

▶ **FILE #:** 5-H-13-UR **AGENDA ITEM #:** 30
 POSTPONEMENT(S): 5/9,9/12 11/14, 2/13-6/12 **AGENDA DATE:** 7/10/2014

▶ **APPLICANT:** FLOURNOY DEVELOPMENT
 OWNER(S): Flournoy Development

TAX ID NUMBER: 154 093 & 09404
 JURISDICTION: City Council District 2
 STREET ADDRESS: 2000 Willow Loop Way

▶ **LOCATION:** West side of Thunderhead Rd., north of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 10.24 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Thunderhead Rd. a local street . Additional access is via S. Northshore Dr., a two lane arterial street

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

WATERSHED: Tennessee River

▶ **ZONING:** RP-2 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Apartments
 24.03 du/ac

HISTORY OF ZONING: The site was zoned TC-1 (Town Center) in 2005. RP-2 zoning to permit up to 246 apartments was approved by City Council on 5/27/14 (4-M-14-RZ)

SURROUNDING LAND USE AND ZONING:
 North: Northshore Elementary School / TC-1 commercial
 South: Office/ retail / TC-1 commercial
 East: Vacant land / TC-1 commercial
 West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: This site forms a portion of the western boundary of the Northshore Town Center development. The new Northshore Elementary school is located to the north. Target and Publix are new commercial uses located to the east of this site.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for up to 246 apartments as shown on the site plan subject to 8 conditions**
1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
 2. Recording of an approved resubdivision plat prior to obtaining a building permit
 3. All traffic improvements as called for in the attached email from Tarren Barrett being completed before occupancy of any of the apartments
 4. Extending the proposed sidewalk along Willow Loop Trail all the way to S. Northshore Dr.
 5. Construction of the privacy fence shown along the western property line prior to obtaining any occupancy

permits

6. Installation of all landscaping shown on the plans within 6 months of obtaining occupancy permits
7. Meeting all applicable requirements of the Knoxville Engineering Dept., the Knox County Dept. of Engineering and Public Works and the Tenn. Dept. of Transportation
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance

COMMENTS:

The rezoning of this site to RP-2 (Planned Residential) permitting up to 246 apartments was approved by the Knoxville City Council. The rezoning of the site included a condition that requires the development on this apartment project to be in compliance with the approved design guidelines for Northshore Town Center that date back to 2004. Staff has reviewed the development plans as submitted and find them to be in compliance with the RP-2 (Planned Residential) District and the other general requirements for approval of a use on review

The plan reflects the architecture and site planning characteristics that are called out in the "design guidelines". The buildings are pulled up close to Thunderhead Rd. The parking is generally located behind the buildings with landscaping disbursed throughout the parking areas. The buildings will have flat roofs and balconies and they will be constructed with the architectural accents on the facade and at the roofline as called for in the design guidelines. The plan also reflects the use of sidewalks in this development that will enhance pedestrian movement throughout this apartment project. Additionally, the sidewalks will tie this project in with the larger Northshore Town Center development and encourage pedestrian movement throughout this large mixed use development.

The buildings as designed will be three to five stories and will be greater than thirty-five feet in height. Northshore Dr. is designated as a Scenic Highway by the State of Tennessee. Under normal circumstances, buildings exceeding thirty-five feet in height that are located within one-thousand feet of a Scenic Highway would not be permitted. All of the buildings proposed in this project are located within one-thousand feet of Northshore Dr. However, it is staff's belief that the height limitations as called out in the Scenic Highway Act do not apply in this instance. The Scenic Highway Act was amended to exempt property along Northshore Dr. from the height limitation if the property is zoned TC- (Town Center), C-6 (General Commercial Park) or any similar zoning category. Staff believes that the RP-2 (Planned Residential) District as approved for this site, with conditions, meets that criterion.

After the rezoning of the site was approved, the applicant's engineer updated the traffic impact study for Northshore Town Center to specifically address this project. Traffic engineers from the City of Knoxville, Knox County and TDOT have reviewed the study and have recommended some minor improvements that will need to be put in place prior to occupying these apartments.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed project will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed apartment development is consistent in use with the existing zoning designation and surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed apartment development meets the standards for development within a RP-2 (Planned Residential) District and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designate this property for high density residential use. The RP-2 zoning approved for the site allows an apartment development as a use permitted on review. The use is

consistent with the Sector and the zoning designation.

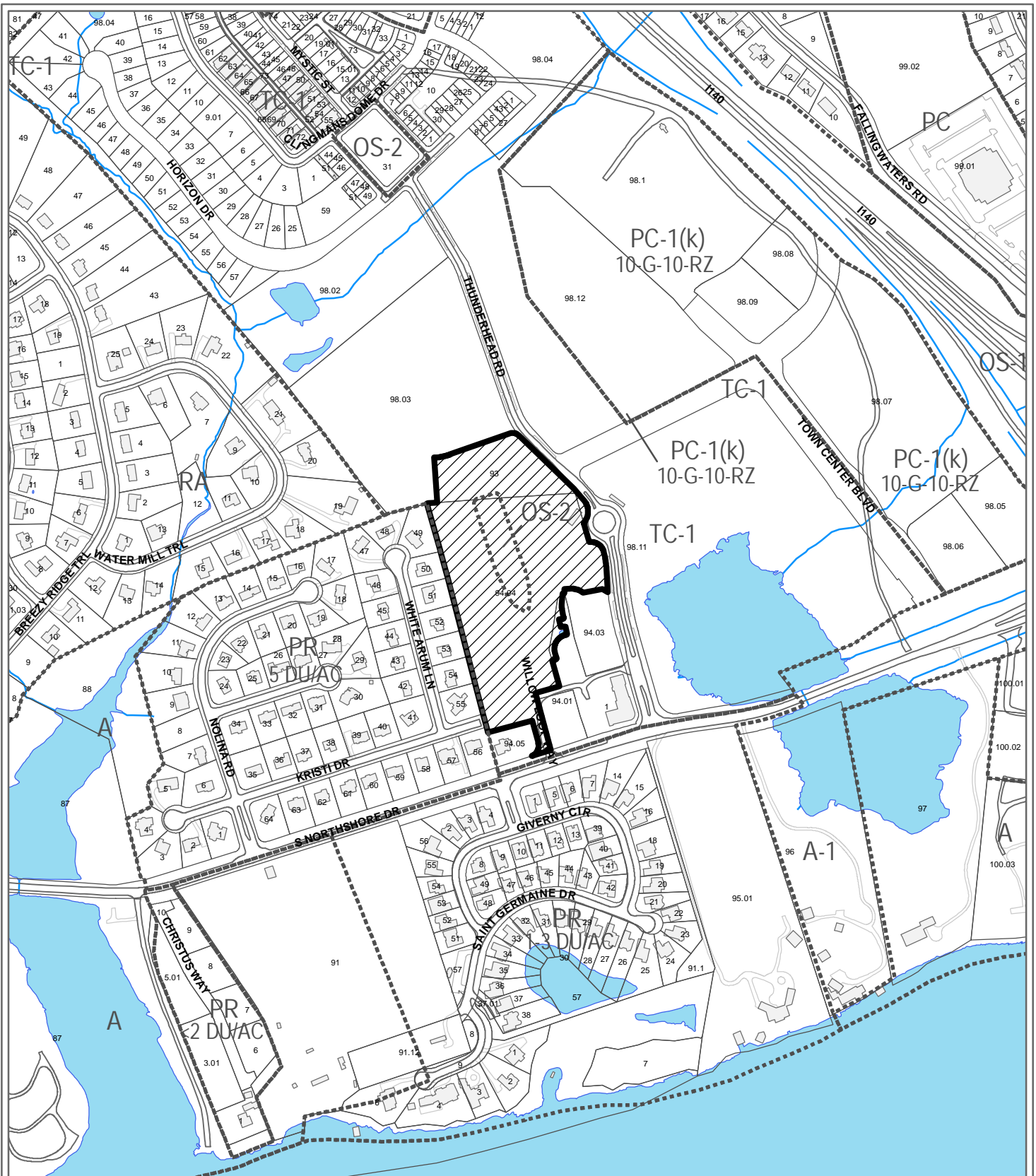
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 38 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**5-H-13-UR
USE ON REVIEW**

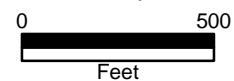


Apartments in TC-1 (Town Center) & OS-2 (Open Space)

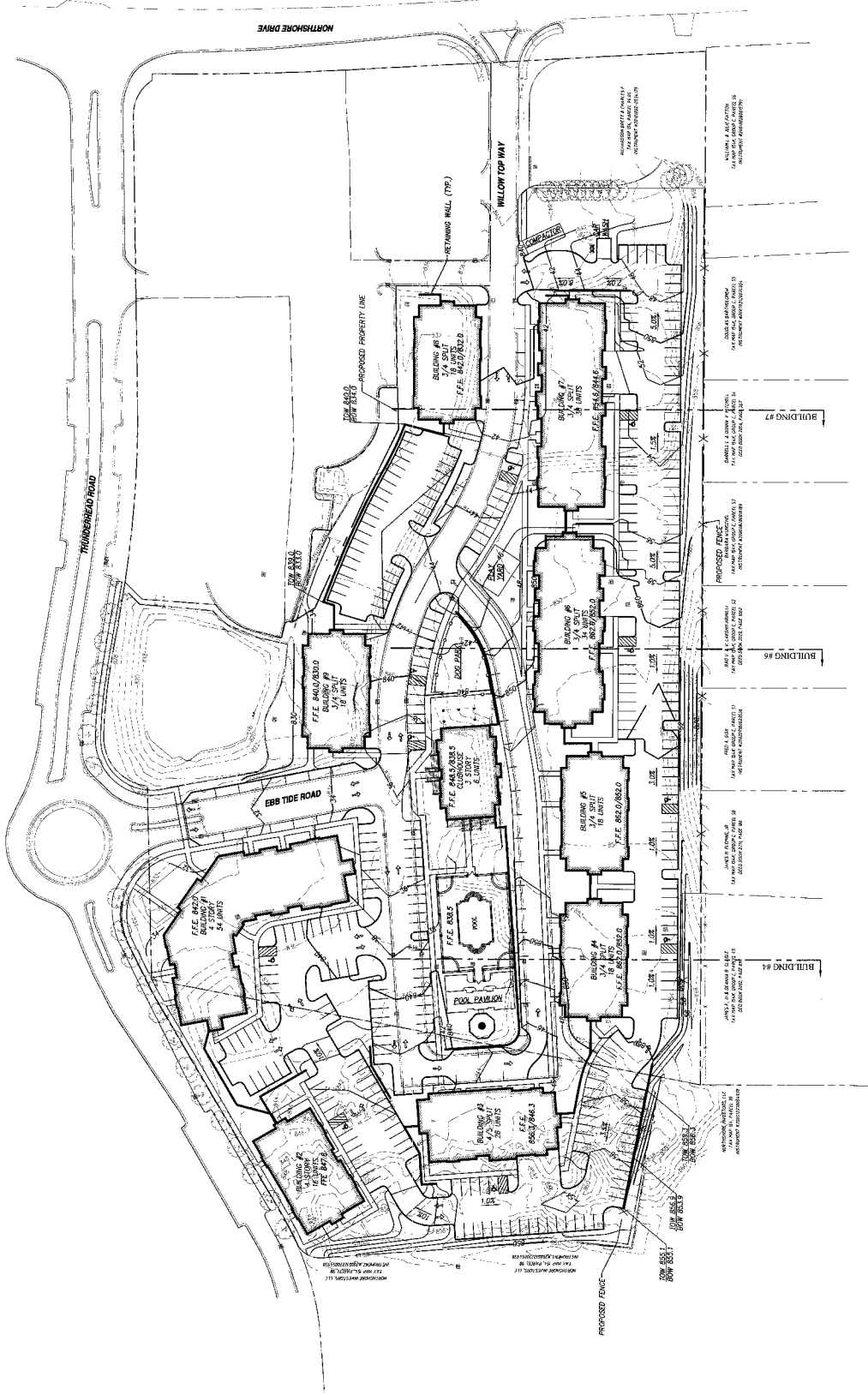
Petitioner: Flournoy Development

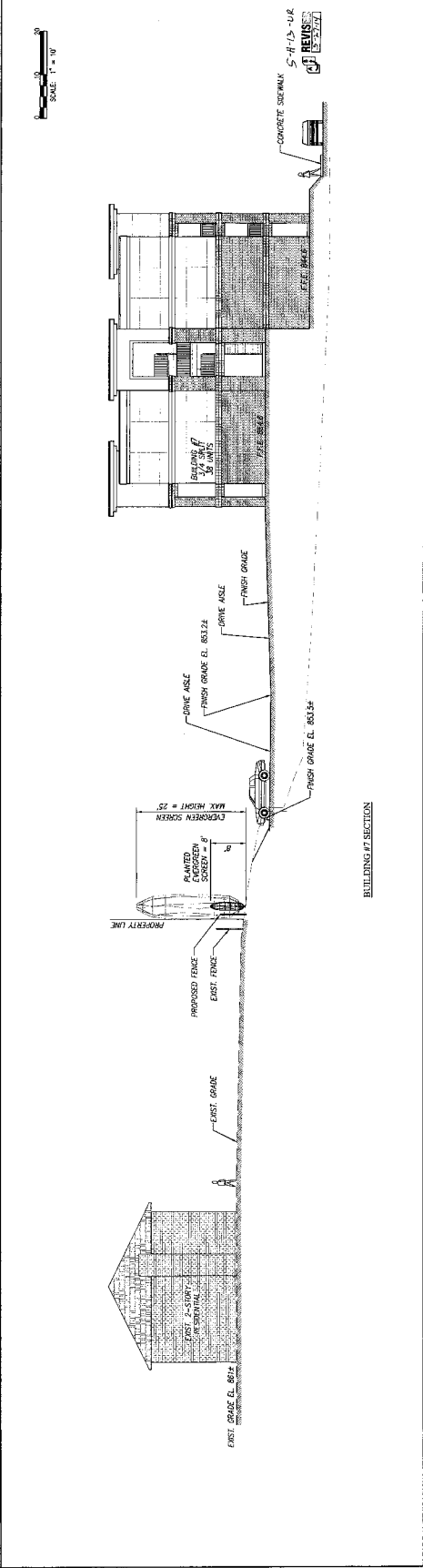
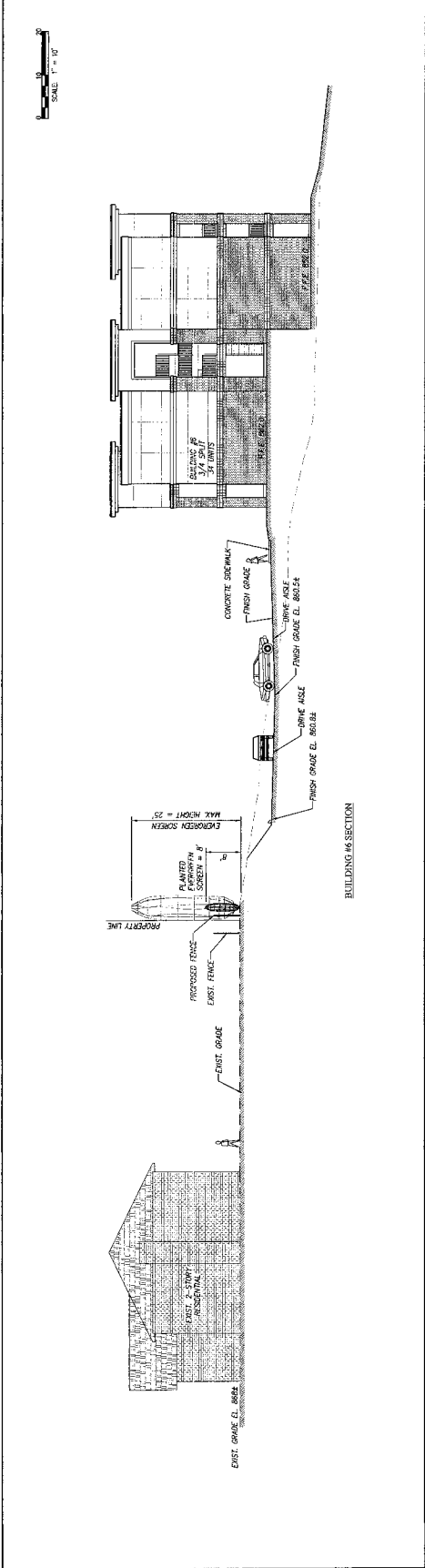
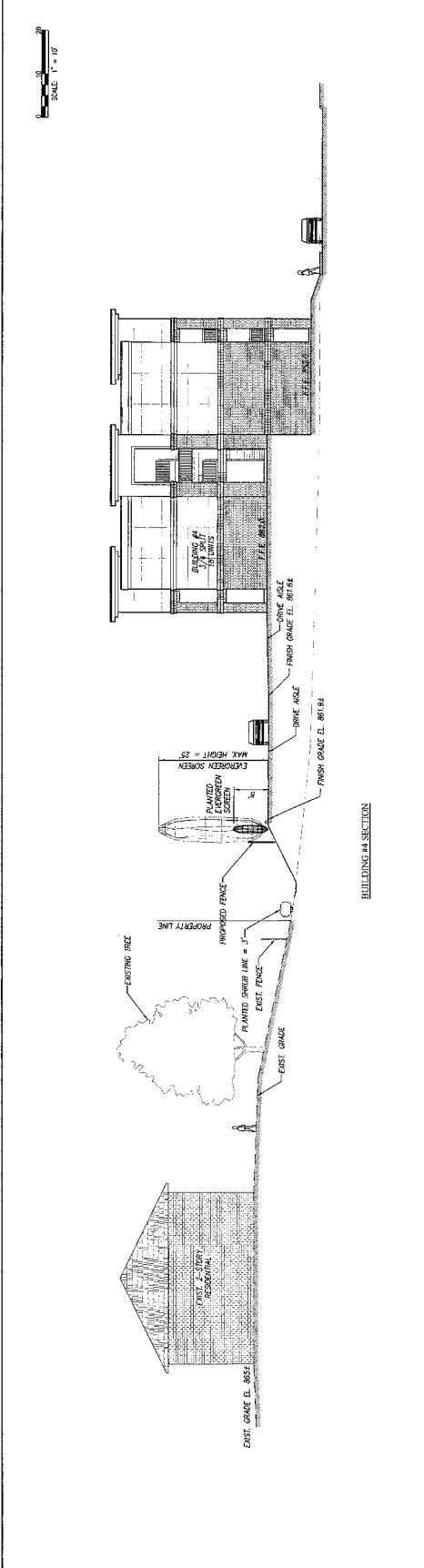
Map No: 154

Jurisdiction: City

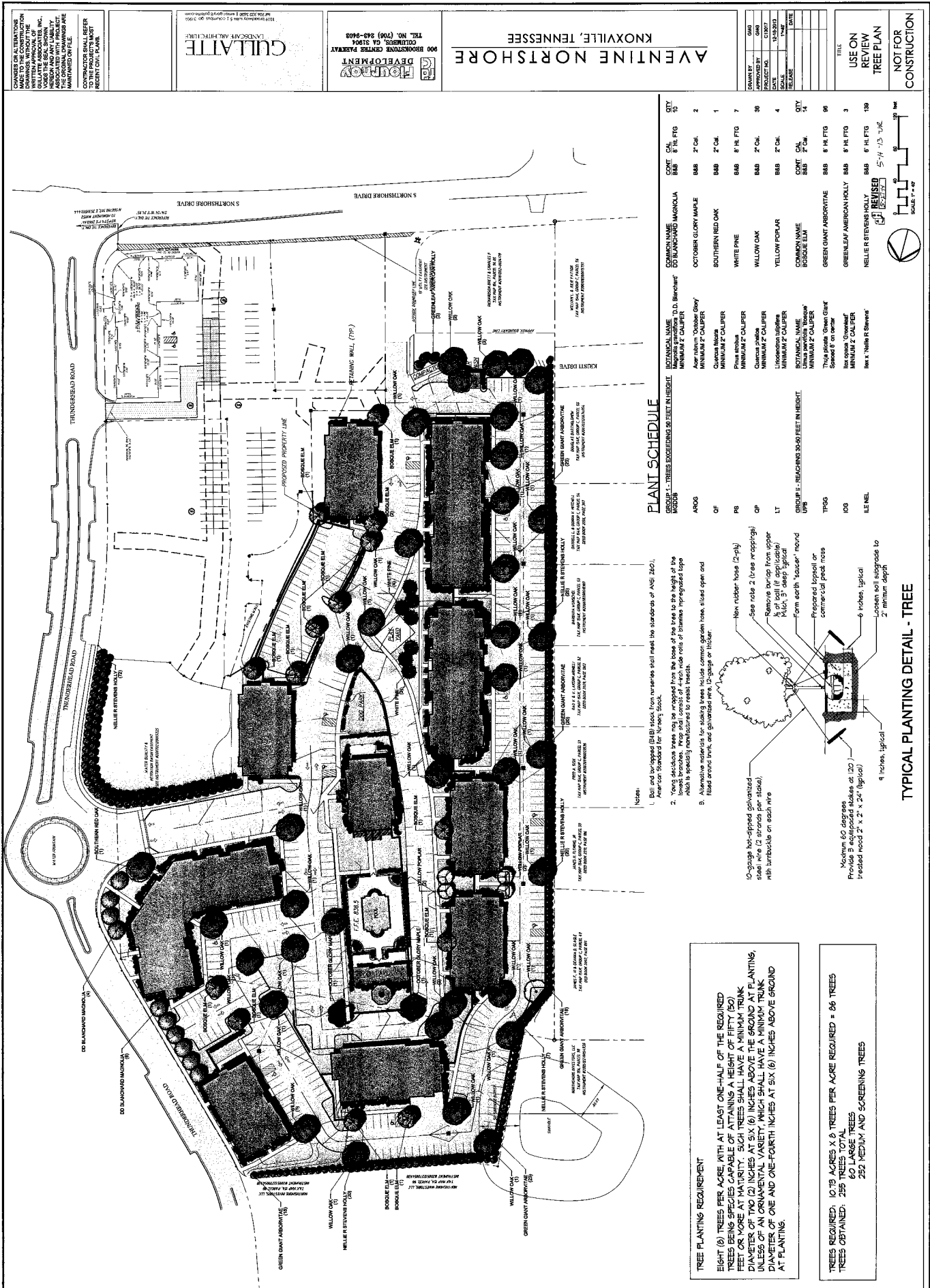


Original Print Date: 4/24/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





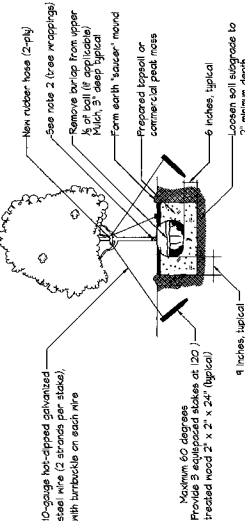
	Flournoy DEVELOPMENT
	Canon & Cannon, Inc. CONSULTING ARCHITECTS 1000 OAKRIDGE PARKWAY KNOXVILLE, TENNESSEE 37922 TEL: (615) 582-1400
PROJECT BUILDING 4A, 4B, 4C, 4D 900 HARRISONVILLE PARKWAY KNOXVILLE, TENNESSEE TEL: (615) 582-1400	DATE: APRIL 23, 2014 DRAWING NO.: 4A-01
PROJECT NO.: 2008-0027	PRELIMINARY FOR REVIEW ONLY
UR3.01	



PLANT SCHEDULE

GROUP	SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	QTY
GROUP I - TREES EXCEEDING 50 FEET IN HEIGHT	AB00	American 'October Glory' MINIMUM 2' CALIPER	Acer rubrum 'October Glory'	MINIMUM 2' CALIPER	10
	AB01	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	2
	AB02	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	1
	AB03	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	7
	AB04	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	36
	AB05	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	4
	AB06	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	4
	AB07	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	96
	AB08	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	3
	AB09	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	138
GROUP II - TREES REACHING 30-50 FEET IN HEIGHT	TP00	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	96
	TP01	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	MINIMUM 2' CALIPER	3

- Notes:**
1. Ball and balled (BAB) stock from nurseries shall meet the standards of ANSI Z601, American Standard for Nursery Stock.
 2. Young deciduous trees may be wrapped from the base of the tree to the height of the lowest branches. Wrap shall consist of 4-inch wide rolls of burlap impregnated tape which is specially manufactured to resist insects.
 3. Alternative methods for marking trees include common garden hose, sliced open and fluid around trunk, and granular NPK, 10-gauge or thicker.



TREE PLANTING REQUIREMENT

EIGHT (8) TREES PER ACRE, WITH AT LEAST ONE-HALF OF THE REQUIRED TREES BEING 6" CALIBER OR GREATER IN HEIGHT. ALL TREES SHALL BE A MINIMUM 20' DIAMETER AT 6" CALIBER. TREES SHALL BE A MINIMUM 20' DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE THE GROUND AT PLANTING, UNLESS OF AN ORNAMENTAL VARIETY WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

TREES REQUIRED: 10.19 ACRES X 8 TREES PER ACRE REQUIRED = 86 TREES
 TREES OBTAINED: 255 TREES TOTAL
 60 LARGE TREES
 232 MEDIUM AND SCREENING TREES

CHANGES OR ALTERATIONS TO THE DRAWINGS WITHOUT THE SIGNATURE OF THE ASSOCIATED ENGINEER OR ARCHITECT ARE UNLAWFUL. THE ASSOCIATED ENGINEER OR ARCHITECT ASSOCIATED WITH THIS PROJECT HAS REVIEWED THE DRAWINGS AND FOUND THEM TO BE IN ACCORDANCE WITH THE MAINTAINED ON FILE.

CONTRACTOR SHALL REFER TO THE PROJECT'S MOST RECENT CITY PLANS.

FOURMAY DEVELOPMENT
 900 COLLETONS, CA 2104
 TEL. NO. (703) 943-9405

AVENUE NORTHSHORE
 KNOXVILLE, TENNESSEE

DATE: _____
 SCALE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET NO.: _____

TITLE: _____
 USE ON REVIEW: _____
 TREE PLAN: _____
 NOT FOR CONSTRUCTION



REVISIONS: 5-11-13-JAC

Tenn. Code Ann. § 54-17-114

78-66-4.95 toward Interstate 40 in the north-bound lane only;

- (C) That portion of the Pellissippi Parkway (State Highway 162) in Knox County from its intersection with Interstate 40, to Melton Hill Lake;
- (D) The John Sevier Highway, in Knox County, from the Alcoa Highway (United States Highway 129) to the Chapman Highway (United States Highway 411/441);
- (E) That portion of Northshore Drive in Knox County from its intersection with Lyons View Drive and Westland Drive west to Loudon County; provided, that the height restrictions on buildings imposed by § 54-17-115 shall not apply to that property along Northshore Drive within Knox County that is now or, subsequent to April 22, 2005, zoned "TC-1 (Town Center)", or zoned C-6 from the east right-of-way line of Keller Bend Road at Northshore to the east right-of-way line of Pellissippi Parkway, or any similar zoning category, under the zoning ordinances of the city of Knoxville;
- (F) That portion of United States Highway 70 North beginning east of Cookeville at the Falling Water Bridge and extending approximately five (5) miles toward Monterey through the Dry Valley Community and ending at the Sand Springs Community;
- (G) That portion of State Highway 73 from the city of Maryville to the city of Townsend;
- (H) That portion of Westland Drive in Knoxville from its intersection with Northshore Drive to its intersection with Northshore Drive at the western end;
- (I) All of United States Highway 411 in Blount County and that portion of United States Highway 411 in Sevier County from the Blount County boundary to the intersection of United States Highway 411 with the Chapman Highway (United States Highway 441);
- (J) That portion of new State Highway 95 in Loudon and Blount counties from the Fort Loudon Dam to its intersection with United States Highway 129 at Morganton Road;
- (K) That portion of United States Highway 129 in Blount County, known as the 129 Bypass, from its intersection with State Highway 73 and Hall Road in the city of Alcoa to its intersection with United States Highway 411 in the city of Maryville;
- (L) All of Lyons Bend Road in Knox County;
- (M) That portion of Pittman Center Road from the intersection of Pittman Center Road with State Highway 73 East to the intersection of Pittman Center Road with United States Highway 411, east of Sevierville, but excluding those portions of Pittman Center Road that are within the boundaries, as of January 1, 1982, of incorporated municipalities;
- (N) That portion of United States Highway 321 from the intersection of United States Highway 321 with Interstate 40 in Loudon County through Blount and Sevier counties to the intersection of United States Highway 321 with Interstate 40 in Cocke County, but excluding those portions of United States Highway 321 that are within the boundaries, as of January 1, 1982, of incorporated municipalities;
- (O) Hardin Valley Road in Knox County;
- (P) That portion of State Highway 58 in Hamilton County from the city limits of Chattanooga, as of July 1, 1987, to the Hamilton County boundary;
- (Q) That portion of Pellissippi Parkway (State Highway 162) that has been or will be constructed in Blount and Knox Counties after January 1, 1987; provided, that the height restrictions on buildings imposed by § 54-17-115 and sign restrictions referred to in § 54-17-109 that are applicable to § 54-17-109(1) and (10) shall not apply to that property along the Pellissippi Parkway within Knox County that is located between Kingston Pike and Interstate 75/40, all of which shall be regulated by the zoning ordinances and regulations of the appropriate county or municipal government; and provided, further, that the height restrictions on buildings imposed by § 54-17-115 shall not apply to that property along the Pellissippi Parkway within Knox County that is now or, subsequent to April 22, 2005, zoned "TC-1 (Town Center)", or any similar zoning category, under the zoning ordinances of the city of Knoxville; and provided, further, that the height restrictions on buildings imposed

SHEILA MCCULLOUGH

Tenn. Code Ann. § 54-17-115

Current through the 2013 Regular Session Annotations current through March 28, 2014 for the Tennessee Supreme Court

Tennessee Code Annotated > Title 54 Highways, Bridges And Ferries > Chapter 17 Scenic Roadways > Part 1 Scenic Highway System Act of 1971

54-17-115. Building restrictions near scenic highways.

(a)

(1) The exposed portion of buildings constructed or erected on property located within one thousand feet (1,000') of a scenic highway shall not exceed a height of thirty-five feet (35') above the level of the highway on property located below the level of the highway, or a height of thirty-five feet (35') above the ground line on property located above the level of the highway.

(2) The restriction on buildings shall apply to the scenic highway, notwithstanding the route being located inside or outside a municipality and notwithstanding any law or ordinance to the contrary.

(b) It is the legislative intent of this section, in part, that possession of a building permit at the time a road or highway is designated a scenic highway shall not allow any future construction based on that permit.

(c)

(1) This section shall not apply to any building in existence at the time a road or highway is designated a part of the system.

(2) Silos and buildings designed for agricultural use are exempted from the application of this section.

(3) Any geographic area designated by state law and managed by a development authority authorized to promote and regulate technology-based economic development is exempt from the application of this section.

(4) Section 54-17-113 shall not apply to this section.

History

Acts 1972, ch. 685, § 1; 1973, ch. 9, § 4; 1976, ch. 819, § 10; modified; T.C.A., § 54-2515; Acts 1987, ch. 30, § 1; 1990, ch. 660, § 1.

TENNESSEE CODE ANNOTATED

© 2014 by The State of Tennessee All rights reserved

MULTI-FAMILY

The design of the multi-family residential architecture at Northshore will embody these characteristics:

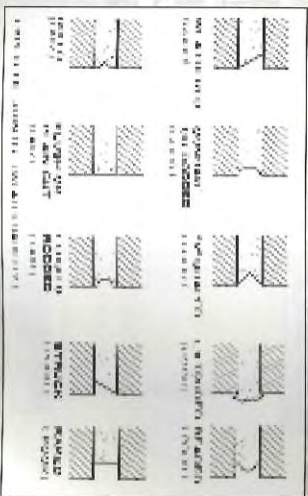
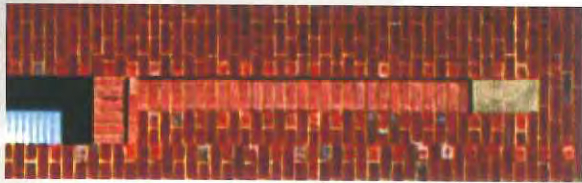
- Reflect the urban character established in the Site Planning and Architecture of the town center. Parking will be located behind the buildings in landscaped motor courts. Residential units will be designed to orient towards the street.
- Scale of the multi-family buildings will complement the town center buildings as well as provide a transition to the single-family homes.
- The architecture of the multi-family buildings will include varying scales of window elements – two story expanses of glass as well as single windows that will relate to the larger buildings in the Village Center as well as the fenestrations in single-family homes.
- Balconies will also be used to give the larger multi-family buildings a residential scale as well as offer opportunities for residents in the buildings to have outdoor private space and "connections" to the street.
- Roof forms will be primarily flat to relate to the architecture of the town center. Sloped roof accents will reinforce the residential use of the buildings as well as transition to the roof forms of the single-family homes.

Landscaping features will create a streetscape that will encourage pedestrians to walk to the town center as well as offer social opportunities for neighbors. Site amenities will include wide sidewalks with street trees and landscaping buffers adjacent to the street



MATERIALS

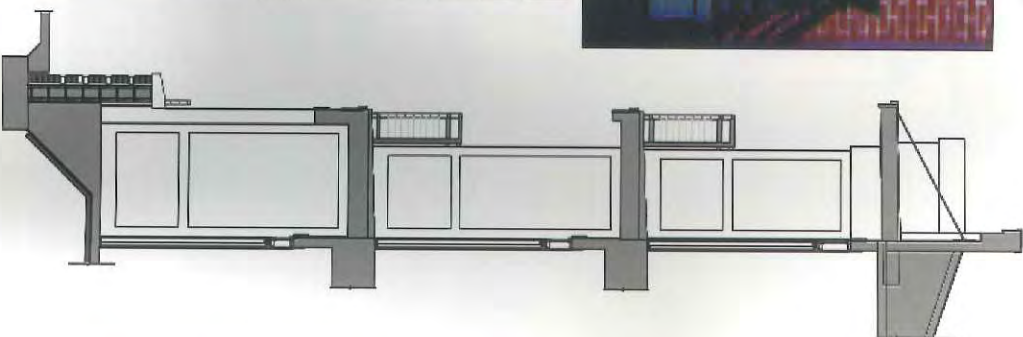
The building materials will consist of combinations of brick, Hardie panel, EIFS or siding. A clearly definable base will be present along with a transition of materials in either form or color. The material colors will compliment the traditional mill construction palette as defined by the mixed used architecture. Brick patterns should be common or running bond with a possible accent color in the base. Parapet cornices will be constructed of EIFS or Hardie panel and front either flat roofs or low pitched roofs. Additional details such as metal handrails, pre-cast lintels over windows in brick, aesthetic brackets at roof lines, canopies, panels between windows and architectural projections will be included to provide variation of treatments to the facades.



ARCHITECTURAL ELEMENTS

Balconies

Balconies may be attached projections or deeper recesses into the units. Handrails will consist of metal rails and pickets on the upper levels and a combination of metal handrail and low brick walls on the ground floors. Balconies may be curved or straight with vertical or horizontal railing reflecting the utilitarian design of mill architecture. They may have sloped or flat roofs above them or be open with railings and supported by brackets, columns or a cantilever design.



ARCHITECTURAL ELEMENTS

Canopies

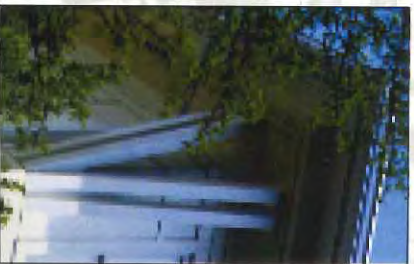
Canopies will be used to shield entries from the weather as well as emphasize important locations on the building facade. The canopies will compliment the residential scale of the buildings. They may be flat or pitched and constructed with various roofing materials: Hardie panel, metal or pre-fabricated components. If the rods are present, they will be decorative and not structural.

Brackets

Brackets will be used to emphasize roof features, balcony locations, and special features on buildings to reinforce the residential scale and character of the buildings.

Architectural Accents

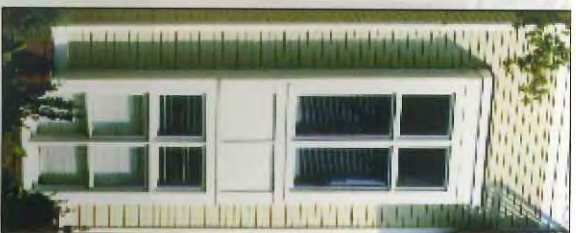
Various accents will be incorporated into the facades of the buildings to create visual interest as well as establish a residential character for the buildings.



ARCHITECTURAL ELEMENTS

Windows

A variety of windows will be used depending on the building material in which they are located. Windows in brick will either have soldier course headers or pre-cast inlets while windows in siding or EIFS will have smooth, consistent trim and a more pronounced header material. Windows may be linked from floor to floor by the use of panels as well as through the use of bay projections.



Fencing

Railing and fencing will be used to define spaces at patios, planted areas, carports and pedestrian walks. Metal fencing should be painted darker colors.

Entries

Entry details will be used to define the building at a pedestrian scale. First floor units may have garden walls or individual entrances. Common entrances will be defined with architectural accents to emphasize the importance of the entry.



EXAMPLES

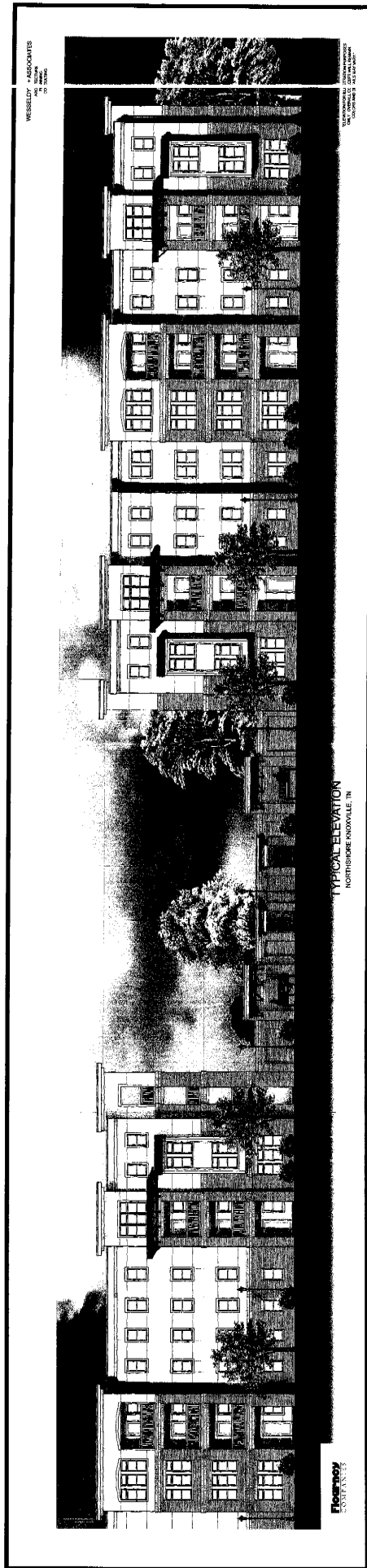
Residential units will be designed to have pedestrian oriented entries on the street. Some units will have direct access to the street through individual stoops while other entries will be provided in larger scale for multiple units on upper levels. The scale of the entries will create a rhythm along the street with an interesting pattern of materials and breaks in the facade. The promotion of street activity for residents will encourage neighbors to socialize and create a "sense of place". The streetscape will include the use of landscaping, wide sidewalks, accent lighting, and street trees to encourage pedestrians to walk to the town center and the adjoining single-family area.

Balconies that overlook the street will connect residents to the activities of the street and neighborhood. The use of bay window elements, entry stoops and architectural accent treatments to the entry doors and major entryways to the building will create a residential scale to the street. Accent lighting and brick detailing will also reflect the vernacular of the mill aesthetic used within the town center.



EXAMPLES





WESSLEY ASSOCIATES
 ARCHITECTS
 1000 W. BROADWAY
 SUITE 200
 KNOXVILLE, TN 37902

TYPICAL ELEVATION
 NORTHSIDE KNOXVILLE, TN

Fleming
 COMPANY

5-H-13-0K



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

Fwd: Aventine Northshore recommendations

2 messages

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Wed, Jun 25, 2014 at 2:47 PM

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

From: **Tarren Barrett** <tarren.barrett@knoxmpc.org>
Date: Wed, Jun 25, 2014 at 10:03 AM
Subject: Aventine Northshore recommendations
To: Dan Kelly <dan.kelly@knoxmpc.org>
Cc: Cindy Pionke <cindy.pionke@knoxcounty.org>, Chris Howley <chowley@cityofknoxville.org>, "cwilliams@cityofknoxville.org" <cwilliams@cityofknoxville.org>, Aaron Kline <akline@cityofknoxville.org>, Jeff Branham <jbranham@cityofknoxville.org>, John Sexton <John.Sexton@knoxcounty.org>, Mike Conger <mike.conger@knoxtrans.org>

Dan,

The recommendations I have collected between the agencies are as follows:

1. Install a "No Left Turn" sign for eastbound Northshore Drive traffic at the intersection with Willow Loop Way as requested by TDOT.
2. Install "Do Not Enter" signs on the concrete right-in/right-out island at the intersection of Northshore Drive and Willow Loop Way as requested by TDOT.
3. Install a "Do Not Block Driveway" sign and a stop bar for southbound traffic on Thunderhead Road just north of the intersection with the Office Driveway.
4. Any further lots in the Northshore Town Center requesting use-on-review for development need to have an updated traffic impact study letter to evaluate when specifically the dual southbound left-turn lane on Thunderhead Rd. and any of the other improvements stated in the Wilbur Smith Associates January 2011 study will be warranted.

After much review, there are no further improvements that we are requesting at this time. On a side note, there needs to be clarification on the correct street name for the right-in/right-out access point to the Aventine development. On the plans it is labeled Willow Top Way, but Cannon and Cannon, Inc names it Willow Loop Way.

If anyone has anything else to add or change, please "Reply All" by tomorrow morning, so Dan can finish his report.

Thanks,

Tarren

Tarren Barrett
Transportation Engineer
Knoxville Regional TPO

400 Main St, Suite 403
Knoxville, TN 37902

Phone: [865-215-3826](tel:865-215-3826)
Fax: [865-215-2068](tel:865-215-2068)

--

Dan Kelly
MPC, Development Services Manager
[\(865\) 215-2500](tel:865-215-2500)

Tarren Barrett <tarren.barrett@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
Cc: Dan Kelly <dan.kelly@knoxmpc.org>

Tue, Jul 1, 2014 at 1:23 PM

Betty Jo,

Can you put this email chain with your attachments to the Aventine Northshore Flournoy development for July MPC meeting? It includes Cindy Pionke's comments.

Thanks,
Tarren

Tarren Barrett
Transportation Engineer
Knoxville Regional TPO
400 Main St, Suite 403
Knoxville, TN 37902

Phone: [865-215-3826](tel:865-215-3826)
Fax: [865-215-2068](tel:865-215-2068)

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

From: **Cindy Pionke** <Cindy.Pionke@knoxcounty.org>
Date: Wed, Jun 25, 2014 at 1:53 PM
Subject: RE: Aventine Northshore recommendations
To: Tarren Barrett <tarren.barrett@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>
Cc: Chris Howley <chowley@cityofknoxville.org>, "cwilliams@cityofknoxville.org" <cwilliams@cityofknoxville.org>, Aaron Kline <akline@cityofknoxville.org>, Jeff Branham <jbranham@cityofknoxville.org>, John Sexton <John.Sexton@knoxcounty.org>, Mike Conger <mike.conger@knoxtrans.org>

Dan,

On item 4 below, phrase it so that the single family residential lots in the back of NTC don't trigger traffic impact studies. Every other area with further development would trigger one though.

The concern is the 2016 geometric improvements include 2 thru lanes on Northshore and the double left southbound on Thunderhead. Brian Haas did not determine in this study when either of these items would need to be built. He just included them in the improvements for 2016 as per the WSA TIS. And those improvements show that traffic will not be a problem, unfortunately if not built, the westbound thru movement and the southbound left will be problems as per his analysis.

Did I help or confuse you?

Cindy

From: Tarren Barrett [mailto:tarren.barrett@knoxmpc.org]
Sent: Wednesday, June 25, 2014 10:03 AM
To: Dan Kelly
Cc: Cindy Pionke; Chris Howley; cwilliams@cityofknoxville.org; Aaron Kline; Jeff Branham; John Sexton; Mike Conger
Subject: Aventine Northshore recommendations

Dan,

The recommendations I have collected between the agencies are as follows:

1. Install a "No Left Turn" sign for eastbound Northshore Drive traffic at the intersection with Willow Loop Way as requested by TDOT.
2. Install "Do Not Enter" signs on the concrete right-in/right-out island at the intersection of Northshore Drive and Willow Loop Way as requested by TDOT.
3. Install a "Do Not Block Driveway" sign and a stop bar for southbound traffic on Thunderhead Road just north of the intersection with the Office Driveway.
4. Any further lots in the Northshore Town Center requesting use-on-review for development need to have an updated traffic impact study letter to evaluate when specifically the dual southbound left-turn lane on Thunderhead Rd. and any of the other improvements stated in the Wilbur Smith Associates January 2011 study will be warranted.

After much review, there are no further improvements that we are requesting at this time. On a side note, there needs to be clarification on the correct street name for the right-in/right-out access point to the Aventine development. On the plans it is labeled Willow Top Way, but Cannon and Cannon, Inc names it Willow Loop Way.

If anyone has anything else to add or change, please "Reply All" by tomorrow morning, so Dan can finish his report.

Thanks,

Tarren

Tarren Barrett
Transportation Engineer
Knoxville Regional TPO
400 Main St, Suite 403
Knoxville, TN 37902

Phone: [865-215-3826](tel:865-215-3826)

Fax: [865-215-2068](tel:865-215-2068)

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.



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

Please oppose Item 44

1 message

The Eagles <dte1030@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Aug 7, 2013 at 9:38 AM

I respectfully request that the MPC oppose Item 44, the Flournoy request.

Thank you ,

Tim Eagle
10028 Northshore Dr.
Knoxville, TN 37922

**30 more emails received
with oppositon in the subject
and no other text**



Mr. Kelly: 1,145 people ask to Please OPPOSE 5-H-13-UR

1 message

jewalker5@charter.net <jewalker5@charter.net>

Wed, Sep 4, 2013 at 10:26 AM

To: dan.kelly@knoxmpc.org

Cc: bettyjo.mahan@knoxmpc.org, DON EVON <donevon@charter.net>, Margot Kline <margotkline@gmail.com>, "vernindsey: msn.com" <vernindsey@msn.com>, siuengr@tds.net, fslagle@toolcrib.com, gscribner65@earthlink.net

TO: Dan Kelly - Metropolitan Planning Commission

FROM: Tracy Walker – Lakeridge Resident

RE: Changes to the Sector Plan and Rezoning in Northshore Town Center

Mr. Kelly,

As you know, city council members have delayed the vote of whether to change the zoning in the 10+ acres of vacant land at the south west side of Northshore Town Center from TC1 to high-density multi-family residential. This is the 2nd time the vote has been delayed. As I understand, Mr. Grieve decided to postpone the vote, as the plans submitted by Flournoy are not acceptable with regard to an apartment complex that is intended to be built.

It is my opinion that the ball is now in your court., I ask that you deny Use on Review approval for this apartment complex on September 12. To encourage you to do so, I will explain what has been happening in the last several weeks.

Residents surrounding Northshore Town Center have come together in support of Knox County residents in Northshore Landing and Admirals Landing who own property within 300 feet and in support of City residents within Town Center.

We strongly feel that the recommendation to amend the sector plan and re-zone to high-density residential was not justified. To date, our petition has 1,145 signatures with more to be collected. The following neighborhoods within an approximate 1.5 mile radius are overwhelmingly opposed to the sector plan and zoning change:

1. Admiral's Landing
2. Augusta Hills
3. Autumn Ridge
4. Bunker Hill
5. Hart's Ridge
6. Bluegrass Rd residents
7. Crestline
8. Falling Waters
9. Lakeridge
10. Madison Ridge
11. Northshore Landing
12. S. Northshore Dr residents
13. Pine Springs
14. Poplar Place
15. Randall Park
16. Hart Rd residents
17. Terre Verde
18. Town Center homeowners
19. Wiliford
20. Windermere

Residents are concerned about property values, safety, traffic, crime rate increase and overall

aesthetics of the complex. To get an idea of the apartment layout, Peggy King, of Windermere, visited the apartments behind Sports Academy. "While there, I learned that the week before there had been a shooting in one of the apartments." she said. She is concerned about this type of thing especially in such close proximity to an elementary school. Indeed, many of us are. We are prepared to expand and focus petitioning within a 3 mile radius of Town Center to impress upon you the negative reaction that a large apartment complex is receiving. We have already received media coverage and held a planned informal meeting with city council. The Northshore Elementary PTA opposes this sector plan change and rezoning, and with the encouragement of several realtors, we have plans to bring in the Knoxville Association of Realtors and other entities to formulate more extensive resistance. We have signs to display at any meeting regarding this issue as well as the intentions of 100 or more people to attend.

Mr. Kelly, I respectfully ask that MPC, in light of this information and due to the lack of acceptability of the development plans already submitted, recommend denial of the Use on Review and save the City Council and citizens from spending a lot of time and resources considering a sector plan change and rezoning that never should have been recommended. Bottom line: the TC-1 plan should remain in place. It is not reasonable to put high-density suburban-style apartments in that area no matter whom the developer might be. That's all. I am just a Knox County resident determined to stand behind my neighbors and friends. I appreciate your consideration.

With best regards,
Tracy Walker

Cc: Betty Jo Mahan (MPC), Margot Kline (KCHOA), Vern Lindsey (Lakeridge HOA), Michael Jennings (Admiral's Landing HOA), Greg Scribner & Frank Slagle (Northshore Landing HOA), Don Evon (Windermere HOA)

Note: A PDF file with a scan of all signatures will be sent to bettyjo.mahan@knoxmpc.org



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

Please oppose item 44

1 message

bwmills@juno.com <bwmills@juno.com>
To: bettyjo.mahan@knoxmpc.org

Thu, Aug 1, 2013 at 9:05 AM

Thanks

One Weird Trick

Could add \$1,000s to Your Social Security Checks! See if you Qualify…
newsmax.com



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

Please oppose item number 44 - FLOURNOY DEVELOPMENT

1 message

Judith Horn <jmjh2010@gmail.com>

Wed, Jul 31, 2013 at 9:00 PM

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

Please oppose item number 44 (5-H-13_UR) FLOURNOY DEVELOPMENT. I am against placing high-density apartments at Northshore Town Center near the new elementary school.

Judith Horn
8809 Laurel Grove Lane
Knoxville TN 37922



Please oppose item #44

1 message

Brenda Rasch <brendaraschpt@gmail.com>

Thu, Aug 1, 2013 at 2:21 PM

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

Please oppose item #44 to change zoning on northshore drive.

Thank you,

Brenda Rasch

9157 Colchester ridge rd.

Knoxville 37922

Brenda Rasch PT

Corrupted text containing symbols like '<((0>' and '>((0>'

Sent from my iPhone



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

Please please oppose item 44

1 message

neaneatn1@yahoo.com <neaneatn1@yahoo.com>

Fri, Aug 2, 2013 at 6:17 PM

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

Hello Betty,

I'm sure you are finding yourselves in a difficult situation with these apartments. As a homeowner super close to this development I have serious concerns about my home value, the safety of my children going to the new school, increased crime and so many other things. Please oppose item 44.

I'm not against development and fully support the Towncenter as often as possible. I would just like to see it remain a quaint community and for it to remain safe for our children. Townhouses would force residents to take just as much care and concern into this community as others who are committed to living here and not just passing through.

Thank you for your consideration.

Thanks,
Renee Phillips
1702 Mountain Lake Lane
Knoxville, TN. 37922



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

Agenda Item #44 ... I oppose

1 message

jewalker5@charter.net <jewalker5@charter.net>
To: bettyjo.mahan@knoxmpc.org

Fri, Aug 2, 2013 at 8:06 PM

we want to resolve this not delay it

Tracy Walker
1606 Lake Emerald Ln
Knoxville TN 37922



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

Please oppose item number 44

1 message

Emily Bieger <ebieger@att.net>

Sun, Aug 4, 2013 at 4:38 PM

To: bettyjo.mahan@knoxmpc.org

Dear Commissioner's,

Please let it be known that I oppose the Flournoy Development 5-H-13-UR West side of Thunderhead Rd., north of S Northshore Dr., proposed use: Apartments.

I'm always leery about apartments as they tend to bring transient people to an area who have no vested interest in the local community, where what we want are families that want to settle in and build equity in their community. I don't know what else may have been proposed for this area, but I would be open to the possibility of condominiums or townhomes. At least this type of dwelling is more permanent and would attract homeowners with a stake in their community, someone who is likely to take care of their surroundings and help elevate rather than drag down the value of the other nearby communities and schools.

Thank you for your service to your community.

Emily Bieger

(h) 865.851.7088

(c) 865.313.0683

ebieger@att.net

1006 Ashby Road
Farrington Subdivision
Knoxville TN 37923



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

Please oppose item number 44 / 5-H-13-UR

1 message

maevesmith01@gmail.com <maevesmith01@gmail.com>

Mon, Aug 5, 2013 at 9:17 AM

To: bettyjo.mahan@knoxmpc.org

MPC Commissioners:

As a resident and homeowner of the Westland Dr / Ebenezer / and Northshore community I would like to join neighborhoods on Northshore in opposition to high-density apartments at Northshore Town Center directly in front of the new elementary school.

ITEM # 44. FLOURNOY DEVELOPMENT

5-H-13-UR West side of Thunderhead Rd., north of S. Northshore Dr.

Proposed use: Apartments in TC-1 (Town Center) & OS-2 (Open Space) District. Council District 2.

OPPOSE

Maeve Smith



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

Flournoy Apartments - Agenda Item #44

1 message

Frank Slagle <fslagle@toolcrib.com>
To: bettyjo.mahan@knoxmpc.org
Cc: Deanna Slagle <dbslagle@aol.com>

Tue, Aug 6, 2013 at 10:01 AM

My wife and I own the property that adjoins the property that Flournoy is trying to get rezoned to High Density Residential.

We have lived in our house for over 20 years and have seen a lot of changes to this property.

We are not against development, but we believe High Density Residential is not appropriate for this small piece of property.

We believe that the current Town Center zoning of Mixed Use, which will allow Medium Density residential provides a better transition from the Commercial part of Northshore Town Center to the Single Family detached homes of the adjacent neighborhood. We believe this is what the MPC committed to us in 2010 when they changed the Town Center zoning to allow Publix and Target.

As I said, we have seen this property change from Agriculture zoning, to Town Center, to some commercial and the addition of the new Elementary School.

Please stop "moving the bar"! Please allow this property to be developed under the Town Center zoning and not High Density Residential.

Thank you

Frank Slagle

The Tool Crib, Inc.

3002 Industrial Parkway (37921)

PO Box 52810

Knoxville, TN 37950

[865-525-6195](tel:865-525-6195)



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

Please oppose item 44

1 message

White, Gail P <gail.white@tennessee.edu>

Tue, Aug 6, 2013 at 2:30 PM

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

Please deny this! The community does not want this.

Sincerely,

Gail White, CPA

1801 Scenic Valley Lane

Knoxville, TN 37922



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

Please oppose item 44

1 message

chickapin@comcast.net <chickapin@comcast.net>

Wed, Aug 7, 2013 at 9:03 AM

To: bettyjo.mahan@knoxmpc.org

Please oppose item 44 concerning Flournoy Apartments.

Vote no to Flournoy Apartments and rezoning request.

Thank you.

Residents of Northshore Landing subdivision for 14 years.

Dr. and Mrs. T. Mark Warwick

9828 Kristi Drive,

Knoxville, TN 37922



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

Please oppose Item 44

1 message

The Eagles <dte1030@gmail.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Aug 7, 2013 at 9:38 AM

I respectfully request that the MPC oppose Item 44, the Flournoy request.

Thank you ,

Tim Eagle
10028 Northshore Dr.
Knoxville, TN 37922



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

Please oppose item 44

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Wed, Aug 7, 2013 at 6:59 AM

Vote no on Item 44. John McPherson, 9835 Kristi Dr. Knoxville.

"Democracy is the theory that the common people know what they want, and deserve to get it good and hard". - H. L. Mencken

"Socialism is a philosophy of failure, the creed of ignorance, and the gospel of envy, its inherent vitrure is the equal sharing of misery." - Winston Chruchill



Please oppose item 44

1 message

JIM FIELDS <jcf05j@yahoo.com>

Tue, Aug 6, 2013 at 9:57 PM

Reply-To: JIM FIELDS <jcf05j@yahoo.com>

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

Re: Flournoy request for sector plan change, 1-year plan change, and zoning change at Northshore Town Center

There is no justification for changing the Sector Plan.

1. We don't need more apartments--we need medium-density condos and townhomes and low-density apartments as originally planned for this location, and current zoning allows for this
2. In 2011, thousands of us were promised that this area would remain TC-1 zoning
3. High-density housing here would SIGNIFICANTLY change the character of the community and contribute to dangerous conditions for kids walking to and from the school right next door
4. Removing TC-1 zoning would set a VERY bad precedent.

James Fields
1713 Scenic Valley Ln
Knoxville, TN 37922



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

Please oppose item44

1 message

Jamie Hamilton <ham2jam@yahoo.com>

Tue, Aug 6, 2013 at 9:46 PM

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

Please reject the Florney Apts from being built in Northshore Landing.

Thanks
Jamie Hamilton
1721 Scenic Valley Lane
Knoxville, Tn. 37922

Sent from my iPad



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

Please Oppose Item 44

1 message

busybee@tds.net <busybee@tds.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Aug 6, 2013 at 9:35 PM

Dear Ms Mahan,

We feel that the apartments will decrease the value and well being of our neighborhood. Thank you.

Sincerely,

Van and Diane Baxter
1918 Winding Ridge Trail
Knoxville, TN 37922



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

Oppose item #44

1 message

Lindsay Kemp <lkemp07@gmail.com>

Tue, Aug 6, 2013 at 9:11 PM

To: bettyjo.mahan@knoxmpc.org

Please accept my vote to oppose item #44. We do not want apartments to be built by our sons school, nor for the traffic and how it will lower the value of our property.

Thank you

Lindsay Kemp
Lakeridge neighbor



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

Oppose rezoning in Northshore Town Center

1 message

David Bass <jdbconsulting@msn.com>

Tue, Aug 6, 2013 at 9:01 PM

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

As a nearby property owner I oppose the requested change to the plan as approved for the Northshore Town Center requiring LOW DENSITY apartments/condos. The requested change to HIGH DENSITY is a bad faith bait and switch which I deeply resent.

This is beginning to sound like an Obama deal to me.

J. David Bass, CPA, CGMA, MBA

1705 Waterview Trail

Knoxville, TN 37922

[\(865\)675-2277](tel:(865)675-2277)



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

Please oppose item 44

1 message

aarantt@charter.net <aarantt@charter.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Aug 6, 2013 at 6:24 PM

Item 44 is a request by Flurnoy to add more things they wanted to change in the Apartment plan which we that we don't want.

Tad & Teresa Aarant
1605 Rising View Lane
Knoxville, TN 37922



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

Please Oppose Item 44

1 message

Hauser, Melinda R <mhauser@utk.edu>

Tue, Aug 6, 2013 at 5:25 PM

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

I am requesting that item 44 (Flourney request for rezoning to allow high density housing at Nothshore Town Center) not be approved. This type of housing was not included in the initial plans for the area. As a resident of this area, I am concerned that the roads, etc. are not equipped to handle the increase in traffic and congestion that would result from high density housing.

Thank you,

Melinda Hauser

10000 Shady View Lane

Knoxville, TN 37922

Dr. Melinda Hauser

Research Assistant Professor

Department of Microbiology

M409 Walters Life Science

The University of Tennessee

Knoxville, TN 37996

[865-974-4047](tel:865-974-4047) (Office)

[865-974-6707](tel:865-974-6707) (Lab)

[865-974-4007](tel:865-974-4007) (FAX)



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

Please oppose item 44

1 message

Jerry Smith <jdsmith9832@hotmail.com>

Tue, Aug 6, 2013 at 5:20 PM

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

Please get us safer roads, sidewalks (there are none for those children who must walk) and access to the new school. It is a dangerous set up right now WITHOUT adding more congestion.

Thanks for your consideration,

Jerry Smith & Paige Newsom-Smith
9832 Kristi Dr.
Knoxville, TN 37922



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

Please oppose Item 44

1 message

Gerry Meisner <tnag78@aggienetwork.com>

Tue, Aug 6, 2013 at 4:26 PM

To: bettyjo.mahan@knoxmpc.org

Please oppose Item 44 - a request by Flournoy to change the nature of the apartments that were agreed upon by the surrounding single home subdivision residents a number of years ago.

We have no objections to the TC zoning that will permit low density apartments in this development.

However, we absolutely oppose the construction of high density apartments here. There are over 1500 apartments within a few mile radius of this development and there is no need for additional high density apartments. Low density apartments and condos will foster a community that all of us who live along the Northshore-Pellissippi corridor can embrace.

Thank you.

Gerry & Robbie Meisner
1825 Scenic Valley Lane
Knoxville 37922
Lakeridge Subdivision



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

Please oppose item 44

1 message

Sherri Stiffin <sstiffin@tds.net>

Tue, Aug 6, 2013 at 4:13 PM

To: bettyjo.mahan@knoxmpc.org

Please vote NO to item 44 the Rezoning in Northshore Town Center by the Flournoy company.

This would make going east on Northshore morning and afternoon more horrible than it will be with the new elementary school opening up. We were told early on when this area was developed that it would be low density residential and some commercial. 260 apartments is NOT low density residential.

We would sincerely appreciate your NO vote on this rezoning.

Randy and Sherri Stiffin
170 Winding Ridge Trail
Knoxville, TN 37922
(Lakeridge Subdivision)



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

please oppose item 44

1 message

Howell, Elizabeth E <lzh@utk.edu>

Tue, Aug 6, 2013 at 4:13 PM

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

Hi, I am a resident in Lakeridge neighborhood and have been there for 20 odd years. When the UT horse farm was next door, the environment was very pastoral and nice. I am familiar with "planned communities" as my stepdaughter lived in Columbia MD and liked it a lot. However, the addition of a high density apartment complex is not within the planned community details and I strongly oppose this change in plan. All the additional tenants and cars will impact traffic and lead to increased accidents, longer waiting times at all the added lights and more traffic jams. Uncontrolled growth is not in the best interest of the local environment. Please do NOT support this change. Thank you,

Elizabeth Howell, PhD.

1730 Winding Ridge Trail

Knoxville, TN 37922



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

Please oppose item 44--Flournoy Apartments

1 message

Lee Mrazek <lee@sweethometn.com>

Tue, Aug 6, 2013 at 3:49 PM

To: bettyjo.mahan@knoxmpc.org

Allowing these apartments to be built will create significant traffic problems in an already congested area—and the school is not even open yet!—,among other issues. Please oppose any changes to the Northshore Towne Center area and leave it as formerly approved.

Linda and Jeffrey Mrazek
1829 Water Mill Trail
Knoxville, TN 37922

Lee Mrazek

ABR, AHS, CIPS, CNE, CRB, CRS, e-PRO®, GRI, PMN, RCS-D™, RFC, RRC, SRES, Associate Broker, REALTOR®

"I help YOU understand the tax advantages, financing alternatives, and investment aspects of home ownership and why NOW is an incredible time to buy." Lee Mrazek, Residential Financial Consultant

Slyman Real Estate

105 Center Park Drive*Suite 200*Knoxville, TN 37922

Cell: [865-679-9007](tel:865-679-9007) cell***Office: [865-862-8161](tel:865-862-8161)***Fax: [865-862-6160](tel:865-862-6160)

Toll Free: [1-877-782-6533](tel:1-877-782-6533) Toll Free Fax: [1-888-679-4212](tel:1-888-679-4212) toll free fax

Search homes instantly at www.sweethometn.com

Like us on Facebook: <http://www.facebook.com/LeeMrazekRealestate>

E-mails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.



“Please oppose item 44”

1 message

Itl6@aol.com <Itl6@aol.com>

Tue, Aug 6, 2013 at 3:49 PM

To: bettyjo.mahan@knoxmpc.org

I believe the development should remain Town Center. In fact, when the Target and Publix went in, my neighborhood met with developers and agreed to a zoning change for a portion of land next to the interstate, but ONLY for that section of Northshore Town Center. In fact, MPC recommended just 2 years ago that the rest of the development should remain TC-1 in order to provide a buffer to existing homes to the north and the west.

There is no justification for changing the Sector Plan. There are already at least 1,500 high-density apartment units within 2 miles of this location!

1. We need medium-density condos and townhomes with sidewalks, open space, and streetlights as well as low-density apartments with the same design standards as originally planned for this location and already allowed in TC-1 zoning—the empty-nester population is growing yet VERY underserved.
2. High-density housing here would SIGNIFICANTLY change the character of the community and contribute to dangerous conditions for kids walking to and from the school right next door. I live 1/2 mile away. We are in the parental responsibility zone—which means the buses won't pick my kids up. MPC says the planned apartments would add 2,968 trips per day in and out on Thunderhead Rd. right next to the school on the 2-lane road where my kids are expected to walk to school!!!!
3. Removing TC-1 zoning would set a VERY bad precedent. The area is really starting to come together and the original plan is working! Please don't change it! We are looking forward to the continued PLANNED TC development and a bustling community that is good for homeowners, renters, and business owners alike.

Sincerely,
Marco Esposito
1634 Breezy Ridge Trail
Knoxville, TN 37922



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

PLEASE OPPOSE ITEM # 44.

1 message

Kelly Bentley <bentleyfamily4@msn.com>

Tue, Aug 6, 2013 at 3:31 PM

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

Please oppose item 44 of the Flornoy apartments at Northshore Town Center. Traffic is already a nightmare and with the new elementary school it will be much worse. Residents of the area were assured that this area would be small commercial and no large density housing. Please keep our neighborhood livable.

Thank you!

Kelly Bentley
1717 Dawn Redwood Trail
Knoxville, TN 37922



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

****PLEASE OPPOSE ITEM 44** - FLOURNOY APTS - "VOTE NO"**

1 message

Greg Merriman <greg@tagresources.com>

Tue, Aug 6, 2013 at 3:28 PM

To: bettyjo.mahan@knoxmpc.org

Cc: npaMis@comcast.net, gwallace@cityofknoxville.org, marshallstair@cityofknoxville.org, dgrieve@cityofknoxville.org, bpalmer@cityofknoxville.org, ndellavolpe@cityofknoxville.org, fsaunders@cityofknoxville.org, mcampen@cityofknoxville.org, dbrown@cityofknoxville.org

PLEASE "VOTE NO" to "FLOURNOY APTS – ITEM 44"

Your "NO" Vote to FLOURNOY APTS is greatly appreciated.

Have a blessed week

Greg Merriman . 1817 Water Mill Trail . Knoxville, TN 37922 (Lakeridge Community)

Gregory K. Merriman

Senior Vice President

Business Development

865.243.2003 direct | **865.548.5918** mobile

 **resources, llc**

6322 deane hill drive | suite 201 | knoxville, tn 37919

865.670.1844 main | **866.315.1463** toll free | **865.670.0227** fax

NOTICE: This electronic mail transmission is for the use of the named individual or entity to which it is directed and may contain information that is privileged or confidential. It is not to be transmitted to or received by anyone other than the named addressee (or a person authorized to deliver it to the named addressee). It is not to be copied or forwarded to any unauthorized persons. If you have received this electronic mail transmission in error, delete it from your system without copying or forwarding it, and notify the sender of the error by replying via email or by calling TAG Resources, LLC at [865-670-1844](tel:865-670-1844), so that our address record can be corrected.



Please oppose item 44

1 message

Julia Garcia Martinez <jgarcia@therush247.com>

Tue, Aug 6, 2013 at 3:15 PM

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

Hello,

I'm writing to express my concern over the changes requested by Flournoy to modify the exiting plan and rezoning to the Northshore Town Center. As you know, this is a huge concern not only for the Lakeridge residents but for the surrounding subdivisions as well as the people that use this area to access the 140 interstate. I have a little one that will be attending the new Northshore Elementary soon and I can't express how concerned I am with allowing my little to walk to and from school should there be the traffic of a new high density apartment complex in that center. Just a few more reasons to oppose this are;

1. We don't need more apartments--we need medium-density condos and townhomes and low-density apartments as originally planned for this location, and current zoning allows for this
2. In 2011, thousands of us were promised that this area would remain TC-1 zoning
3. High-density housing here would SIGNIFICANTLY change the character of the community and contribute to dangerous conditions for kids walking to and from the school right next door
4. Removing TC-1 zoning would set a VERY bad precedent.

Thank you so much for your consideration.

Sincerely,

Julia G. Martinez

1730 Waterview Trail

Knoxville TN 37922

865-771-0326



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

PLEASE OPPOSE ITEM 43

1 message

Jane Johannes <johannesjane@yahoo.com>

Wed, Aug 7, 2013 at 10:24 AM

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

Please oppose item 44. Our Northshore traffic can not withstand the increase of more cars. The schools traffic is already going to be an overload

Sent from my iPhone



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

Please VOTE NO and OPPOSE ITEM 44 to the Flournoy Apts

1 message

vmj1720@charter.net <vmj1720@charter.net>

Wed, Aug 7, 2013 at 1:20 PM

To: bettyjo.mahan@knoxmpc.org

Please stop this injustice from happening - Vote No to Item 44. There is no reason for more high density apartments in this area especially so close to the new school. This was not part of the original plan and needs to be stopped immediatly. There are enough apts in this area. As MPC, already stated these apts will mean another 2,968 more trip on Northshore. There is already too many near misses and accidents on the Pellessippi and Northshore area. Please vote NO to this entire project. Please follow the original plan and give us the walking trails etc that were promised in the original plan. This area was never supposed to be apts and "big box stores."

Thank you for your help and consideration,

Virginia Johnson
1720 Dancing Light Lane
Knoxville, TN. 37922
Lakeridge Subdivision
[865-675-1650](tel:865-675-1650)



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

Please oppose item 44

1 message

teggert tds.net <teggert@tds.net>

Wed, Aug 7, 2013 at 2:09 PM

To: bettyjo.mahan@knoxmpc.org

I just want to make it clear that I have absolutely no faith in the MPC. It should be the MLFC (Metropolitan Lack of foresight Commission). I have yet to see a project that didn't have the best interest of the developer written all over it or that had any foresight as to the impact to the community. Northshore Town Center, developer goes bust after they destroy and clear the land. It's a dust bowl for about 5 years. Did the MPC build in anything to prevent that from happening before approving, NO! Any foresight to the Turkey Creek traffic mess before approving, NO! Any foresight to the current and upcoming traffic disaster for the Northshore Town Center area, NO! Any foresight to cramming multi family dwellings into the area, NO! Any Foresight to the impact on the traffic of a 1,200 student school, NO! I guarantee you the meager road and traffic light improvements will be meaningless and underestimated for the traffic volume, and now you want apartments. Try doing the right thing for once and do not approve item 44. I don't know if the people on the commission are elected or appointed. It appears they are appointed. Also a fine job the developer did to fill in part of the pond in order to widen North Shore. They didn't even realize that the pond is part of the overall water system and flows under the road to the other pond across the street and also connects with Lake Loudon. So after the geniuses dumped all the fill in the pond, Mother Nature blew it out. Please stop destroying our community.

Thank you.

Tim Eggert
1716 Persimmon Lane
Knoxville, TN 37922



Please do not rezone Northshore Town Center!

1 message

Penny DeLand <penny@jobpow.com>

Wed, Aug 7, 2013 at 3:44 PM

To: bettyjo.mahan@knoxmpc.org, mark.donaldson@knoxmpc.org, bartcarey@comcast.net, gewart@georgeewart.com, makane1@bellsouth.net, nathan.j.kelly@gmail.com, cflomax@hotmail.com, jtocher.mpc@gmail.com, herb@clairbornehauling.com, artclancy3@gmail.com, cole5137@bellsouth.net, lenedna@bellsouth.net, rebeccalongmire@hotmail.com, brianpierce@mbiarch.com, jwroth@qmwkx.com, wstowers@stowerscat.com

In 2011 a portion of the original town center was rezoned to allow for larger retailers. At that time we were told other zoning would not change. The additional traffic Northshore Elementary school is going to bring is more than enough for that area. We do not need high density residential zoning next to the school or the single family homes in the area. Also Park and Open Space areas should NOT be changed to Planned Residential. Please do not proceed with the rezoning for the Flourney apartments.

I am writing to ask you to vote against the following Rezoning for Northshore Town Center.

- aa. An Ordinance approving the request of Floumoy Development Company for an amendment to the Southwest County Sector Plan from Mixed Uses to High Density Residential for property located on the north side of S. Northshore Drive, west side Thunderhead Road. (MPC Approved 10-1) (File No. 7-G-13-SP) (Second District) (Requested by Metropolitan Planning Commission)
- ab. An Ordinance approving the request of Floumoy Development Company for an amendment to the One Year Plan from Mixed Uses (TC-1 or TND-1) to High Density Residential for property located on the north side of S. Northshore Drive, west side Thunderhead Road. (MPC Approved 10-1) (File No. 7-F-13-PA) (Second District) (Requested by Metropolitan Planning Commission)
- ac. An Ordinance to rezone property located on the north side of S. Northshore Drive, west side of Thunderhead Road, from TC-1 (Town Center) and OS-2 (Park and Open Space) Districts to RP-2 (Planned Residential) District at a density up to 25 dwelling units per acre, Floumoy Development Company, Applicant. (MPC approved 10-1) (File No. 7-L-13-RZ) (Second District) (Requested by Metropolitan Planning Commission)

Respectfully,

Penny DeLand

Resident of Lakeridge Subdivision

1717 Winding Ridge Trail

Knoxville TN 37919

President

JOBPOWER Software

www.jobpower.com

Member of Associated Construction Women

<http://www.acw-knoxville.com/>

DocumentVision Software

www.Documentvision.com



Phone: [800-776-6556](tel:800-776-6556)

Fax: [865-588-5379](tel:865-588-5379)

Applied Computer Systems, Inc.

302 Westfield Rd

Knoxville, TN 37919



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

Please vote NO to Flournoy Changes

1 message

Ernie Miller <erniewmiller@charter.net>

Wed, Aug 7, 2013 at 3:59 PM

Reply-To: erniewmiller@charter.net

To: bettyjo.mahan@knoxmpc.org

As a resident in the the Northshore Town Center area I would like to request the MPC members please oppose and vote NO to sector changes Flournoy wants to make as it comes before the Commission in item 44. The MPC stand with the community would certainly be appreciated.

Sincerely,

Ernest W. & Guynita B. Miller

9806 Giverny Circle

Knoxville, TN. 37922-5885

Phone [865-675-1135](tel:865-675-1135)



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

Northshore Town Center Apts.

1 message

Roger Cass <rxrc@yahoo.com>

Wed, Aug 7, 2013 at 7:05 PM

Reply-To: Roger Cass <rxrc@yahoo.com>

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

Dear MPC,

Please vote NO on # 44. We do not need these apartments in our community. We live across the street and our Granddaughter will be going to the new school. Traffic is already a problem and school hasn't even started. How would you like 260 apartments in your neighborhood and across from a primary school. This was not what was promised in the original plans. This is just about money. Please protect our neighborhood and school.

PLEASE VOTE NOT.

THANK YOU VERY MUCH,

Roger Cass
Admiral's Landing.



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

Oppose item 44/Northshore at Pellissippi

1 message

Christy Judkins <carolyn6009@gmail.com>

Fri, Aug 9, 2013 at 8:36 AM

To: bettyjo.mahan@knoxmpc.org

Please vote NO .

I do NOT want any new multi-housing development in our area.

I am a home owner in Lakeridge neighborhood. The project at Northshore Center is nothing like like the commission approved in the beginning. Please stop the multi-housing development!

Please -this is OUR NEIGHBORHOOD and our VOTE counts!

Carolyn Christine Judkins
1626 Rising View Lane
Knoxville, TN 37922-7125
[865-675-6009](tel:865-675-6009)



Thursday meeting

1 message

Lucinda Albiston <lucindaalbiston@yahoo.com>
Reply-To: Lucinda Albiston <lucindaalbiston@yahoo.com>
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Tue, Sep 10, 2013 at 4:25 PM

As a homeowner in the Ebenezer Road area, I object to certain items on the agenda:

Item # 30: Let's not have any more commercial zoning on Ebenezer Road. The character of the area is fragile as it is.

Item# 38: Northshore Center has a certain look--rowhouses, green areas, etc. Allowing apartments there would turn that lovely neighborhood into an urban mess.

Item #40: Please, no more 15-foot signs! I know that there will be retail shops there. Is it necessary to have signs that high? I don't think so.

Item #43: No apartments on Emory Church Road. That road is narrow and winding as it is. It does not need a 325 unit complex!

There's still some natural beauty in the area. Let's fight to keep it.

Thank you for your attention,

Lucinda Albiston
9218 Honors Way
Knoxville, TN 37922



9/12/2013 MPC Agenda ITEM NUMBER 38. Flournoy Development request for approval of Use on Review - Northshore Town Center TC-1 Rezoning/Use on Review

1 message

Margaret Butler <mbutler@redchairarchitects.com>
To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

Wed, Sep 11, 2013 at 10:49 AM

MPC:

I strongly oppose the planned apartments by an out-of-town developer - Flournoy Development in our neighborhood Northshore Town Center (NTC). I am a city resident in the neighborhood at 9523 Clingmans Dome Drive Knoxville, TN 37922 in the TC-1 zoned neighborhood Belle Monde at the top of the hill above Target. I am disappointed in the move to rezone the property from the original TC-1 zoning and do NOT support the current plans being submitted for use-on-review.

I bought in there about 5 years ago because I loved the traditional neighborhood design *live-work-play* concept adopted with the TC-1 zoning. I felt this would protect my investment and provide a long term vision of a great neighborhood. Well... in a matter of a couple of years the original developer had gone belly-up and Bud Cullom and Jim Harrison led a group of investors to buy it and get it back on track from the slump of the economy. Upon their evaluation that a pure TC-1 zoning would be difficult to get the commercial going, we supported their efforts to bring a couple of big box tenants to the neighborhood - Target and Publix along Pellissippi Parkway. We also supported the idea of an elementary school there as reinforcing a community where you could walk to school or shop, but the school did not adopt a design which reinforces the community fabric. Now with a large school and two big boxes, our neighborhood plan is threatened again with a developer who wishes to be rezoned out of the TC-1 zoning and **build apartments designed in a common manner appropriate to a suburban locale - not a TC-1 planned community**. As you know issues such as density, mixed-use, traffic patterns, how the buildings address the street, roof lines, buffering adjacent neighborhoods, streetscape, landscape, materials, etc. are vitally important here.

I understood when I moved to NTC that the TC-1 development plan intended a mixed-use with multifamily units and that a TC-1 zone is successful with greater density to get a more urban feel. Our neighborhood's greatest concern is that the developer proposing these apartments will not be held to a development plan complimentary to the town center concept and the plan/design guidelines originally intended for our community. Surrounding neighborhoods are greatly disturbed by the density and traffic flow in combination with the new school. **We seek your strong consideration to deny the use on review of this property** so that it may be developed as supportive to our TC-1 neighborhood. We are an engaged and concerned group with a history of working with developers to make our neighborhood successful and asset to our Knoxville community as a whole. We would certainly be supportive if the developer came to us with an objective of working within the design guidelines of our TC-1 zoning and workable development plan, but **they have repeatedly not provided plans as promised and have not engaged with the community and residents in a meaningful way.**

Sincerely,

Margaret L. Butler

Item No. 38 Please Oppose

1 message

John McPherson <jdmcomp@gtcinternet.com>
Reply-To: John McPherson <jdmcomp@gtcinternet.com>
To: bettyjo.mahan@knoxmpc.org

Tue, Sep 10, 2013 at 5:26 PM

Flournoy request is a total violation of the existing plan for the area development. Do not abandon the plan in effect for the past nine years. It will place the 1200 school children at additional risk. It is not in anyway within the character of the area. Your own staff report states that **"The proposed [Publix and Target] 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 Beau Monde residential neighborhood within the site to the north.... In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development."**

John McPherson 9835 Kristi Dr.

"The urge to save humanity is almost always a false front for the urge to rule." H. L. Mencken

"Socialism is a philosophy of failure, the creed of ignorance, and the gospel of envy, its inherent virtue is the equal sharing of misery." - Winston Churchill

Re: Please deny MPC agenda number 38, Flournoy

1 message

Margot Kline <margotkline@gmail.com>

Wed, Sep 11, 2013 at 11:55 AM

To: bettyjo mahan <bettyjo.mahan@knoxmpc.org>, Laura Cole <cole5137@bellsouth.net>, Janice Tocher <jtocher@gmail.com>, bartcarey@comcast.net, rebeccalongmire@hotmail.com, artclancy3@gmail.com, gewart@georgeewart.com, makane1@bellsouth.net, Nathan Kelly <Nathan.J.Kelly@gmail.com>, Brian Pierce <brianpierce@mbiarch.com>, jwroth@qmwkx.com, wstowers@stowerscat.com, cflomax@hotmail.com, herb@claibornehauling.com, Len Johnson <lenedna@bellsouth.net>

Cc: Mark Donaldson <mark.donaldson@knoxmpc.org>, dan.kelly@knoxmpc.org

Please deny item number 38. Flournoy Development request for approval of Use on Review (5-H-13-UR)

Dear MPC commissioners,

The applicant seeks to postpone/delay a second time, but we ask you to simply DENY this Use on Review. **The applicant has been invited to community meetings but has not come and has not made ANY significant changes to the apartment plans in order to conform to TC-1 design guidelines.**

- 3 years ago MPC got buy-in from the area property owners by promising that if Publix and Target were allowed to rezone that the remainder of Northshore Town Center would maintain TC-1 zoning in order to be a buffer to adjacent residential. **VERBATIM from 10-F-PA MPC Staff Report: "The proposed [Publix and Target] 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 Beau Monde residential neighborhood within the site to the north.... In addition, this location utilizes the remaining TC-1 zone district as a buffer from adjacent residential development."**
- The Flournoy apartments would create unsafe conditions for schoolchildren who walk to school because the apartments would add more than 2,000 car trips per day across the only walking access and immediately next to the school
- There is HUGE opposition: More than 1,200 people have signed a petition to oppose

Please DENY this Use on Review on September 12, 2013,

Margot Kline

Margot Kline
President, Council of West Knox County Homeowners



9-10-13_NTC-MPC_letter_CWKCH.pdf

196K



AGENDA ITEM 38

1 message

LToney <ltoney5017@comcast.net>
To: bettyjo.mahan@knoxmpc.org

Wed, Sep 11, 2013 at 12:05 PM

Commissioners,

I have serious concerns about the Flournoy Development at Northshore Town Center and ask that you please oppose their request for approval of Use on Review.

Their request contradicts the Town Center plan and the increased traffic conditions would jeopardize the safety of the schoolchildren.

Thank you.

Lee and Leslie R. Toney
1300 Farrington Drive
Knoxville, TN 37923

MPC meeting scheduled Sept. 12th

1 message

Lewis Shumate <lewis.shumate@gmail.com>

Wed, Sep 11, 2013 at 3:19 PM

To: bettyjo.mahan@knoxmpc.org

Item #38. Flournoy Development request for approval of Use on Review: This is the Northshore Town Center Use on Review request for approval of apartment plan.

As a resident of Admirals Landing just across the street from the Town Center, we are very much against this project.

1. It would create unsafe conditions for the schoolchildren by adding 3,000+ car trips per day right next door to the school.

2. Would significantly change the character of the community. This was not the intent for Northshore Town Center which has been in place for 9 years and would represent breach of faith.

We do not need another large apartment project. We already have one large apartment complex at Westland, less than a mile away.

3. This area that they want to build a large 250+ unit apartment project is suppose to be used for condo's that people buy and own.

Please help us to keep this apartment project from happening.

"PLEASE OPPOSE"

Thank you.

--

Sept. 12 meeting of MPC

1 message

Ernie Miller <erniewmiller@charter.net>

Thu, Sep 12, 2013 at 9:16 AM

Reply-To: erniewmiller@charter.net

To: bettyjo.mahan@knoxmpc.org

As residents of Northshore area, my wife and I want the Metropolitan Planning Commission to vote NO on sector plan changes and rezoning. On item number 38, the Flournoy request for sector changes. Our concerns for the sector change would create a number of problems.

1. The planned apartments would create additional problems for both the school and the surrounding neighborhood. Approximately up to 3,000 additional car trips per day will make the driving area unsafe.
2. The original Town Center plan which has been in place for 9 years would be a breach of faith. Three years ago MPC got a buy-in from area property owners by promising that if a Publix and a Target stores went in that the remainder of Northshore Town Center would remain TC-1 zoning in order to buffer adjacent residential properties.
3. These changes to the sector if allowed will definitely change the character of the community and will definitely affect property values.

Thank you for reading our comments and we pray you will listen and respond to community desires.

Ernest & Guynita Miller
9806 Giverny Circle
Knoxville, TN. 37922-5885

MPC Meeting - Sept 12

1 message

joyce feld <jlfeld@gmail.com>

Thu, Sep 12, 2013 at 10:03 AM

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

Dear MPC Commissioners,

I encourage you to vote **NO** to two items on your agenda.

1. **Item No. 30:** Please deny this request for a sector plan change. Although there are pockets of commercial property, the area around Ebenezer Rd is primarily residential. A change to commercial rezoning for this property would damage the character of this neighborhood and decrease the value of surrounding residences.
2. **Item No. 38:** Please deny this request for approval of use on review. This change would significantly change the character of Northshore Town Center. Town Center Zoning is a progressive concept which should be maintained throughout the development. To change this zoning so one developer can have a higher profit margin is completely unfair to area homeowners.

Thank you for your consideration of this matter.

Joyce Feld
1540 Agawela Ave
Knoxville 37919

Opposition to items # 30, 38, 40, 41, 43 on MPC agenda

1 message

Marie J. McGuigan <mjm246@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Thu, Sep 12, 2013 at 11:17 AM

Ms. Mahan,

Please convey my wish TO OPPOSE the following items on the agenda of the MPC meeting on 12 September, 2013.

Thank you!

Item 30: **Please oppose rezoning.** We do not wish to see the further commercialization of property on Ebenezer Road. This is a residential neighborhood which has already suffered from businesses being built along it. We are continually dealing with trucks, high speed traffic, and noise. Please OPPOSE REZONING.

Item 38. **Please oppose.** There was an agreement (actually a promise) to maintain TC-1 zoning in this area. Is this what a promise is worth?

Item 40: **Please oppose.** CVS needs only one monument sign, 10-12 ' high. This is in agreement with other signs going up along this area. CVS has been there for years; everyone knows it is there already. Another cut thru to Kingston Pike will increase traffic congestion onto an already congested Kingston Pike.

Item 41: **Please oppose.** If developer and neighborhood all think entrance to the proposed Assisted Living Home would be best served by an entrance onto Toole's Bend, why would it make sense to choose to have the entrance road come directly onto an already heavily trafficked Northshore? Those who traffic on Northshore daily know that another cut through to the Assisted Living Home would further complicate a heavily trafficked road.

Item 43: **Please oppose.** The area around Westland/Pelissippi is already a traffic nightmare during rush hours, and hours when school is letting out at Lotts school. The addition of 328 apartments will increase the traffic dangers significantly.

Thank you very much.

Marie J. McGuigan
1313 Farrington Drive
Knoxville, TN 37923