



FW: MPC Agenda Item #30. FLOURNOY DEVELOPMENT North side S. Northshore Dr., west side Thunderhead Rd., Council District 2.

1 message

Len Johnson <lenedna@bellsouth.net>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jan 6, 2014 at 1:49 PM

Hey Betty Jo,

Send to other commissioners.

Thanks,
Len

From: Gary Bennett [mailto:gbennett@blaineconstruction.com]
Sent: Monday, January 06, 2014 1:25 PM
To: lenedna@bellsouth.net
Subject: MPC Agenda Item #30. FLOURNOY DEVELOPMENT North side S. Northshore Dr., west side Thunderhead Rd., Council District 2.

Dear Mr. Johnson,

I have been a resident in Northshore Landing subdivision which is on the adjoining western property of the property that Flournoy Development is requesting the changes in zoning.

I am requesting that you oppose the changes requested in MPC agenda item #30 to allow the higher density units. The entire development plan of the Northshore Town Center (TC) over the years has been compromised and it is far from the town center concept promised years ago.

Please consider the neighborhoods that surround this development. There is no way to accomplish this density of buildings with out going four stories tall and including masses of paved parking lots to accommodate the density.

I ask that you:

1. Do not change zoning
2. Do not change the sector plan
3. Maintain TC zoning in this location as a buffer for existing long standing adjacent neighborhoods of single-family homes, as promised by MPC staff 3 years ago in exchange for community buy-in of Publix and Target commercial and new elementary school.

Additional concerns for opposition:

- The existing TC zoning is appropriate and allows for growth using the longstanding, well-accepted design standards that the surrounding community supports.
- TC remains necessary to provide a transition between recently developed commercial and existing single-family residential.

- The only changes within the immediate vicinity came about as a result of the recent commercial development that was done as an agreed part of the overall development plan for the TC. The bog boxes and parking lots are there. We just want to keep a buffer between our neighborhood and them.
- Previous petitions have been signed by over 1,000 people with concerns opposing the change in zoning.

I am not against the building of apartments or townhouses on the property. I just ask that the MPC be accountable for the promises made three years ago on density and zoning. I strongly urge you to oppose this change.

Thank you for your service to the community. If you would like to discuss by phone please give me a call.

Gary

GARY BENNETT
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