



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
PLAN AMENDMENT/REZONING REPORT**

**FILE #:** 10-C-11-RZ **AGENDA ITEM #** 15  
 10-C-11-SP **AGENDA DATE:** 11/10/2011

POSTPONEMENT(S): 10/13/11

**APPLICANT:** NORTSHORE PELLISSIPPI STORAGE  
**OWNER(S):** Walter Wise

TAX ID NUMBER: 154 100 & 100.01  
 JURISDICTION: Commission District 4

**LOCATION:** Southwest side Osprey Point Ln., southeast side S. Northshore Dr.

**TRACT INFORMATION:** 1.95 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with 25-70' of pavement width within about 300' of right-of-way, or Osprey Pointe Ln., a local street with 21' of pavement width within 170' of right-of-way.

UTILITIES: Water Source: First Knox Utility District  
 Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

**PRESENT PLAN DESIGNATION/ZONING:** O (Office) / OB (Office, Medical, and Related Services)

**PROPOSED PLAN DESIGNATION/ZONING:** C (Commercial) / CA (General Business)

**EXISTING LAND USE:** Vacant land

**PROPOSED USE:** Restaurant

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: MPC approved an office plan designation and OB zoning in 2006 (11-F-06-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING  
 North: S. Northshore Dr. - Cleared, graded land approved for commercial development / PC-1 (Retail & Office Park)  
 South: Indoor storage facility / O / OB (Office, Medical & Related Services)  
 East: Vacant land and residences / LDR / A (Agricultural) and PR (Planned Residential)  
 West: Vacant land and pond / LDR / A (Agricultural)

NEIGHBORHOOD CONTEXT: This site is located across the street from the large Northshore Town Center site, zoned PC-1 and TC-1, which has been approved for large scale commercial development. The site is just west of the I-140 interchange with S. Northshore Dr. To the east, west and south of the site is residential development, under various zones.

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**STAFF RECOMMENDATION:**

▶ **WITHDRAW, at the request of the applicant.**

▶ **WITHDRAW, at the request of the applicant.**

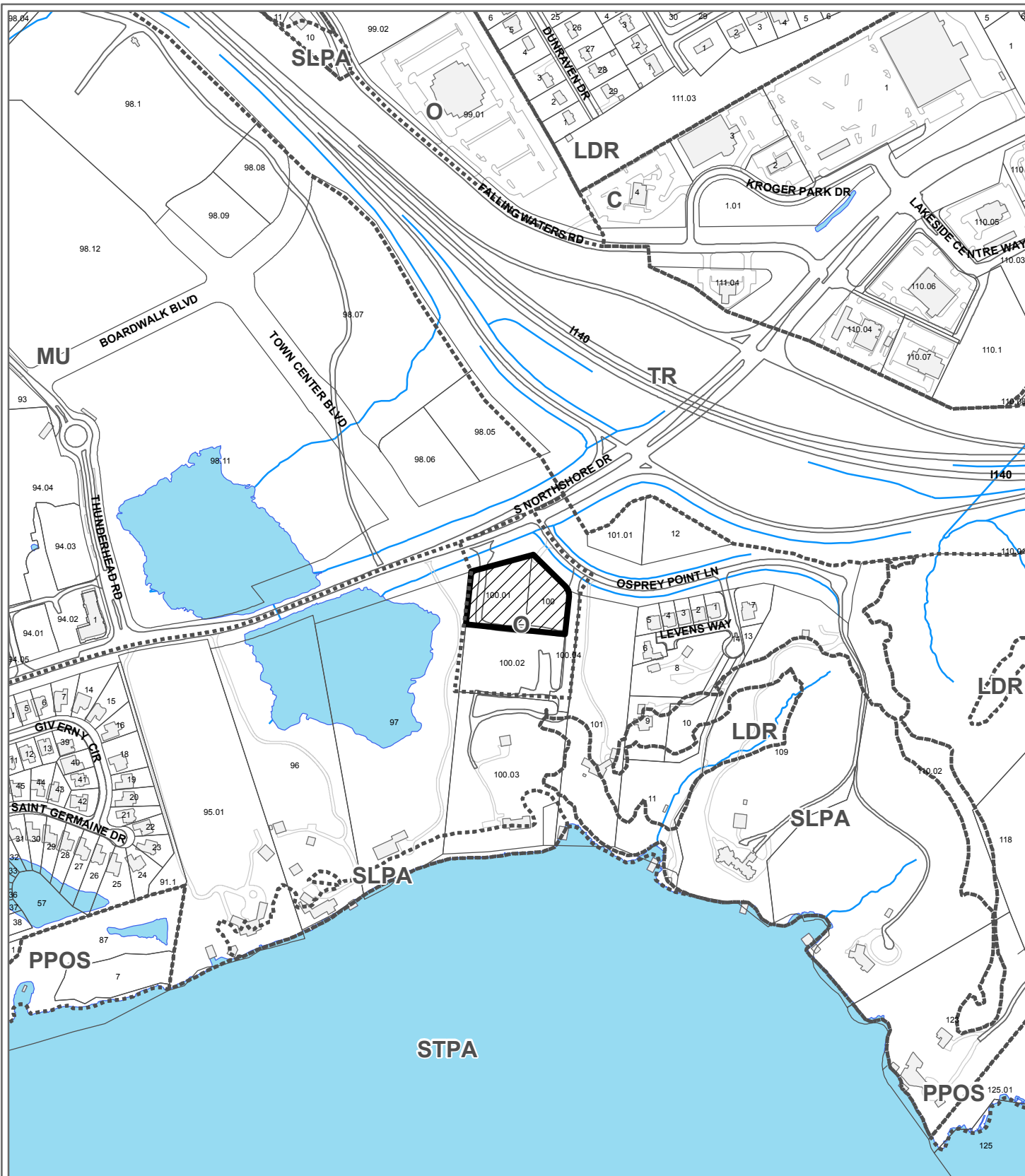
Applicant requested withdrawal of the requests on October 26, 2011 (see attached). As of the date of this report, staff has received 9 letters of opposition to these requests, which are included behind this report and maps.

**COMMENTS:**

ESTIMATED TRAFFIC IMPACT: Not calculated.

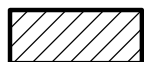
ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/19/2011. If denied, MPC's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-C-11-SP / 10-C-11-RZ  
SOUTHWEST COUNTY SECTOR PLAN AMENDMENT**

Petitioner: Northshore Pellissippi Storage

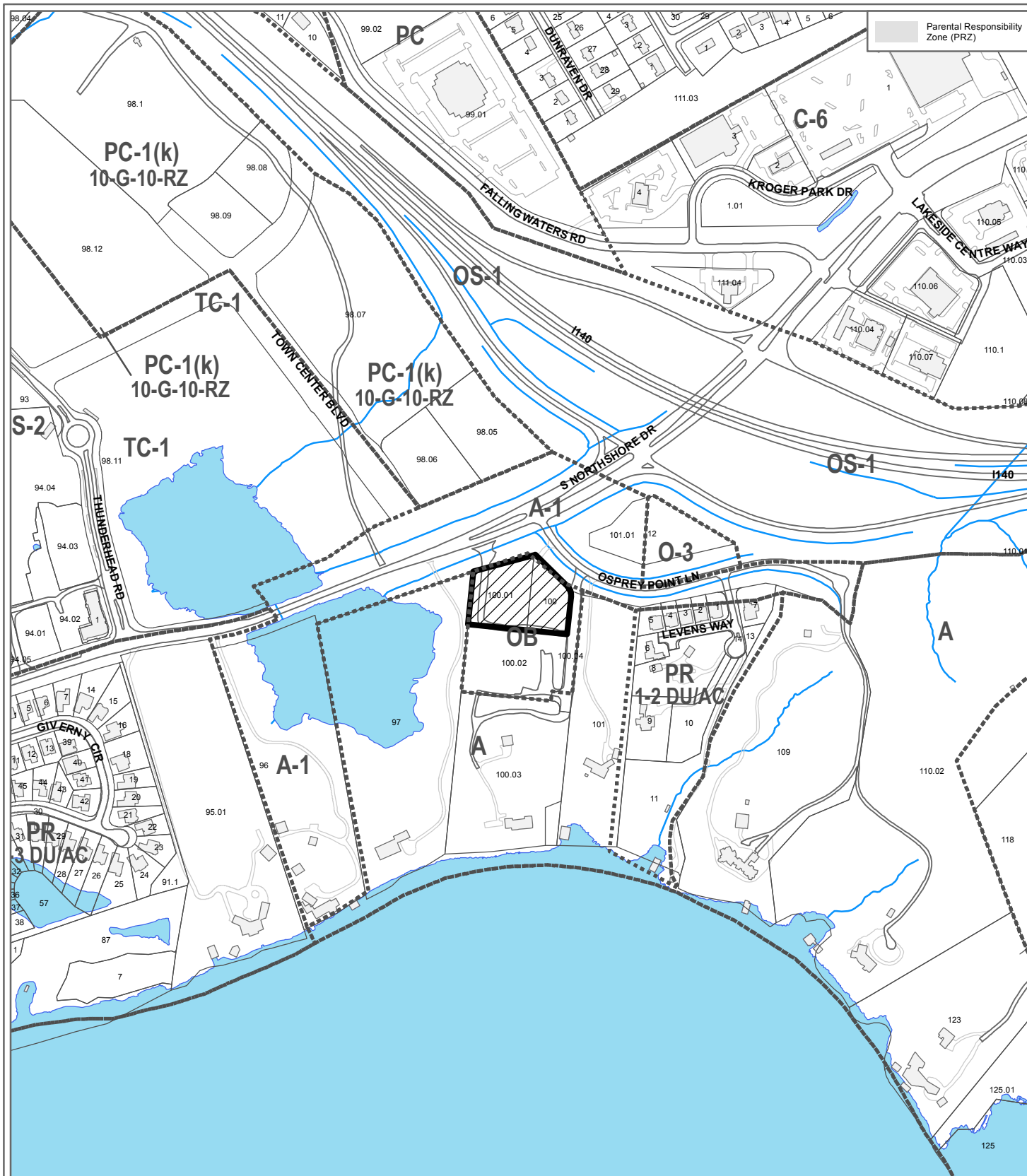


From: O (Office)  
To: C (Commercial)

Map No: 154  
Jurisdiction: County

Original Print Date: 9/28/2011      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





**10-C-11-RZ  
REZONING**

From: OB (Office, Medical, and Related Services)

To: CA (General Business)



Original Print Date: 9/28/2011  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Northshore Pellissippi Storage

Map No: 154

Jurisdiction: County





COLDWELL BANKER COMMERCIAL  
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FAX (865) 694-1423  
TOLL FREE (800) 489-1118  
www.cbcv/w.com  
www.cbcworldwide.com

Wednesday, October 26, 2011

Dan Kelly  
Mark Donaldson  
Mike Brusseau  
Buz Johnson

METROPOLITAN PLANNING COMMISSION  
City/County Building  
Suite 403  
400 Main Street  
Knoxville, Tennessee 37902

RE: Northshore @ Osprey Point Lane

Gentlemen:

This letter is to withdraw our request to rezone and change the Plan on the corner of Northshore Drive and Osprey Point Lane.

File Number: Rezoning 10-C-11-R2

File Number: Plan Amendment 10-A-11-PA

Thank you for taking your time to meet with the owner, Walter Wise and myself in listening to our request.

Sincerely,

A handwritten signature in black ink that reads 'Dick Bales'.

Dick Bales  
Broker



Each Office Is Independently Owned And Operated.





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

## Fwd: Concern for rezoning property on Osprey Point Lane and Northshore Dr. from OB to CA/From Tim and Dianne Stewart

1 message

Mike Brusseau <mike.brusseau@knoxmpc.org>

Mon, Sep 19, 2011 at 8:27 AM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 10-C-11-RZ/10-C-11-SP

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

From: **Tim Stewart** <[Tim.Stewart@renlearn.com](mailto:Tim.Stewart@renlearn.com)>

Date: Sun, Sep 18, 2011 at 10:11 AM

Subject: Concern for rezoning property on Osprey Point Lane and Northshore Dr. from OB to CA/From Tim and Dianne Stewart

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)

Cc: [dstewart8@bellsouth.net](mailto:dstewart8@bellsouth.net), Tim Stewart <[Tim.Stewart@renlearn.com](mailto:Tim.Stewart@renlearn.com)>

RE: Rezoning of property on Osprey Point Lane and Northshore Drive that will affect homeowners in Stonebury Court

Dear Mr. Brusseau,

This intent of this letter to let you know that both my wife and I do object to the proposed rezoning from OB to CA of the two adjoining properties at Osprey Point Lane and Northshore Dr. I talked with Mr. Bill Hendon on September 16 and he shared the conversation he had with you concerning the rezoning and his conversation with Mr. Wise. We fully support the points and concerns that Mr. Hendon outlined in his letter registering his and his wife's objection to the proposed rezoning. We have also communicated with the other Stonebury Court homeowners and they all have expressed their concern about the rezoning.

During a meeting with Mr. Walter Wise and Mr. Dick Bales about 4 years ago, we asked them the plans for the development of the property and stated our concerns. Both Mr. Wise and Mr. Bales stated that the two adjoining lots next to the climate storage building would be used to plan for an office building, a bank, or other non-retail type business. We strongly expressed our concern about retail businesses (i.e., fast-food, retail store, etc.) being so close to our homes and neighborhood. We did not object to the zoning change then to OB because of Mr. Wise's statement giving his word that the two remaining properties would not be rezoned in the future. An additional concern is that Mr. Wise's did not follow through on the verbal promise to plant trees to ameliorate the deforestation of the property where the climate controlled storage building stands to provide a buffer for our neighborhood.

Here are the concerns that my wife and I have if the zoning is changed to permit retail businesses to build on the two properties:

- Increased noise level and additional lighting from a retail business that would affect the quietness of our small neighborhood (i.e., late night hours)
- Increased traffic on Osprey Point Lane (i.e., concern over the potential of crime from those just "cruising the street" because of the close proximity of a fast food restaurant or retail business)
- Decrease in the value of our home because of retail type business being next door to our neighborhood

**MPC November 10, 2011**

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Mr. Brusseau, as a homeowner and member of the Stonebury Court Homeowners' Association, I would invite you and MPC members to personally visit our neighborhood. I know that everyone would agree with the concerns that we have about the negative effects that rezoning would have on our small neighborhood.

Sincerely,

*Tim Stewart*

Tim Stewart

*Dianne C. Stewart*

Dianne Stewart

9615 Levens Way

Knoxville, TN 37922

[865-691-2753](tel:865-691-2753)

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: [\(865\) 215-2500](tel:865-215-2500)  
Fax: [\(865\) 215-2068](tel:865-215-2068)  
[www.knoxmpc.org](http://www.knoxmpc.org)

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

## Fwd: Proposed OB to CA Zoning at Osprey Point and Northshore

1 message

Mike Brusseau &lt;mike.brusseau@knoxmpc.org&gt;

Thu, Sep 15, 2011 at 11:43 AM

To: Buz Johnson <buz.johnson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

Re: 10-C-11-RZ

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

From: **Dan Stainforth** <desta@torchlake.com>

Date: Thu, Sep 15, 2011 at 9:14 AM

Subject: Proposed OB to CA Zoning at Osprey Point and Northshore

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)

Dear Mr. Brusseau:

We are writing to respectfully, but strongly, object to the rezoning of the property at Osprey Point and Northshore from OB to CA. We are aware that you have spent time listening to Mr. Bill Hendon on this subject and we appreciate that. We encourage you and the MPC Board to give serious consideration to our input and that of our neighbors. We agree fully with Mr. Hendon's points regarding the integrity of past verbal commitments, as well as concerns about lights, noise, and traffic congestion. We offer the following as the primary reasons for our objection:

- The main point for us is that our neighborhood was developed and built based on certain zoning commitments. Each of us seriously considered these when we purchased our lots and/or built our homes. Most owners in the neighborhood have already made investments in their homes and don't have the financial luxury of a "do over", but we can make our concerns known.
- Mr. Wise knew and understood the zoning when he bought; he has benefitted already from one zoning change, which he committed to adhere to, in selling these lots. Now, just a short time later, he would break his word and benefit again to the detriment of his neighbor's investment values. If his business decision has led to high building expenses because of the rock, and difficulty in selling the lots, we should not be expected to sacrifice our property value simply to make him whole. Each of us must deal with the results, good or bad, of our own decisions; the recent economy hasn't helped any of us.
- Regarding the Northshore Town Center, we believe it's a great plan. We also believe the current zoning will assure good transitions between retail, professional, and residential properties, and that granting this change would likely lead to a less desirable situation, especially for residential. Why not stay the course with the good plan already in place, the one we all based decisions on just a short time ago?
- The zoning shouldn't change every time someone wants to buy or sell something; to do so is to break our word and commitment to those who have already acted on it. The current zoning is what we all agreed to, including the seller of these lots; it should not be changed for a retail business or to help sell a lot.

Stonebury Court is a beautiful and quiet neighborhood along the waterfront, let's not devalue it for a few fast food restaurants? We thank you for your consideration, and again respectfully, we ask you to take

**MPC November 10, 2011**

**Agenda Item # 15**



into account these inputs and pass them along to the MPC Board prior to any decisions being made.

Sincerely,

*Daniel E. Stainforth*

*Elizabeth A. Stainforth*

Daniel E. and Elizabeth A. Stainforth

1033 Stonebury Way

Knoxville, TN 37922

[865 – 769- 7265](tel:865-769-7265)

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
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[www.knoxmpc.org](http://www.knoxmpc.org)

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

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**Fwd: Rezoning Objection- Northshore @ Osprey Point**

1 message

**Mike Brusseau <mike.brusseau@knoxmpc.org>****Mon, Sep 26, 2011 at 9:12 AM**

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;, Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Dan Kelly &lt;dan.kelly@knoxmpc.org&gt;

RE: 10-C-11-RZ/10-C-11-SP

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

From: <[cpowell67@aol.com](mailto:cpowell67@aol.com)>

Date: Mon, Sep 19, 2011 at 10:44 PM

Subject: Rezoning Objection- Northshore @ Osprey Point

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)Cc: [Cpowell67@aol.com](mailto:Cpowell67@aol.com)

Dear Mr. Brusseau:

I am writing to object to the rezoning of the property at Osprey Point and Northshore from OB to CA. My objection to this rezoning is shared by many of my neighbors. I appreciate the time you gave Bill Herndon to hear out our shared concerns about this rezoning. These concerns include noise, traffic congestion, lights and adverse impact on residential property values. I fully support the commercial development at Northshore Town Center and believe it will be an added value to the overall community. However, I do strongly object to this specific rezoning as it is contrary to my understanding at the time I purchased my home in 2007.

To this end, I hope that you and the MPC Board will give serious consideration to our input. Thank you in advance for considering my fellow neighbors and my input opposing this rezoning. Stonebury Court is a lovely waterfront neighborhood.

Regards,

Chris Powell

Christopher R. Powell  
9611 Levens Way  
Knoxville, TN 37922

[865-470-7846](tel:865-470-7846)

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Michael A. Brusseau, AICP, Senior Planner  
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September 20, 2011

Re: 10-C-11-RZ  
Northshore-Pellissippi Storage Rezoning Request

Mr. Brusseau:

We are writing to oppose the request of Northshore-Pellissippi Storage to have its property (found at Parcel ID Numbers 154-100 and 154-100.01) rezoned from OB to CA.

We are property owners in Stonebury Court subdivision. Stonebury Court is located just south of Northshore Drive on Osprey Point Lane. It abuts the Northshore-Pellissippi Storage property.

In November, 2005, we purchased our home in Stonebury Court. At that time, all property on Osprey Point Lane was low density residential. Please see the Southwest County Sector Plan, Map 10, (adopted October 13, 2005). Osprey Point was a low-traffic, secluded dead-end street. Importantly, there was no commercial property on Osprey Point, including its corner at Northshore Drive. This was an important factor in our decision to buy in Stonebury Court. We did not want to live in a subdivision that bordered a busy street or that was near commercial property. Our intent was to avoid the associated problems such as increased crime, noise, and traffic. Unfortunately, the construction of Northshore-Pellissippi Storage has brought these problems with it.

Since the storage facility was built, we have had incidents of vandalism, open container drinking and trespassing. These problems can be directly attributed to the increased traffic on Osprey Point Lane caused by the storage facility. Additionally, the facility has destroyed the heavy growth of trees that once buffered our neighborhood from Northshore Drive. This was not done to provide space for the storage facility, but simply to market its property to commercial real estate buyers.

The storage facility has not taken any measures to abate these problems. To the contrary, it has encouraged them by failing to obey Knox County Zoning Ordinances. Specifically, the facility is in clear violation of Supplemental Ordinance 4.93(F), which was adopted to provide a privacy and security buffer between a storage facility and its residential neighbors. Ordinance 4.93(F) states:

A minimum six (6) foot high opaque fence shall be provided and set back a minimum five (5) feet from any side or rear property line when the self-service storage facility site abuts a residential zone. The area between the property line and the opaque fence shall be landscaped with evergreen and/or deciduous plant material and suitable ground cover, such as grass, bark, ornamental gravel, or a combination thereof. In addition, in all cases landscaping shall be placed in the required front yard of the self-service storage facility.

Northshore-Pellissippi does not have the required fence on the side or rear property lines. As there is no fence, there is none of the landscaping required by the Ordinance. Furthermore, there is no landscaping in the front yard of the facility. As a result of these violations, Stonebury Court is being deprived of the protections of privacy and security offered by the zoning ordinances. We plan to address these zoning violations with the Knox County Codes Administration.

This disregard for the zoning ordinances, and for the privacy and safety of the residents of Stonebury Court, has been compounded by the total denudation of the property at issue so that it may appeal to commercial buyers. Every tree on the property has been removed. This complete deforestation does not meet the guiding principles set forth in the Knoxville-Knox County Tree Conservation and Planting Plan (adopted by the MPC on May 10, 2007). The effect has been to increase the visibility of Osprey Point Lane and Stonebury Court from Northshore Drive. Thus, the secluded nature of the subdivision has been greatly diminished.

The problems that have occurred with the initial rezoning of this property have left the residents of our neighborhood convinced that further commercialization will make matters worse. Changing the zoning to CA will only lead to further incidences of the problems we have described above. However, we are not the only ones that would be affected by rezoning to CA. All property south of Northshore Drive, between Pellissippi Parkway and the County line, will face similar problems should a precedent be set with the current rezoning request. Many homeowners have invested significant financial and personal resources in these residential communities. To allow commercial development to devalue these investments, and destroy the scenic nature of these properties, simply for the convenience of buying a hamburger or a cup of coffee, is an unreasonable tradeoff.

We ask you to strongly consider the effect rezoning the property will have, not only on those of us that live next to it, but on other residential properties in the area. We

respectfully request that the MPC deny the request of Northshore Pellissippi Storage to rezone its property from OB to CA.

Yours truly,

**Timothy M. Pierce**  
**Kristi A. Pierce**  
1004 Stonebury Way  
Knoxville, TN 37922  
(865) 250-3444  
tim@teampierce.net



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

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**Fwd: Oppose Rezoning of Osprey Point property**

1 message

**Mike Brusseau** <mike.brusseau@knoxmpc.org>**Mon, Sep 19, 2011 at 8:24 AM**

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;, Dan Kelly &lt;dan.kelly@knoxmpc.org&gt;

Re: 10-C-11-RZ/10-C-11-SP

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

From: **julie langford** <julieblangford@gmail.com>

Date: Thu, Sep 15, 2011 at 11:00 PM

Subject: Oppose Rezoning of Osprey Point property

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)

Mr Brusseau:

I am writing concerning the rezoning request made by Walter Wise for the property at Osprey Point and Northshore Drive.

I would like to add my own formal objection to the rezoning of this property from OB to CA to those that have made by others in the area.

I cannot see the point in zoning restrictions if they can be changed so quickly when a land owner decides that those restrictions are making it hard to sell a piece of land. It is unfortunate that he has had difficulty in finding a buyer for his land under the current restrictions, but it does not mean that he should be granted a change in those restrictions to the detriment of many other individuals and families.

We purchased land and built our dream home in an area that was surrounded by land that was zoned in a way that we considered to be appropriate. Now that we are settled, a developer wants to change the rules and therefore the environment that will be surrounding our home. This change will definitely bring a huge increase in noise and traffic and, more importantly, an increase in the anxiety of my family as we will be subjected to the increased crime risk that accompanies the newly-proposed zoning. Our home will also be devalued for no other reason except that another individual wants his overall value to increase.

I hope that you and others that make the decisions in these cases can see the folly in granting this rezoning request. Zoning restrictions are important to allow individuals and families to understand exactly what they are purchasing when they purchase it. We were purchasing land in a neighborhood that would never be fronted by retail. That is what we knew we were purchasing. Mr. Wise was purchasing land that he knew could never be developed as retail. That is what he knew he was purchasing. Changing zoning restrictions may help him sell and develop his land, but it is NOT what he purchased. He may regret the zoning that is in place on his land...but this was not a surprise to him. The families of Stonebury Court should not be required to pay the price for the lack of vision of Mr Wise.

I appreciate your serious consideration of my objection to the rezoning of the property at Osprey Point and Northshore Drive.

Sincerely,  
Allen K Langford  
1037 Stonebury Way  
Knoxville, TN 37922

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
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October 4, 2011

**Mr. ROBERT ANDERS**  
**Metropolitan Planning Commission Chairman**

cc Mr. Dan Kelly, Mr. Mike Brusseau  
Knoxville-Knox County MPC  
400 Main St., Suite 403  
Knoxville, TN 37902

Re: Northshore Pellissippi Storage Rezoning Request

We, as property owners near or adjacent to Northshore-Pellissippi Storage are writing to oppose the request of Mr. W. Wise to have his property (found at Parcel ID Numbers 154-100 and 154-100.01) rezoned from OB to CA. We are all located just south of Northshore Drive on Osprey Point Lane.

Many individual owners have written to you detailing the reasons for our opposition. The purpose of this communication is not to repeat those but rather to demonstrate that we, as a group, strongly support and agree with them. Every one of us is opposed to changing the zoning to allow a restaurant on this property.

We have met with Mr. Walter Wise and requested that he withdraw the request; alternatively, we respectfully request that the MPC reject the request. Thank you for your serious consideration in this matter.

Sincerely,  
*All listed below*

/s/ William and Jeanne Hendon(P.O. Box 23228, Knoxville, TN 37933)

/s/ Kelly and Beverly Milam (936 Osprey Point Lane, Knoxville, TN 37922

/s/ Joe and Mary Ann Chadwell (908 Osprey Point Lane, Knoxville, TN 37922

/s/ John Shoffner, FH Holding LLC (Osprey Point Lane, Knoxville, TN 37922 )

/s/ Tim & Dianne Stewart (9615 Levens Way, Knoxville, TN 37922)

/s/ Chris Powell (9611 Levens Way Knoxville, TN 37922)

/s/ Anna Atzori (9607 Levens Way, Knoxville, TN 37922)

/s/ Tim and Kristi Pierce (1004 Stonebury Way, Knoxville, TN 37922)

/s/ Lynn and Cheryl Massengale (1021 Stonebury Way, Knoxville, TN 37922)

/s/Allen and Julie Langford (1037 Stonebury Way, Knoxville, TN 37922)

/s/ Ray and Pam Fuqua (9603 Levens Way, Knoxville, TN 37922)

/s/ Dan and Beth Stainforth (1033 Stonebury Way, Knoxville, TN 37922)

/s/ Mike and Stacey Mysinger (1041 Stonebury Way, Knoxville, TN 37922)

/s/ Lucy Schaad (930 Osprey Point Lane, Knoxville, TN 37922)

CC: Walter B. Wise  
1709 Midpark Rd, Suite A-2  
Knoxville, TN 37921





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

**Fwd: Rezoning of property at Osprey Point and Northshore Drive**

1 message

Mike Brusseau &lt;mike.brusseau@knoxmpc.org&gt;

Wed, Sep 14, 2011 at 4:16 PM

To: Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;, Dan Kelly &lt;dan.kelly@knoxmpc.org&gt;

Re: 10-C-11-RZ/10-C-11-SP

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

From: **Bill Hendon** <[hendonwilliamt@aol.com](mailto:hendonwilliamt@aol.com)>

Date: Wed, Sep 14, 2011 at 11:40 AM

Subject: Rezoning of property at Osprey Point and Northshore Drive

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)**Mr Brusseau:**

**Thank you for taking the time to speak with me on September 12 about the rezoning request made by Walter Wise for the property at Osprey Point and Northshore Drive.**

**The purpose of this communication is to register a formal objection to the rezoning of this property from OB to CA**

**As I mentioned during our telephone conversation several property owners in the Stonebury Court subdivision and I met with Walter Wise and Dick Bales in my home before the approved change of this property to OB 3 or 4 years ago. During this discussion the property owners noted that Stonebury Court was a quiet subdivision which, at that time, was separated from Northshore Drive by at least 500 feet of wooded, undeveloped, property. We were very concerned that the change would be for retail. Mr Wise and Mr. Bales assured us the zoning change was necessitated in order to build a climate controlled storage building and not a retail business. They said that there would be two remaining lots available on the property, and Mr. Wise planned to use the lots for a bank, a doctor's office or other non-retail businesses. We expressed our concern that we did not want a fast food or other retail business close to our homes. I recall telling both Mr. Wise and Mr. Bales that I thought a man's word was his bond and that I respected men who held to their word. Mr. Wise, Mr. Bales and I are about the same age and all of us agreed that we are of the generation where a man's word was enough. We did not challenge the change of the zoning to OB based on the statements and assurances of Mr. Wise and Mr. Bales.**

**Now we understand that Mr. Wise have gone back on their word and want to rezone the property for retail businesses.**

**Mr. Wise and Mr. Bales also agreed that if the property was zoned OB, Mr. Wise would landscape the property to provide a visual barrier between our homes and the storage building. That has not been done.**

**If the MPC Board permits the rezoning of this property from OB to CA the residents of Stonebury Court will suffer damage and their property will be devalued. Residents will be subject to intrusive lights, noise, traffic (which may be until late hours of the night) and crime. We are particularly troubled with the possibility of increased crime that comes with retail businesses that have transient customers and late hours.**

**Northshore Town Center is in the process of being developed and will bring in significant funds**

**MPC November 10, 2011****Agenda Item # 15**

from property and sales taxes.

As far as we know there is NO retail zoning between the Pellissippi Parkway and Choto Road on the south side (lake side) of Northshore.

Additionally, we are concerned that there will not be adequate traffic control to and from the property, especially considering the amount of traffic North Shore Town Center and the proposed school will generate.

Our neighborhood was developed and built based on the zoning in place at that time. All of the residents considered the existing zoning of the subdivision when purchasing the lots and/or building homes in Stonebury Court. Our neighborhood will be devalued if fast food restaurants are built on this property.

I appreciate your serious consideration of my objection and the objection of other homeowners to the rezoning of the property at Osprey Point and Northshore Drive. I request you forward this email to the MPC for their consideration prior to taking any action.

Sincerely,

William T. Hendon,  
9620 Levens Way  
Knoxville, TN 37922  
Home Telephone [865 560 2287](tel:8655602287)  
Cell Telephone [865 250 3593](tel:8652503593)  
[hendonwilliamt@aol.com](mailto:hendonwilliamt@aol.com)

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
Knoxville, TN 37902  
Phone: [\(865\) 215-2500](tel:8652152500)  
Fax: [\(865\) 215-2068](tel:8652152068)  
[www.knoxmpc.org](http://www.knoxmpc.org)



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

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## Fwd: Proposed zoning change for Northshore and Osprey Point area

1 message

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**Mike Brusseau** <mike.brusseau@knoxmpc.org>**Mon, Sep 26, 2011 at 9:10 AM**

To: Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;, Mark Donaldson &lt;mark.donaldson@knoxmpc.org&gt;, Buz Johnson &lt;buz.johnson@knoxmpc.org&gt;, Dan Kelly &lt;dan.kelly@knoxmpc.org&gt;

RE: 10-C-11-RZ/10-C-11-SP

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

From: <[LRFUQUA@aol.com](mailto:LRFUQUA@aol.com)>

Date: Mon, Sep 19, 2011 at 3:52 PM

Subject: Proposed zoning change for Northshore and Osprey Point area

To: [mike.brusseau@knoxmpc.org](mailto:mike.brusseau@knoxmpc.org)

Mr Brusseau:

We, as owners at 9603 Levens Way in Stonebury Court development, would like to object to the proposed zoning change at Osprey Point and Northshore from OB to CA. Retail businesses located in front of the existing storage building would add to the existing traffic congestion, noise and light pollution.

Osprey Point is a short dead-end road which has no streetlights. We have already had problems with illegal dumping and late night parking along the road (with the associated alcohol litter). We feel the type of retail businesses that have been mentioned would only add to these problems.

Please let us know if the MPC decides to consider this zoning change.

Sincerely,

Dr. and Mrs. L. R. Fuqua, Jr.

[\(865\) 250-2770](tel:(865)250-2770)

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Michael A. Brusseau, AICP, Senior Planner  
Knoxville-Knox County Metropolitan Planning Commission  
City-County Building, Suite 403  
400 Main St.  
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10-C-11-RZ  
10-C-11-SP

September 27, 2011

Knoxville-Knox County MPC  
400 Main St Suite 403  
Knoxville, TN 37902

Dear MPC,

We are residents of Osprey Point Lane and are very distressed to hear a request for re-zoning of the property fronting on Northshore Drive and Osprey Point Lane is being considered by the MPC. This was and still is primarily a residential area. We were not aware the area had been approved for the Storage Facility until construction started. We are totally opposed to changing the present zoning for this property. The type facility planned for re-zoning would put a high traffic load on a very small and restricted area. We are assuming the entrance and exit to the property would be on Northshore Drive and NOT on Osprey Point Lane. Access from Osprey Point Lane would be disastrous for the residents.

It was our understanding that the landscaping for the Storage Facility would be landscaped so it would not be visible from the streets. Zero landscaping has been provided for the facility. It seems when the zoning is approved all other provisions are not enforceable.

I understand the property owner would like to have it re-zoned so it would sell for more money, but consider this; the existing property in the neighborhood would probably decrease by more than this amount.

We appreciate the work you do to have a planned and controlled county/city expansion. Please don't forget the residents.

Thank you,

Kelly and Beverly Milam  
936 Osprey Point Lane  
Knoxville, TN 37922