never be shopping at the corner of Northshore and Kingston Pike.
>>
>> Sam
>>
>>
>>
>> Dr Sam C. Weaver
>> President
>> Proton Power, Inc.
>> 487 Old Waller Ferry Road
>> Lenoir City, TN 37771
>> Telephone: 865.389.4713
>> Fax: 865-671.1605
>> Email: scweaver@protonpowerinc.com
>> Website: www.protonpowerinc.com
>

From: Mike Brusseau
To: Betty Jo Mahan
Date: 1/21/2010 9:04:47 AM
Subject: Fwd: Please vote AGAINST the Choto Neighborhood Commercial project!

Re: Jan items 42 & 51

>>> Renee Cook <reneecook@aol.com> 1/21/2010 9:07 AM >>>

Dear Representative for our county,

I live at the end of Choto Road. It is a quiet area; we must drive slowly to avoid deer, turkey groups, and other wild animals. I like it this way. I feel so lucky to live where it feels like the "country." This home has been a sanctuary from the rapid pace life of the city--a sanctuary that I have enjoyed providing for my children. Our neighborhood even voted against street lights so that we could hope to see the stars at night.

Please hear the negatives of this large shopping center from my point of view:

1. This development would greatly increase traffic draw and congestion at the entrance to the Choto peninsula. Just at the site where I feel like "I'm home" will now become one more traffic battle.
2. Cutting down trees and pouring asphalt decreases habitat for the wildlife, driving them away from those of us who enjoy sharing the world with them.
3. The lighting sky glow alone will ruin our feeling of being separate from the city.
4. I don't live right at the intersection of Northshore Drive and Choto Road, but please have mercy on those who do. Putting a loud, busy, glaringly bright development in their front yards will ruin their ability to retreat and relax, not to mention their property values.
5. There are empty commercial buildings scattered all over West Knoxville. If this development becomes one of them, we are stuck with a dead building in our front yards! I, for one, do not plan to shop there. I am hearing many others say the same.

This may seem another case of local naysayers against potential revenue increases, and I guess it is. I ask you to consider not forcing this avenue of revenue on us, though. This is a trend that, if allowed to succeed all over Knoxville, will ruin one of our town's greatest assets--the ability to feel "small town" even as we grow into a "big city."

Thank you for considering my opinion.

Renee Cook
12112 Channel Point Drive
Knoxville, TN 37922
865-675-3556

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

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To: Betty Jo Mahan
Date: 1/20/2010 9:24:23 AM
Subject: Fwd: Choto Road development

Re: Jan items 42 and 51

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2313 Clipper Lane