



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

Fwd: Rezoning Meeting: Northshore Market Investors LLC File #7-D-12-RZ- August 9, 2012

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Aug 7, 2012 at 6:38 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Michael Brusseau <Mike.Brusseau@knoxmpc.org>

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

From: **Margaret Backhurst** <mbackhurst@redchairarchitects.com>

Date: Tue, Aug 7, 2012 at 5:11 PM

Subject: RE: Rezoning Meeting: Northshore Market Investors LLC File #7-D-12-RZ- August 9, 2012

To: "April Cox | Efficiency - Smart Software. Better Business." <acox@efficiency.us>, Terry Douglass <terry.douglass@provisionhp.com>, "anders@holstongases.com" <anders@holstongases.com>, "ubailey65@gmail.com" <ubailey65@gmail.com>, "bartcarey@comcast.net" <bartcarey@comcast.net>, "artclancy3@gmail.com" <artclancy3@gmail.com>, "cole5137@bellsouth.net" <cole5137@bellsouth.net>, "gewart@georgeewart.com" <gewart@georgeewart.com>, "s.johnson692@gmail.com" <s.johnson692@gmail.com>, "makane1@bellsouth.net" <makane1@bellsouth.net>, "Nathan.J.Kelly@gmail.com" <Nathan.J.Kelly@gmail.com>, "rebeccalongmire@hotmail.com" <rebeccalongmire@hotmail.com>, "brianpierce@mbiarch.com" <brianpierce@mbiarch.com>, "jwroth@qmwkx.com" <jwroth@qmwkx.com>, "wstowers@stowerscat.com" <wstowers@stowerscat.com>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "mike.carberry@knoxmpc.org" <mike.carberry@knoxmpc.org>, "buz.johnson@knoxmpc.org" <buz.johnson@knoxmpc.org>, "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>

Dear Mr. Donaldson, Mr. Carberry, Mr. Johnson, Mr. Kelly and MPC Commissioners,

My name is Margaret Backhurst and I reside in Northshore Town Center at 9523 Clingmans Dome Drive, Knoxville, TN 37922.

I would like to add my support to the letter written by Ms. Debbie Stevens (attached) representing our Northshore Town Center residential neighborhood. I believe she summarized our concerns very completely. However, I did want to reiterate our consternation that the request to rezone property in our neighborhood has appeared on the agenda with no apparent effort on the part of the potential apartment developer to meet with property owners in the neighborhood, illustrate how the prospective project would meet the objectives of (not detract from) the goals of the overall development plan and meet the most basic requirements of the planned development.

As Ms. Stevens letter points out there are several serious concerns that would potentially devalue the residences currently in the neighborhood and would preclude the development from ever reaching its maximum potential for a livable, walkable community where we live, work and play. I believe a few of the most long-term detrimental issues are:

1. Loss of designated Open Space (OS-2) - A key element to any TND development where homes are developed in higher density with smaller lots.

2. Traffic - The request suggests putting 200-300 cars daily through the very small-scaled one-way street with tight turning radii (Cades Cove Dr. around our community park/square.) Though not mentioned in the rezoning request, this is the street which leads to the streets suggested as access - Clingmans Dome Drive and Mystic Street. This would not only be dangerous in my opinion, but certainly preclude interest for future homeowners in the neighborhood.

3. Placement of multi-family rental units WITHIN the area planned for single-family residential. Certainly there may be a place for multi-family units in the Northshore Town Center development closer to the more public, accessible, commercial areas. But it should never be considered that this high density development would be accessed THROUGH the single family development.

Again - I strongly support the issues outlined by Ms. Stevens in the attached letter, but wanted to restate our strong opposition to this rezoning and would ask for your support in denying this request.

Thank you for your consideration.

Kind regards,

Margaret L. Backhurst

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[Jan 2012 cockrill design & planning and community tectonics architects merged to create Red Chair Architects]



From: April Cox | Efficiency - Smart Software. Better Business. [mailto:acox@efficiency.us]

Sent: Wednesday, August 01, 2012 2:45 PM

To: Terry Douglass; anders@holstongases.com; ubailey65@gmail.com; bartcarey@comcast.net; artclancy3@gmail.com; cole5137@bellsouth.net; gewart@georgeewart.com; s.johnson692@gmail.com; makane1@bellsouth.net; Nathan.J.Kelly@gmail.com; rebeccalongmire@hotmail.com; brianpierce@mbiarch.com; jwroth@qmwkx.com; wstowers@stowerscat.com; mark.donaldson@knoxmpc.org

Subject: Rezoning Meeting: Northshore Market Investors LLC File #7-D-12-RZ- August 9, 2012

Dear Metropolitan Planning Commission Executive Director and Commissioners,

I am a resident in Northshore Town Center at 9439 Clingmans Dome Drive. I have owned my home for three years and also own a software development company that is located down front in the commercial area of Northshore Town Center at 2099 Thunderhead Road, Suite 204. I live, work and play inside the Town Center which is the vision that all of my neighbors have bought into and continue to invest in. In February of this year we had our first child, a daughter, her name is Yasmine. We live in one of the three story lofts with an amazing and majestic view of the Smokey Mountains and have no yard that is connected to our home for her to play in but we signed up for that because of the "town center" concept and the open spaces, parks and security we would have to be able to walk to shops, get ice cream or play in open green spaces throughout the neighborhood. We have had meetings in our homes with Jim Harrison, Mike McGuffin and Budd Cullom to discuss the plan for Target and Publix. We have

been told that the community items in the plan for the neighborhood will get done and that they just need more time to get the commercial part of the development underway. In one of the meetings we were told multi-tenant housing may be in the commercial area but that it isn't set in stone and that they would be "upscale" apartments and ones that would match the identity look and feel of the Town Center. When we asked if they could be further toward Northshore Drive we were told that potentially they could line Thunderhead on the opposing side of the new school.

Now I have learned that there is a motion to rezone our residential part of the plan to accommodate any builder building apartments, taking away my families places to enjoy community inside of a development that was created to provide that. I feel like we have been deceived by the developers, and not only that but I feel like our support and kindness has been taken for granted. We have tolerated many things because we believed in their plan and we believe in our investment to be a part of this type of community. At no time was this type of rezoning every conveyed to us.

I am out of the country right now working to expand my business and will miss the re-zoning meeting by one day. I am sorry not to get to see you all face to face and meet you but am happy to come in by appointment if you would like and talk with you. As a city and county tax payer with residential and commercial property in this development I completely oppose any further re-zoning of the Northshore Town Center. I support fully the letter, attached here, that Ms. Deborah Stevens wrote to the MPC Executive Director. Her representation of our concerns is very accurate and more thorough than what I have written here.

While the character and integrity of the developers behind this motion is serviced by their needs as business owners to do what is in their best interest, I ask that you act on behalf of my family and our neighbors to stop the rezoning of our residential area. I know that I am just a small business owner and resident and that many of the owners behind this development have many connections but I hope that our voices are heard and that our need for family and community out ways their need to profit from our loss.

Thank you very much for your time in reading my letter, please let me know if you have any questions.

Sincerely,

April Cox-Abboud | President & Co-Founder

Efficiency® | Smart Software. Better Business.®

Phone 865.824.9379 ext. 24 | Fax 865.247.6644 |

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Northshore Town Center

2099 Thunderhead Road, Suite 204, Knoxville, TN 37922

<http://www.efficiency.us>



From: Terry Douglass [mailto:terry.douglass@provisionhp.com]

Sent: Wednesday, August 01, 2012 12:53 PM

To: anders@holstongases.com; ubailey65@gmail.com; bartcarey@comcast.net; artclancy3@gmail.com; cole5137@bellsouth.net; gewart@georgeewart.com; s.johnson692@gmail.com; makane1@bellsouth.net; Nathan.J.Kelly@gmail.com; rebeccalongmire@hotmail.com; brianpierce@mbiarch.com; jwroth@qmwkx.com; wstowers@stowerscat.com; mark.donaldson@knoxmpc.org

Cc: Terry Douglass; AOL - Rosann Douglass

Subject: Rezoning Request

To: Metropolitan Planning Commission Executive Director and Commissioners

From: Terry and Rosann Douglass

My wife and I are residents and owners of a new home at 9649 Clingmans Dome Drive. We started building our home in 2011 with the understanding that there would be no changes to the site plan that was presented to us for the Northshore Town Center and which is attached. Now we understand that there has been a request to re-zone some of the common residential area for apartments. We further understood that the street lights would be operational, that cable would be ready to connect, that there would be park-like common areas throughout, and that the grass and landscaping would be well-managed which would make living in such an environment a nice place to live. None of these amenities mentioned here are functioning as promised, and the developers have made no attempt that we know of to correct the problems.

We are opposed to any further re-zoning of Northshore Town Center particularly in order to build apartments, and we plan to be at the re-zoning meeting to express our opposition further. The letter which Ms. Deborah Stevens wrote to the MPC Executive Director expresses well all the reasons for which we are opposed. We have attached her letter for your review, if you have not seen it already.

We are particularly disturbed by the total inconsideration by the developers for our residential area and homes. Why would you ever think that allowing these developers to re-zone residential common area for apartments would be good for our community?

Thus, we urge you to not approve any re-zoning requests for Northshore Town Center. Thank you for your consideration of our opposition.

Terry and Rosann Douglass

9649 Clingmans Dome Drive

Knoxville, TN 37922

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