
Fwd: FW: Memorandum Regarding NTC pursuant to meeting of December 10

1 message

Mark Donaldson <mark.donaldson@knoxmpc.org>

Tue, Jan 7, 2014 at 6:41 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <Buz.Johnson@knoxmpc.org>

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

From: **Margaret Butler** <mbutler@redchairarchitects.com>

Date: Tue, Jan 7, 2014 at 6:01 PM

Subject: FW: Memorandum Regarding NTC pursuant to meeting of December 10

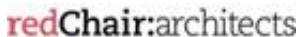
To: "Arthur G. Seymour, Jr." <ajseymour@fmsllp.com>, Duane Grieve <ldgfaia@grievearchitects.com>, "Jim Harrison (jim@hunterdevelopment.net)" <jim@hunterdevelopment.net>, Budd Cullom <budd@cullomproperties.com>, Deborah Stevens <dstevenstn@outlook.com>, "mksteven@bellsouth.net" <mksteven@bellsouth.net>, "mark.donaldson@knoxmpc.org" <mark.donaldson@knoxmpc.org>, "dan.kelly@knoxmpc.org" <dan.kelly@knoxmpc.org>

Attached is the start of the Memorandum that we promised after our December meeting.

Regarding the MPC meeting this Thursday, we as residents of NTC have and will continue to meet with the developer of the apartments (Flournoy) and the developers of NTC to see if an agreement can be reached toward concerns outlined in the attached memo. We do not have an agreement and as such we cannot support the requested rezoning at this time.

Regards,

Margaret

margaret i. butler AIA LEED AP redChair:architects

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 **Memorandum Regarding NTC pursuant to meeting of December 10.docx**
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Jan. 7. 2014

Memorandum Regarding NTC pursuant to meeting of December 10, 2013

To: Budd Cullom, Jim Harrison, Arthur Seymour, Mark Donelson, Dan Kelly, Duane Grieve, Mike Stevens, Debbie Stevens

As you will recall, at our meeting in December, the NTC residents expressed frustration that we were once again being asked to support a change to the zoning for NTC. The TC-1 zoning was established after many hours of review and study to create a "planned community" that included commercial and residential development. While we understand that the apartment request may support the overall design of the town center, we the residents are at a point in which we are tired of being asked to support deviations, or in this case, removal of TC-1 zoning without fulfillment of some of the promises that have been made to the residents. For those of us who bought our homes in the initial stages of the development, we did so with the assurance that we were protected by zoning and design guidelines.

At the city council meeting last year, Flournoy was seeking a change in zoning and I do not believe there were sufficient votes to obtain the requested zoning. Flournoy was asked if they would at least consider a change in density and were asked to go back and meet with the neighbors. While that meeting was conducted, the meeting started with a pronouncement that Flournoy could not make the project work without the density requested and that was a position on which they would not move. While we were disappointed in the position, we continued to have discussions about compliance with the design guidelines with the proposed density. While many improvements have been made to the overall design by Flournoy that are now more consistent with the guidelines, the residents continue to be concerned about the lack of an overall plan and its impact on our residential neighborhood. As such we agreed to put those issues in writing and the following is a summary of those concerns.

We were happy to hear that the staff at MPC and the current developers of NTC still believe in the viability of the town center concept. MPC and the developers expressed their belief that the proposed density of the apartments will be good for the development. So, while many of the issues are not directly addressed to Flournoy, we are being asked to support this change for the overall good of the community and we think the following items are necessary to support the integrity and growth of the single family residential portion of NTC.

1. Require Flournoy to complete a traffic study for access on Thunderhead that includes the school traffic, anticipated residential growth and the anticipated use of Thunderhead by apartment residents who want to travel east on Northshore to determine if the roundabout design can withstand the traffic, particularly at the time of school drop-off and pick-up.
2. Require Flournoy to have all construction traffic enter and exit off of Northshore to avoid continued damage to Thunderhead.

3. Require Flournoy and any successor in interest to Flournoy to agree to follow the design guidelines of NTC as approved in plans submitted to MPC and all requirements of MPC including limitations on signage.
4. Enforce the signage requirements for NTC as established in design guidelines and prohibit all businesses from utilizing temporary signage that is not in compliance with the design guidelines.
5. Fix the damage along Thunderhead caused by the incomplete initial construction, neglect and recent construction activities by the school including:
 - a. Immediate repair of street lighting along Thunderhead and along the residential portion of the community
 - b. Fixing the broken curbs, ruts and medians
 - c. Repair and a plan for continued operation of the fountain at the entrance of NTC
 - d. Repair irrigation lines and repair/replace sod between walks and road in residential area caused by the non-working irrigation that occurred during the construction of the school
 - e. Replace street trees that were removed by construction of the school and that have died along **both sides of Thunderhead** and develop a plan for the landscaping and hardscaping of Thunderhead in a consistent and unified fashion that makes it an attractive and inviting entrance to the residential area and develop a standard for seasonal planting, mowing, weeding,
6. Identify an attractive temporary (or permanent) solution to screen the chain link enclosed equipment just east of the roundabout on Thunderhead in a manner consistent with the design guidelines.
7. Complete sidewalks from NTC neighborhood to commercial structures at south end of Thunderhead consistent with design guidelines and ADA compliant curb cuts for complete accessibility along Flournoy property and the school. Note that the Flournoy plans call for sidewalks that directly adjoin Thunderhead while the school has left a one foot strip and the southern portion has the wider strips contemplated in the guidelines. A design plan for Thunderhead as widened by the school should be developed and required to be implemented.
8. Investigate the possibility of a temporary street from the top of Thunderhead to Northshore Town Center Boulevard to allow flexibility in development but allow the residents some relief in the event of emergencies. A "relief valve" street has been discussed but the developers have indicated that a permanent road would create a potential detriment to the use of the land.
9. Maintain a requirement of dedicated green space within the entire development as set forth in original plans with a timeline for the completion of amenities and green spaces as promised in the residential neighborhood. Park designs abutting completed residential properties should be implemented immediately.
10. Establish a formal design review committee for NTC and for the residential portion of NTC.
11. Turn over management of the residential common areas to a business identified by the Homeowners and reappportion the homeowners association dues to provide primarily for maintenance of the residential common areas north of the park and establish a regular maintenance plan for the residential area.



Fw: Flournoy application to change zoning at Northshore Town Center

1 message

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

Wed, Jan 8, 2014 at 7:40 AM

Good Morning Betty Jo,
Please forward.
Thanks,
Len

Sent from my BlackBerry 10 smartphone on the Verizon Wireless 4G LTE network.

From: Margot Kline
Sent: Tuesday, January 7, 2014 11:17 PM
To: Len Johnson
Subject: Flournoy application to change zoning at Northshore Town Center

January 7, 2014

**Please vote no to MPC Agenda Item #30.
FLOURNOY DEVELOPMENT North side S. Northshore Dr., west side Thunderhead Rd., Council District 2.**

- a. Southwest County Sector Plan Amendment **1-F-14-SP** From MU (Mixed Use) to MDR (Medium Density Residential).
- b. One Year Plan Amendment **1-G-14-PA** From MU (Mixed Use) (TND-1, TC-1) to MDR (Medium Density Residential).
- c. Rezoning **1-H-14-RZ** From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential).

Dear Len,

I am sorry for such short notice, but I hope you will have time to read the reasons below explaining why so many people remain opposed to the Flournoy application for sector plan and zoning changes. Please vote no to rezoning at Northshore Town Center.

- Three years ago the homeowners in surrounding neighborhoods were urged to accept the development of regional commercial (the Publix, Target, and smaller shops) at Northshore Town Center for the good of the overall community. Thousands of citizens who live nearby agreed to the limited change in the overall TC-1 zoning to allow more commercial, specifically because the November 2010 MPC staff recommendation included the following language: **"The proposed rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the heart of the development) and adjacent to existing residential development to the west and the Beau Monde residential development within the site to the north"** (Exhibit A: Minutes of the November 2010 MPC meeting). The MPC staff recommendation to now remove TC-1/O zoning breaks a long-held promise, and there is no justification for this change. You, as an MPC Commissioner, can uphold earlier promises that were made, even if the MPC staff does not.
- This application removes open space and parkland and adds people to an already incredible densely populated area. **According to the Knoxville-Knox County General Plan, the Southwest Sector already lacks sufficient parkland for the number of people who live in the area. For the Southwest County Sector there is at least a 50-acre shortfall in neighborhood parks, as determined by national guidelines. No small, walkable neighborhood parks—NONE—are currently available to the public in the Southwest sector. There is no justification whatsoever for the request to change the sector plan and to remove Open Space and Park zoning.** Please see the attachment showing overall recommendations for the Southwest Sector and specifically the

table showing insufficient close-to-home neighborhood parks (Exhibit B). After a rocky start, the TC-1 concept is now working at this location. **Recently, Northshore Market Investors (Cullom, Harrison, et al) sold the Publix property for \$17.5 million and confirmed they are ready for the next phase of the development in the area of the lake "more in keeping with the original town center concept."**

[http://www.knoxnews.com/news/2013/sep/18/northshore-town-center-deal-draws-177m/?](http://www.knoxnews.com/news/2013/sep/18/northshore-town-center-deal-draws-177m/?partner=RSS)

partner=RSS ...KNS article by JoshFlory Sept. 18, 2013— Exhibit C) While the local owners of the majority of the development continue to believe in the town center concept, this request from an out-of-state developer, with no concerns for our long-term community quality of life, jeopardizes the success of a walkable town center and wipes away the possibility of small townhouses or condos that are clearly desired by young professionals and empty nesters... you only have to look at downtown Knoxville to see that urban housing IS A GOOD IDEA. The original plan called for townhomes and small urban lofts/condos/mixed use, and that type of housing is what should be built at this location. I, personally, want this type of housing because I would like to sell my big suburban house and move there! There are already 2,000 new apartment units approved or under construction at several other exits along Pellissippi. Northshore Town Center is NOT a good place for more suburban apartments, and frankly we have more than enough of them springing up all around us, while other parts of the county need them and do not have them!


- During the past year, this applicant previously applied for high density residential with plans for 24 DU per acre. Now they are applying for medium density residential with plans for 24 DU per acre. This is basically the same application as the one you saw last summer. During the past 8 months the applicant has shown various facades for an apartment complex that they intend to build there—same site plan, slightly different look. The apartment plan they show is what this developer typically places on sprawling, suburban sites—big rectangular boxes situated around the perimeter of the property with a clubhouse and pool in the middle, and a sea of asphalt parking lot. In this case, they are trying to force their typical suburban plan into a site zoned for a traditional neighborhood design (TND) type of development. **To accomplish their required density for their acceptable level of profit, they need to extend parking lots within 10 feet of the adjoining neighborhood property line. This is a travesty. There is nothing about this design that is consistent with what has been carefully built so far at Northshore Town Center or consistent with the pre-existing residential neighborhoods that are adjacent. Recently Knoxville has had a very unfortunate development that put a similar apartment complex next to an existing neighborhood—dwarfing the existing homes with huge, towering, unprecedented retaining walls and multi-story buildings that are absurdly out of place. Haven't we learned from this mistake?** (See Exhibit D: photos showing inappropriate density and extremely tall retaining walls at Wellesly Park Apartments—and Exhibit E: current Flournoy plan showing proximity of parking lot to existing homes). Please, please, please do not let this kind of insanity happen again!
- There are currently more than 1,200 signatures on a petition opposed to the Northshore Town Center rezoning on this parcel, and these signatures are from a cross-section of people who are affected—parents of the 900+ children zoned to the school that is immediately next to the proposed rezoning, and people who own homes closeby. These people over the past 10 years have been engaged by developers and by MPC and elected officials and have accepted the Town Center concept. They have been promised over and over that the TC-1 zoning and open space zoning, with its protective design guidelines, would govern the creation of a livable, walkable neighborhood that would be an asset to everyone. The applicant before you attempts to significantly alter our community and disregard those promises. For the past 8 months, this applicant has refused to have any substantive engagement with any representatives from the surrounding neighborhoods. The developer seeking this rezoning has provided little information to concerned citizens, and what information they did provide always arrived at the last minute, showing a complete lack of respect to the existing community. This applicant has a history of doing this: They did it when they built Amberleigh Bluff apartments on Kingston Pike at Sherrill Hill. The homeowners in Statesview, South Cedar Bluff, and Sevenoaks neighborhoods, which are adjacent to Amberleigh Bluff, are still, 2 years later, very unhappy with destroyed views, runoff, increased crime, lack of promised greenways, dying trees that threaten to fall on their land, and lack of walkable access to the shops in the Sherrill Hill development where Amberleigh Bluff is located. This developer has objectives that are wrong for our community and for our city and county. **This applicant is from out of state. They will take their profits and spend them elsewhere.**
- We do not oppose development at this location or apartments within the Northshore Town Center development, but we oppose development—including apartments—that does not comply with the 60-page Northshore Town Center design guidelines that are on record with the MPC and the TC-1/OS (town center and open space) zoning as part of the buffer promised to the existing residential communities.

If you approve this sector plan change and rezoning, you not only disrespect a very large cohort of citizens, you also destroy an opportunity for Knoxville and Knox County to follow through with a decade of promises. The existing TC-1 and Open Space zoning are what should be there.

Thank you!

Margot Kline
President, Council of West Knox County Homeowners

5 attachments

 **Exhibit A 10-G-10-RZ.pdf**
1096K

 **Exhibit B.pdf**
428K

 **Exhibit C.pdf**
171K

 **Exhibit D.pdf**
401K

 **Exhibit E.pdf**
408K



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

▶ **FILE #:** 10-G-10-RZ **AGENDA ITEM #:** 31
 10-F-10-PA **AGENDA DATE:** 10/14/2010

▶ **APPLICANT:** NORTHSHORE MARKET INVESTORS, LLC / MPC
OWNER(S): NORTHSHORE MARKET INVESTOR LLC

TAX ID NUMBER: 154 PORTION OF 098 MAP ON FILE AT MPC
JURISDICTION: Council District 2

▶ **LOCATION:** North side S. Northshore Dr., southwest side I-140

▶ **TRACT INFORMATION:** 35.31 acres.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access to the site is via S. Northshore Dr., a major arterial street with 2 lanes expanding to 4 lanes within 200-335' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **PRESENT PLAN DESIGNATION/ZONING:** MU (Mixed Use) (TND-1 - Traditional Neighborhood Development) / TC-1 (Town Center)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** GC (General Commercial) / PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Commercial shopping center

EXTENSION OF PLAN DESIGNATION/ZONING: No

HISTORY OF ZONING REQUESTS: Property was rezoned TC-1 in 2001 (4-Q-01-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Residences / MU / TC-1 (Town Center)
 South: S. Northshore Dr. - Indoor storage facility /
 East: I-140 right-of-way / ROW / OB (Office, Medical & Related Services)
 West: Town center development and future school / MU / TC-1 (Town Center)

NEIGHBORHOOD CONTEXT: The surrounding area to the north and west of the site is being developed into a mix of uses under the TC-1 zoning district. This includes a future school. To the north and west are residential subdivisions, zoned RA and PR in the County. To the south is vacant land, floodway and an indoor storage facility, zoned A and OB. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

STAFF RECOMMENDATION:

► **RECOMMEND that City Council APPROVE MU (Mixed Uses) (Commercial, Office, Residential, and Civic, using planned development zone districts) One Year Plan classification**

Staff supports the One Year Plan change on this portion of the site. A regional commercial center is appropriate along the I-140 corridor adjacent to the S. Northshore interchange. The current Mixed Use designation, limited to TND-1 zoning may have been a mapping error that occurred at the time the site was rezoned to TC-1. The sector plan calls for mixed uses, which allows for consideration of TC-1, TND-1 or other planned zones. Approval of this request would bring the One Year Plan into consistency with the Southwest County Sector Plan.

► **RECOMMEND that City Council APPROVE PC-1 zoning for the portion of the tract described in the attached map, subject to the following conditions:**

1. Development plans shall provide a street and pedestrian circulation network that is consistent with the principles and features established in the Development Plan and Standards for Northshore, i.e. it is highly connected internally and to the street and pedestrian circulation network of the adjacent development and adequately provides for pedestrian safety and comfort.
2. Development plans shall provide a system of dedicated open space that is consistent with the Development Plan and Standards for Northshore, i.e. it provides adequate connection to the open space system of the adjacent development and is integrated with the lake and its adjacent development.
3. Development plans shall provide on-street parking to the maximum extent possible along the street circulation network, recognizing the constraints imposed by the proposed slip ramp from Pellissippi Parkway and established street design and safety principles.
4. Development plans shall provide off-street parking areas designed so as to minimize the visual impact from the street circulation network through location of buildings and landscaping that recognizes the principles in the Development Plan and Standards for Northshore.
5. Development plans shall incorporate design, intensity and mix of land uses for the harmonious integration of development that serves regional, community and neighborhood markets and provide design elements and features that are complementary to development within the adjacent TC-1 zone district.

PC-1 zoning is consistent with the current sector plan, which calls for a mix of uses within the site, and proposed amended one-year plan and can assure that development, with the required development plan approval, is planned in a manner that is compatible with the development plan and standards previously approved with the TC-1 zoning and integrated into a consistent overall design theme for the development.

COMMENTS:

ONE YEAR PLAN REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

NEW ROAD OR UTILITY IMPROVEMENTS:

A new slip ramp will provide direct access from I-140 (Pellissippi Parkway) to the proposed site. Traffic southbound on I-140 will be able to get to the site without going through the I-140/Northshore Drive interchange.

ERROR OR OMISSION IN CURRENT PLAN:

The Southwest County Sector Plan recognizes the overall site as appropriate for mixed uses, including TC-1, TND-1 or other planned zoning districts. The current One Year Plan designation restricts the subject property to TND-1 zoning only, which is an error. Approval of this request will make the two plans consistent in their proposals.

CHANGES IN GOVERNMENT POLICY:

Mixed uses are supported in this area on the sector plan. Staff generally prefers that large sites be developed under planned zoning districts, allowing a plan review by staff and allowing for public opinion on the matter. Approval of this request will insure that when the property is developed, it will be done under a planned zoning district.

CHANGE IN DEVELOPMENT, POPULATION OR TRAFFIC TRENDS:

This site has been designated for town center development for some time now, so the change in these trends has already occurred. Town center development includes allowance for commercial.

BACKGROUND:

The Southwest County Sector Plan and zoning was amended in May of 2001 to allow mixed use development and the Northshore Town Center on this 100+ acre site. The site was the Sterchi Farm, an area previously proposed for low density residential uses. Because of concerns by area interests about large scale development on the edge of their neighborhoods and within their community, a meeting was held at a local elementary school with over 100 residents in attendance. After hearing Bob Sterchi's/Ross Fowler's proposal for a traditional neighborhood and mixed use commercial-office-residential core, most interests felt comfortable with the possible changes.

The plans were modified in late 2004 via revised concept and development plans prepared for the second owner, Doran and Company (12-J-04-UR/12-SF-04-C). While the proportion of uses remained the same (residential, open space, mixed uses), the layout was changed and development standards were added; they were approved by MPC on 12/9/2004. These changes were made following two back-to-back community meetings attended by several hundred area residents. Following approval, the first component of the residential development (Beau Monde) was initiated. On 8/11/2005, the southwest quadrant of what is now Northshore Center was added and a development plan was approved (8-H-05-UR/8-SF-05-C). That mixed use development was started in 2008.

In October of 2009, MPC staff examined several sections of the Town Center (TC-1) zoning district and concluded that greater flexibility should be imbedded in the code to allow a greater proportion of small-scale one story buildings, one-story grocery stores, and more flexibility to reduce parking and to provide a means for alternative compliance, allowing greater flexibility in layout and design. The amendments would have also required a phasing plan. The amendments were approved by MPC on October 8, 2009 (5-A-09-OA); City Council ultimately took no action, leaving the original TC-1 zoning in place. A workshop was held near Northshore Town Center regarding the changes; roughly 70 citizens came out to hear about the changes and generally supported them.

COMMENTS:

The applicant has requested that a portion of Northshore Town Center site be rezoned from TC-1 to PC-1, leaving the majority of the site as TC-1 and the property closest to I-140 (Pellissippi Parkway) and its interchange with Northshore Drive proposed as PC-1 zoning. The applicant indicates that the economics of today's market dictate that the site provide stores and shops that serve regional, community and neighborhood markets. The applicant proposes to locate a large, single story, regionally-oriented retailer with up to 140,000 square feet of floor area (and its required parking) and a mid-sized, single story, community-oriented grocery store with up to 50,000 square feet of floor area (and its required parking) within the area proposed for PC-1 zoning. The proposed rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the potential heart of the development) and adjacent to existing residential development to the west and the Bell Monde residential neighborhood within the site to the north.

The development of regional and community oriented commercial land uses, with larger buildings and parking areas, within the proposed PC-1 zone district will allow these retailers maximum exposure and easy access from Interstate 140 (Pellissippi Parkway) and easy access from Northshore Drive without going through the remainder of the development, which will remain zoned as TC-1. In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development and maintains the opportunity for shoppers using the regional highway system to park and walk to the remainder of the town center development, further strengthening its chance for success. This sort of hybrid model of town center and diverse market commercial activity can provide economic synergy.

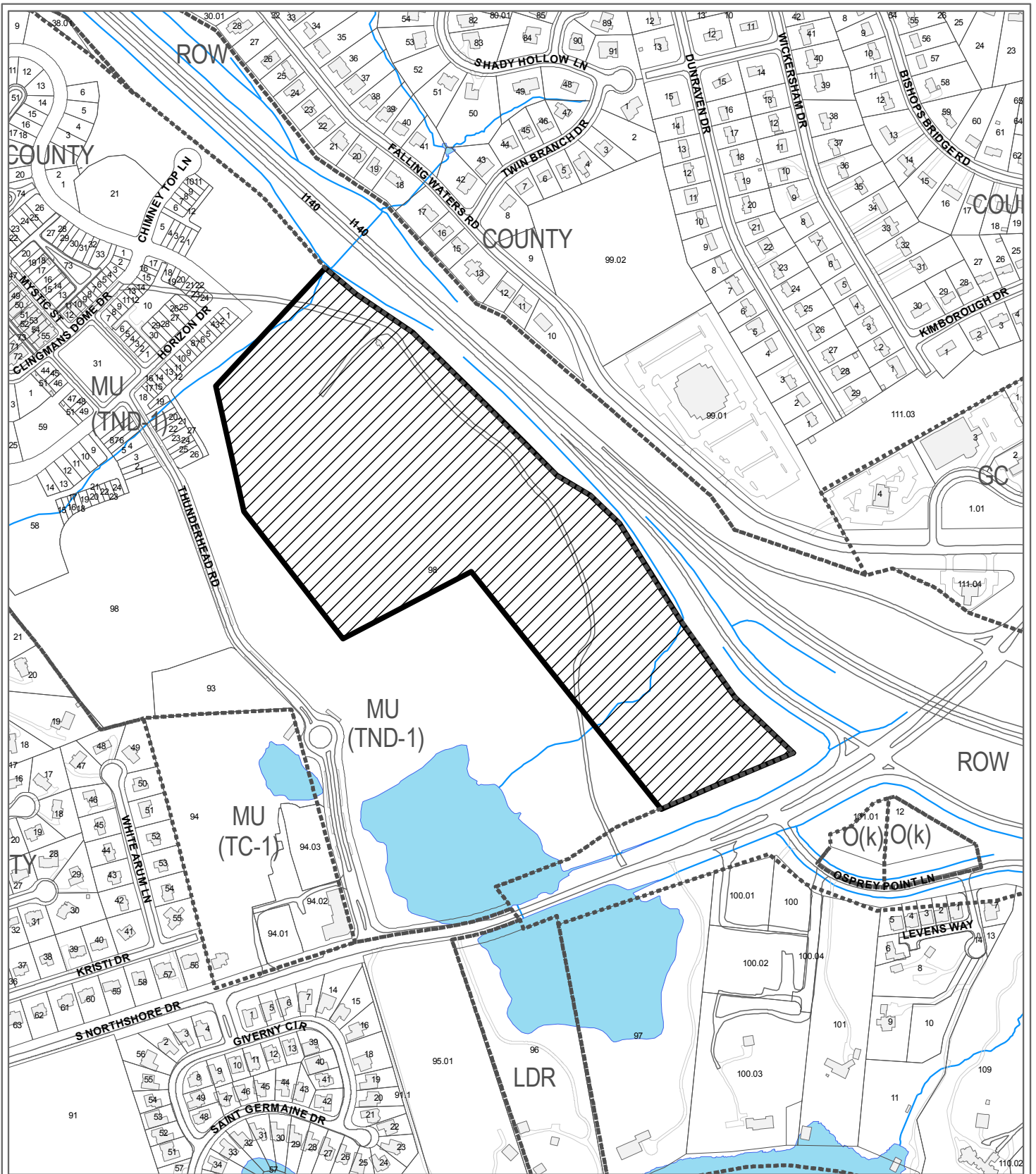
The proposed conditions will help assure that many important principles of the approved TC-1 development plan and standards are reflected in any future development approved in the PC-1 zone and help provide integrated overall design elements and features to make the PC-1 area complement the Town Center concept.

With development plan approval, details regarding building design and materials, parking lot layout, vehicular circulation plans, landscaping plans, lighting plans, sign plans and phasing plans will be required.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/16/2010 and 11/30/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-F-10-PA / 10-G-10-RZ
KNOXVILLE ONE YEAR PLAN AMENDMENT**

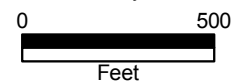
From: MU (Mixed Use) (TND-1 - Traditional Neighborhood Development)
 To: GC (General Commercial)



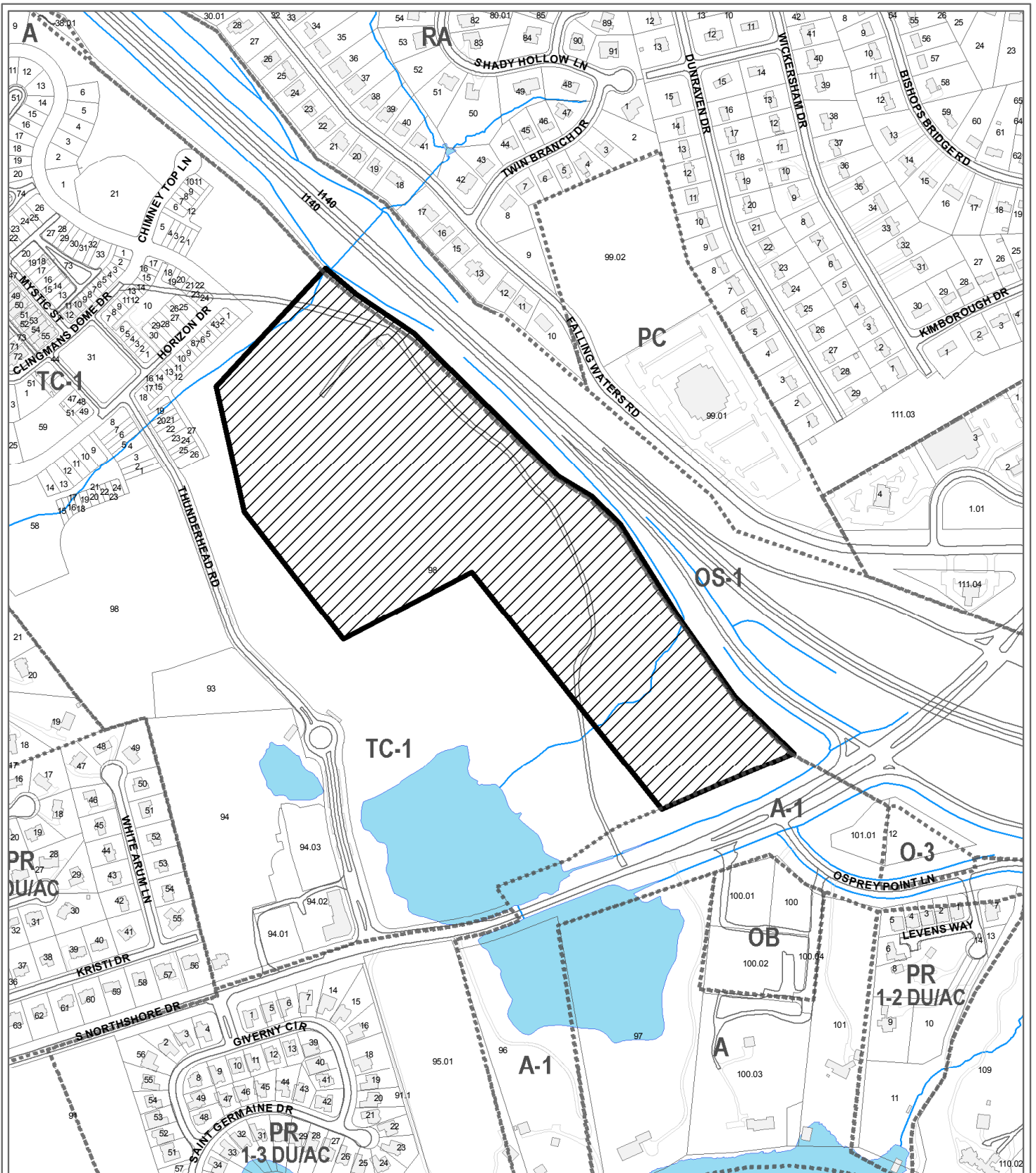
Petitioner: MPC

Map No: 154

Jurisdiction: City

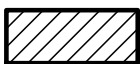


Original Print Date: 9/23/2010 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



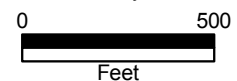
**10-G-10-RZ
REZONING**

From: TC-1 (Town Center)
To: PC-1 (Retail and Office Park)



Petitioner: Northshore Market Investors, LLC

Map No: 154
Jurisdiction: City



Original Print Date: 9/23/2010
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit B

MPC Southwest County Sector Plan Table 7*

<http://archive.knoxmpc.org/plans/swcounty/comfac.htm#table7>

Parks and Recreation

National Recreation and Park Association (NRPA) recommends a minimum standard of 6.25 acres of close-to-home park land be set aside for each 1,000 residents. The “close-to-home” parks consist of neighborhood and community parks that are normally within 2 miles of a residence and less than 50 acres in size. For the Southwest County Sector there is a 47 acre shortfall. It is often cost prohibitive to purchase land for recreation areas in strategic locations. The larger subdivisions offset some of this shortfall by providing recreational amenities privately, and TVA has transferred many acres of land along Fort Loudoun Lake to Knox County to be used for public recreation. No small neighborhood parks are currently available to the public other than the ones located at schools, and there is a need for athletic fields. Currently parents drive children to soccer fields located outside the sector. Existing capital plans include a fishing pier/shelter and dog park at Concord Park, along with some improvements to the West Valley area, and a new boat launch at Admiral Farragut Park.

Table 7: Facilities Required to Meet Standards

Close-to-Home Parks	Required	Current	Surplus or Deficit
Neighborhood and Community Parks	380	333	-47
District and Regional Parks	608	503	-105
Total acreage including Farragut parks		836	

Please note that the census data used in this table are from 2000. Since that time, the southwest county has continued to boom in development, adding thousands of residents but NOT adding any additional parks. This table also includes Farragut parks, which are located some 5 miles away from Northshore Town Center. The lack of open space and parkland is even worse than shown.

Josh Flory: Northshore Town Center deal draws \$17.7M

Investors get \$17.7M for part of Northshore site

By Josh Flory

Wednesday, September 18, 2013

The fifth anniversary of the Lehman Brothers bankruptcy has prompted quite a bit of commentary in the last couple of weeks, as bankers and journalists recall the events that spawned a bitter recession.

For some savvy investors, though, the last five years may eventually look like the good ol' days.

The thought came to mind this week with the news that a local investment group had sold a portion of the Northshore Town Center shopping center for more than \$17.7 million.

You might recall that the West Knox shopping center, located near the intersection of Pellissippi Parkway and Northshore Drive, had languished in the middle of the last decade, after a South Carolina development firm's effort to launch a New Urbanism community largely faltered.

At a foreclosure auction in 2009, a group led by Budd Cullom and Jim Harrison — which had previously acquired the mortgage — bid \$8.75 million for 134 acres at the site, and since then the deal has highlighted the opportunities available to developers with access to cash.

In 2011, the group sold 11 acres to Target for \$2.5 million and shortly thereafter signed up Publix for its first store in the Knoxville area.

Outparcels have also been sold to ORNL Federal Credit Union and First Tennessee Bank.

The latest sale includes the Publix store and several other shop spaces, including Uncle Maddio's Pizza Joint and Five Guys Burgers. Cullom said Tuesday that his group was "very happy" with the deal.

"I think the buyers seemed very excited, they liked the market and liked the property, and liked it well enough that they paid the price that we felt was fair," he said.

The buyer was an entity affiliated with St. Louis commercial real estate company Sansone Group.

So what's next for Northshore? The owners have said previously that the initial big-box stores would pave the way for a more pedestrian-friendly, town-center feel on the rest of the site and Cullom said Tuesday that the next phase of development will likely be near the water along Northshore Drive.

“It's going to be more entertainment-restaurant type (development), more in keeping with the original town center concept. We're still honing in on the exact design plans for it,” he said.

Speaking of town centers, Cullom and Harrison are also behind a planned Walmart-Publix development near UT that would use an urban-style design with parking underneath and the stores upstairs.

That project could be a game-changer for the Cumberland Avenue Strip — and further proof that the good ol' days haven't disappeared for everyone.



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Exhibit D

What happens when sprawling suburban-style apartments are shoehorned into land that is not suited for it. This development on Deane Hill Drive (Wellesley Park apartments) is destroying an existing neighborhood. Flournoy’s development would do something similar to the Northshore Landing and Lakeridge neighborhoods.



Exhibit E

Latest Flournoy plan for Northshore Town Center. These plans were obtained from Flournoy on January 7, 2014 by Frank Slagel, who owns adjacent property. He and his neighbors will have a parking lot up against their backyards if you allow this rezoning and sector plan change. These plans were shared only after more than 8 months of requesting information.



Image of Flournoy apartments at Sherrill Hill, seen from neighboring home in Statesview. The distance between the Flournoy buildings and the Statesview backyard in this case is more than 100 feet:



Jan 9 MPC vote.doc

1 message

John McPherson <jdmcomp@gtcinternet.com>

Tue, Jan 7, 2014 at 4:42 PM

Reply-To: John McPherson <jdmcomp@gtcinternet.com>

To: bettyjo.mahan@knoxmpc.org, Brian Pierceq <brianpierce@mbiarch.com>, Michael Kane <mkane@bellsouth.net>, Len Johnson <lenedna@bellsouth.net>, Laura Cole <LLLcole712@gmail.com>, Elizabeth Eason <eason.mpc@gmail.com>, Conrad Goodwin <mgoodwin.mpc@gmail.com>, Charles Lomax Jr <cflomax@hotmail.com>

John McPherson

9835 Kristi Drive

Knoxville, Tennessee 37922

January 7, 2014

To the MPC Commissioners:

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

- a. Southwest County Sector Plan Amendment 1-F-14-SP From MU (Mixed Use) to MDR (Medium Density Residential).
- b. One Year Plan Amendment 1-G-14-PA From MU (Mixed Use) (TND-1, TC-1) to MDR (Medium Density Residential).
- c. Rezoning 1-H-14-RZ From TC-1 (Town Center) and OS-2 (Park and Open Space) to RP-2 (Planned Residential).

With respect to the requested changes we respectfully ask that you deny the changes. We ask that you do so in order to preserve the existing TC zoning to act as a buffer for existing adjacent single family homes as was the commitment made to these same residents by the MPC staff and Commissioners some three years ago in exchange for the right to build the big box retailers such as Publix and Target and the new 900 student elementary school.

As was determined at that time and still valid today, the existing TC zoning is appropriate and allows for growth using the longstanding, well accepted design standards that the surrounding community supports. The current zoning standards is essential to maintain the transition from the

large development growth in the area and the existing community of single family residential areas bordering three sides of the proposed change.

Changes have already been made within the North Shore Town Center development with the reservation that no further alteration will occur in the TC zoning as a result of the agreement accepting the large box growth. More the 1000 individuals in the direct vicinity of this requested change have signed a petition to oppose the requested change. In addition, the PTA of the elementary school has also stated opposition to the requested change. We request you maintain the current TC zoning which allows appropriate and suitable development for the North Shore Town Center.

Yours,

John McPherson

FW: Northshore Town Center Apartments

1 message

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

Tue, Jan 7, 2014 at 10:58 AM

Good Morning Betty Jo,

Please forward to the other commissioners.

Thanks,
Len

From: Frank Slagle [mailto:fslagle@toolcrib.com]
Sent: Tuesday, January 07, 2014 10:30 AM
To: lenedna@bellsouth.net
Subject: Northshore Town Center Apartments

Dear Commissioner Johnson,

My name is Frank Slagle and my wife and I own the property that is adjacent to the 10 acres Flournoy is asking to be rezoned at the meeting on 1-9-14.

We are not opposed to the development of this property, and we aren't opposed to Apartments on this property!

We are opposed to the rezoning because:

- 1) The current zoning will permit Apartments at a Density of 16 units per acre (Approximately 160 apartments).
- 2) If the rezoning is approved, Flournoy has stated in their site plan that they will build 240 apartments and 455 parking spaces with relatively no green space. Their plan will create a 10 acre parking lot, punctuated by the 5 tallest buildings in a 5 mile radius of this site and according to the plan they have shown us, they will be paving up to within 10 feet of our property line with no room for any type of effective buffer between the apartments and our single family homes.
- 3) We have lived in our house for 21+ years and have seen the zoning of this property change many times. We didn't oppose the change from Agriculture to Town Center because we knew something needed to be developed on this large tract of land. We didn't oppose the zoning change of part of the site to Commercial so Target and Publix could be included because the economy was struggling and the Town Center project needed a boost. We didn't oppose the change to allow Northshore Elementary to be included, and also adjoins our property, because we believed it was best for the county and the development too. We don't oppose building apartments on this small 10 acre parcel either, which is allowed under the current zoning, but not at the High Density being requested by Flournoy.
- 4) At the 10-8-10 MPC meeting where MPC staff recommended changing the zoning of part of Northshore Town Center to allow Target and Publix, the staff also said; "**the proposed rezoning will maintain TC-1 zoning around the existing lake (which is viewed as the potential heart of the development) and adjacent to existing residential development to the west and the Bell Monde residential neighborhood within the site to the north.**" They also stated; "**In addition, this location utilizes the remaining TC-1 zone district as a**

buffer from adjacent residential development and maintains the opportunity for shoppers using the regional highway system to park and walk to the remainder of the town center development, further strengthening its chance for success.”

5) Northshore Town Center is really starting to “take-off”. Please leave the current zoning of TC-1 in place for this small, 10 acre parcel and let it be developed in a way that it will be appropriate to the Town Center and our neighborhood, and not a High Density complex, shoe-horned in next to our Single Family homes with no buffer for our subdivision.

6) Finally, there are thousands of apartments currently under development in the Pellissippi Corridor. This rezoning request, if approved, would forsake what we saw as a promise from MPC to maintain the TC-1 zoning as a buffer for our neighborhood, in favor of allowing 240 more apartments (instead of 160) and is not good planning and a risky precedent to set for any other community who might rely on MPC recommendations in the future.

Thank you for your consideration of our views, and please vote against the rezoning on Thursday!

Frank & Deanna Slagle

Rezoning request Item#30 on 1/9/2014 Agenda.

1 message

David Waddilove <dwaddilove@msn.com>

Tue, Jan 7, 2014 at 10:03 PM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I would ask that my input be shared with the MPC commissioners regarding my objection to Flourney's recent amendment, (above), that does not resolve local residents concerns.

1) In 2010 the MPC agreed to rezone the Area in Northshore Town Center alongside I-140, Pellissippi, from TC-1 to PC-1 with the written understanding that, quote... " The proposed rezoning will maintain TC-1 zoning around the existing lake and adjacent to existing residential development to the west and Belle Monde to the north".

In the current version for the requested change in rezoning the staff refer to an exception already being made to go from TC-1 to PC-2 in 2010 but omitted to include that this was conditional per above direct quote. Why the change?

2) When Flourney purchased this property they knew the current zoning and as a business surely they justified their investment on that basis. So going to Medium/High density apartments certainly adds to their profits but they won't see the long term impact that we will live with after they return back home.

2) Northshore Town Center is clearly taking off, go see the new homes currently under construction and new shops on Thunderhead. I'd submit this location will fill up with plenty of shops, restaurants and residents without these high/medium density apartments. The original concept of a "Town Center" was well received in the community and I suggest that towering 5 story apartments in this location do not fit the original plan and definitely not the aesthetics.

(My sympathies go out to the well kept subdivision directly west of this proposal and particularly those on White Acre Lane who will have these apartments to look up to).

3) Within the new proposal parking will cover about 10 acres. That's 10 acres of blacktop, talk about global warming in summer?

4) I live in Admirals Landing and by far my biggest concern is the amount of traffic that will be generated by this development. We already see congestion where Northshore shrinks to 2 lanes at Thunderhead at certain periods. There's still a lot of acres to develop in the Town Center, more shops, more homes without the 230 or so apartments & projected 2000 plus daily vehicle trips I suggest we first look at how the Northshore/Pellissippi corridor is going to cope when the development is "built out" without these apartments.

I'd also ask the transportation experts if they knew today that we would have a school plus multi-unit apartments would the Town Center development have merited it's own interchange instead of on slip road, to keep traffic off Northshore?

5) My final request is to ask the MPC to consider all the petitions & e-mails they have previously received on this rezoning request. It's impossible to re-create public concern in the short time frame being given and the basic concerns from neighbors have not changed with this very modest adjustment in front of you.

Thankyou David Waddilove. Admirals Landing.



Fwd: Agenda Item For Thursday Jan. 9th - Northshore Town Center Zoning

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Jan 8, 2014 at 12:21 PM

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

From: <jewalker5@charter.net>
Date: Wed, Jan 8, 2014 at 10:47 AM
Subject: Agenda Item For Thursday Jan. 9th - Northshore Town Center Zoning
To: contact@knoxmpc.org

Having already collected over 1,000 signatures asking that Northshore Town Center Zoning remain as is, again, I ask the same.

I live less than 1 mile from Northshore Town Center and have watched that complex become nothing like it was supposed to.

A multi-level high-density apartment complex was never in the plan.

Will MPC recommend a zoning change to allow high-density housing on the 10 acre vacant property in Northshore Town Center?

I hope not. A lot of my neighbors think that we are fighting a losing battle and that Flournoy will "win". I don't. Actually I am fairly confident that MPC will have heard from enough of us by now and will hold to the zoning that is already in place.

If I'm right, my husband owes me dinner:)

Thank you for your consideration to the nearby residents of Northshore Town Center.

Tracy Walker
Lakeridge Subdivision
659-9535