

MEMO regarding Flournoy Development 5-H-13-UR

ATTN: MPC COMMISSIONERS

Date: 04/10/2014

Hello, my name is Margaret Butler and I live in the Northshore Town Center Development at 9523 Clingmans Dome Dr Knoxville, TN 37922.

Throughout meetings with Northshore Market Investors, our City Council representative, MPC, and residents alike, please know that **Northshore Town Center residents are all strongly in support of the town center concept.** We expressed this support to City Council for Flournoy's appeal. Even though I'm addressing you on behalf of my neighbors in Northshore Town Center, I am not anything more than a willing representative of the majority of the residential neighbors and do not act in any official capacity. But due to my profession as an architect, I do try to offer my time to work with other professionals in the neighborhood to be engaged and aware of our growing community, we try to do what we can to protect our investments in our homes in an informal basis. I and others who have met with Flournoy have made every effort to keep our neighbors in the loop with repeated emails and requests for input, questions and concerns. Know too that I bought my home in Northshore Town Center because I believe strongly in carefully planned, town center designed, live/work/play communities having worked on them professionally in Knoxville and other cities.

As you know Flournoy originally proposed 250 garden style apartments for the remaining 10 acre tract of property at the bottom of NTC. On behalf of the neighborhood, several of us became involved and opposed the apartments because it required removal of the town center zoning and because the apartments made no effort to comply with the design guidelines of NTC. Unfortunately the removal of TC-1 zoning was required because of the developer's need to increase density for the economic viability of the project. At that time the most important concern for us was that they were proposing standard suburban garden style apartments with little, to no regard for Design Guidelines that are a part of the TC-1 zoning. At that time, many voiced our shared concern that it seemed if the TC-1 zoning regulations were removed for additional remaining portions of the property that the overall town center concept would be lost and it would be a detriment to the residents who built homes knowing they were protected by the zoning. While we greatly appreciate that concern, Flournoy continued to meet with us and engage in a dialogue of how their proposed development could add, rather than detract, from our growing, planned community. Since that time I appreciate Flournoy and their professionals' willingness to meet with myself and other neighbors and property owners, MPC, the developers of the adjacent TC-1 property - Northshore Market Investors, and Councilman Grieve.

Not only have they met with us on multiple occasions, but they have invited critique, been responsive to our comments and readily exchanged updated drawings and designs. From the initial meeting they made it clear that they needed to have 250 apartments to make the project economically feasible. Yet despite the concern about the density and zoning, we continued to meet and discuss. Flournoy has completely redesigned the apartments with a more urban feel and a design compliant with the design guidelines. They have provided additional drawings indicating landscaping, parking, retaining walls, and buffers. Though legally they still need to have the zoning changed for the density, and they are utilizing the zoned "green/open space" for their community amenities, we are very pleased that they have agreed to the following points:

1. To be in compliance with all aspects of the Design Guidelines with regard to building design, landscaping and hardscape, streetscape, signage, materials, and architectural design.
2. That they will investigate a traffic study for access on Thunderhead that includes the school traffic, anticipated residential growth and the use of Thunderhead by apartment residents
3. They will have construction traffic enter and exit off of Northshore to avoid continued damage to Thunderhead.
4. That they will require any potential successor to agree to follow the design guidelines of NTC as approved in plans submitted to MPC
5. Enforce the signage requirements for NTC as established in design guidelines and prohibit temporary signage that is not in compliance with the guidelines.
6. To clean up and landscape around existing detention pond on Thunderhead
7. Agreed to run sidewalks to meet sidewalk at end of school property
8. Agreed to advise and consult the neighborhood on any deviation from current plans

I urge you to vote in support of the Flournoy development. We bought our property with the full understanding that multifamily units were a part of the mix. I would like to stress the working relationship we have developed with Flournoy, the continued redesign efforts they have put forward, and their willingness to continue to work with us in good faith toward a shared interest in the overall success of Northshore Town Center.