



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

[MPC Comment] The Development Corporation of Knox County Proposed Plan at Midway Road2 messages

Nancy Poole <npoole@lyblaw.net>

Wed, Nov 11, 2015 at 11:44 AM

Reply-To: npoole@lyblaw.net

To: "Gerald.green@knoxmpc.org" <Gerald.green@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "tmcadams@bsmlaw.com" <tmcadams@bsmlaw.com>, Jason Long <jhl@lyblaw.net>

Mr. Green and Commissioners:

At the request of Jason H. Long, Esquire, please find the attached correspondence regarding the above-referenced Plan.

If you have any problems downloading this attachment, please do not hesitate to contact me.

NANCY B. POOLE

PARALEGAL



900 S. GAY STREET, SUITE 2102

KNOXVILLE, TN 37902

DIRECT LINE: 865.312.8741 | FAX: 865.637.0540

MAIN LINE: 865.521.6527, EXT. 316

NPOOLE@LYBLAW.NET

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—
This message was directed to commission@knoxmpc.org

 **2015 11 11 Knox Co Metro Plann.pdf**
217K

Tom McAdams <TMcAdams@bsmlaw.com>

Wed, Nov 11, 2015 at 4:16 PM

Reply-To: tmcadams@bsmlaw.com

To: "Gerald.green@knoxmpc.org" <Gerald.green@knoxmpc.org>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: Jason Long <jhl@lyblaw.net>, Todd Napier <tanapier@knoxdevelopment.org>

Mr. Green and Commissioners:

On behalf of The Development Corporation of Knox County, attached is a response to the request for postponement submitted by Jason Long with respect to the application for a sector plan amendment and rezoning filed by The Development Corporation of Knox County. The Development Corporation requests that tomorrow's Agenda Item No. 38, Files 11-E-15-SP and 11-J-15-RZ, be considered as scheduled at tomorrow's meeting.

Also attached is a Supplemental Appendix with some additional materials we hope will be helpful at the meeting.

We appreciate your consideration in regard to this matter.

TNM

Thomas N. McAdams

Bernstein, Stair & McAdams LLP

116 Agnes Road

Knoxville, Tennessee 37919

Telephone (865) 546-8030

Telecopier (865) 522-8879



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

Fwd: Supplemental Appendix information regarding MPC File Nos. 11-E-15-SP; 11-J-15-RZ (Midway Road)

1 message

Gerald Green <gerald.green@knoxmpc.org>

Thu, Nov 12, 2015 at 8:27 AM

To: Planning Commissioners <commission@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

FYI

Gerald Green AICPExecutive Director
Metropolitan Planning Commission
Knoxville-Knox County

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

From: **Todd Napier** <tanapier@knoxdevelopment.org>

Date: Wed, Nov 11, 2015 at 3:55 PM

Subject: Supplemental Appendix information regarding MPC File Nos. 11-E-15-SP; 11-J-15-RZ (Midway Road)

To: "Gerald Green (gerald.green@knoxmpc.org)" <gerald.green@knoxmpc.org>, Michael Brusseau <mike.brusseau@knoxmpc.org>

Dear Gerald and Mike,

Attached is a supplemental appendix in support of The Development Corporation of Knox County's (TDC) application for a Sector Plan Amendment (MPC File # 11-E-15-SP) and rezoning (MPC File # 11-J-15-RZ) of TDC's property located near Interstate 40 and Midway Road in East Knox County. If at all possible, I respectfully request that this information be added to MPC's website for its Commissioners as part of the supplemental agenda package for their review. Please let me know if this is possible. If not, we will bring copies to the MPC meeting tomorrow (November 12, 2015) for distribution.

Thank you very much,

Todd A. Napier, CECd

President & CEO

The Development Corporation of Knox County

17 Market Square, #201

Knoxville, TN 37902

[\(865\) 546-5887](tel:(865)546-5887)

BERNSTEIN
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MCADAMS LLP
ATTORNEYS AT LAW

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L. CAESAR STAIR III
THOMAS N. MCADAMS
JAMES W. PARRIS
W. TYLER CHASTAIN
C. SCOTT TAYLOR
MARGO J. MAXWELL
ALLISON D. EASTERDAY

November 11, 2015

L. CAESAR STAIR IV
ELIZABETH MAXEY LONG
NATHANIEL H. EVANS
ELIZABETH M. TOWE

SPECIAL COUNSEL
DARYL R. FANSLER

By Email: Gerald.green@knoxmpc.org

Gerald Green, Executive Director
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

RE: MPC File Nos. 11-E-15-SP; 11-J-15-RZ
The Development Corporation of Knox County, Applicant

Dear Mr. Green:

Our firm is assisting The Development Corporation of Knox County in connection with its application for a sector plan amendment and re-zoning for the proposed Midway Business Park. Jason H. Long, Esq. provided us with a copy of his letter to you, requesting a 60-day postponement of the application. The Development Corporation of Knox County respectfully requests that the application be considered at the MPC meeting on November 12, 2015 at 1:30 p.m., as scheduled.

The Development Corporation has owned property on Midway Road and Thorngrove Pike since 2006, and its interest in developing a business park on that property has been well known. The Development Corporation implemented a public input process to ensure that neighbors of the property and others interested in the proposal were aware of The Development Corporation's plans to seek a sector plan amendment and re-zoning and had access to all available information concerning the project.

The Development Corporation engaged Dr. Tim Ezzell and other professionals from the University of Tennessee to facilitate the flow of information and public input. That process included a bus tour of comparable business parks, an on-site visit and two community meetings facilitated by Dr. Ezzell and his staff. The Development Corporation staff attended the meetings, and those in attendance had the opportunity to ask questions and to discuss issues related to the project. Some of Mr. Long's clients attended the meetings and participated in

Gerald Green, Executive Director
November 11, 2015
Page 2

that process and have certainly had adequate opportunity to engage counsel and prepare for tomorrow's meeting.

While The Development Corporation of Knox County welcomes public input on this project, we believe there has been adequate notice of MPC's scheduled consideration of the application, including announcements at the public meetings and on The Development Corporation's website, published notices and posted MPC signage.

Many of the concerns expressed at the public meetings related to specific development issues on the site. One of the primary reasons The Development Corporation is seeking EC-Employment Center zoning on the property is that the EC-Employment Center zone provides specific standards and a public process to address many of those issues. The EC-Employment Center zoning ordinance requires submission of a written application and detailed development plan for the property, which must be considered by the full Planning Commission at a public meeting. If the sector plan amendment and re-zoning are approved, those interested in site development issues will have additional opportunities to ask questions and present their concerns, before final consideration of a development plan.

We hope you will consider these applications as scheduled at the meeting on November 12, 2015. A Supplemental Appendix to The Development Corporation's Statement is attached.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'T. N. McAdams', written over a light blue rectangular background.

THOMAS N. McADAMS

TNM/dd

cc: Commissioners (commission@knoxmpc.org)
The Development Corporation of Knox County, Tennessee



THE
**Development
Corporation**
OF KNOX COUNTY

STATEMENT IN SUPPORT OF SECTOR PLAN AMENDMENT AND REZONING
MPC FILE NO. 11-E-15-SP
MPC FILE NO. 11-J-15-RZ

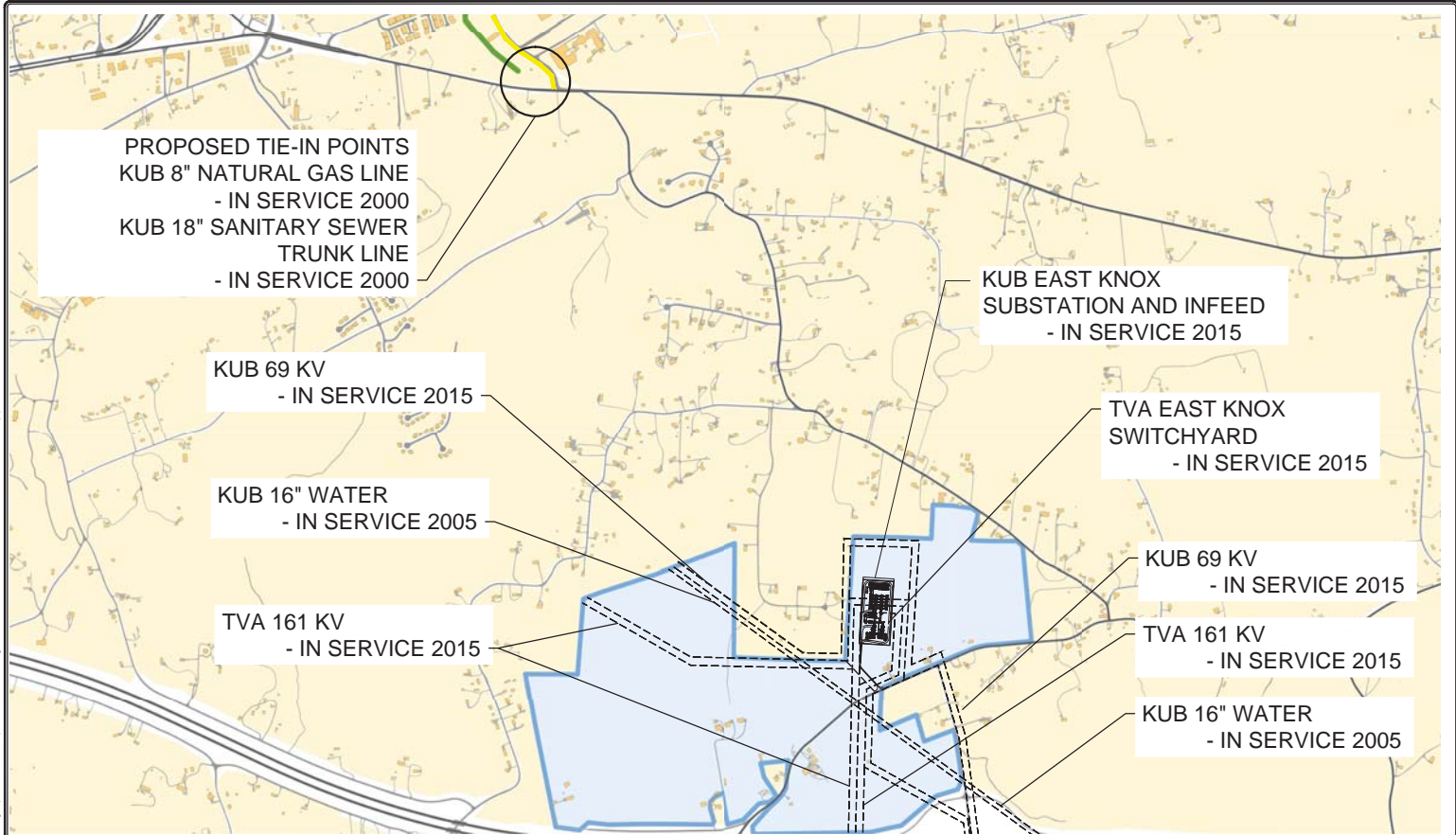
MIDWAY ROAD PROPERTY

SUPPLEMENTAL APPENDIX

SUPPLEMENTAL APPENDIX

1. New Utilities Map.
2. List of Site Assessments and Reports.
3. Map of Proposed Midway Business Park with Overlay of Hillside and Ridgetop Protection Area.
4. Available TDC Development Site Acreage - 2010 and 2015.
5. Comparable Economic Development Acreage – Competing Cities/Counties – 2010.
6. Summary of Primary Sector Plan Designations and Zoning Map Designations of Interstate Interchanges in Knox County.

K:\Civ\151520-18\Drawings\Easement_Map_11-03-15.dwg 11/2/2015



PROPOSED TIE-IN POINTS
 KUB 8" NATURAL GAS LINE
 - IN SERVICE 2000
 KUB 18" SANITARY SEWER
 TRUNK LINE
 - IN SERVICE 2000

KUB 69 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

TVA 161 KV
 - IN SERVICE 2015

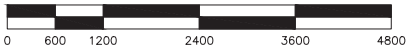
KUB EAST KNOX
 SUBSTATION AND INFEED
 - IN SERVICE 2015

TVA EAST KNOX
 SWITCHYARD
 - IN SERVICE 2015

KUB 69 KV
 - IN SERVICE 2015

TVA 161 KV
 - IN SERVICE 2015

KUB 16" WATER
 - IN SERVICE 2005

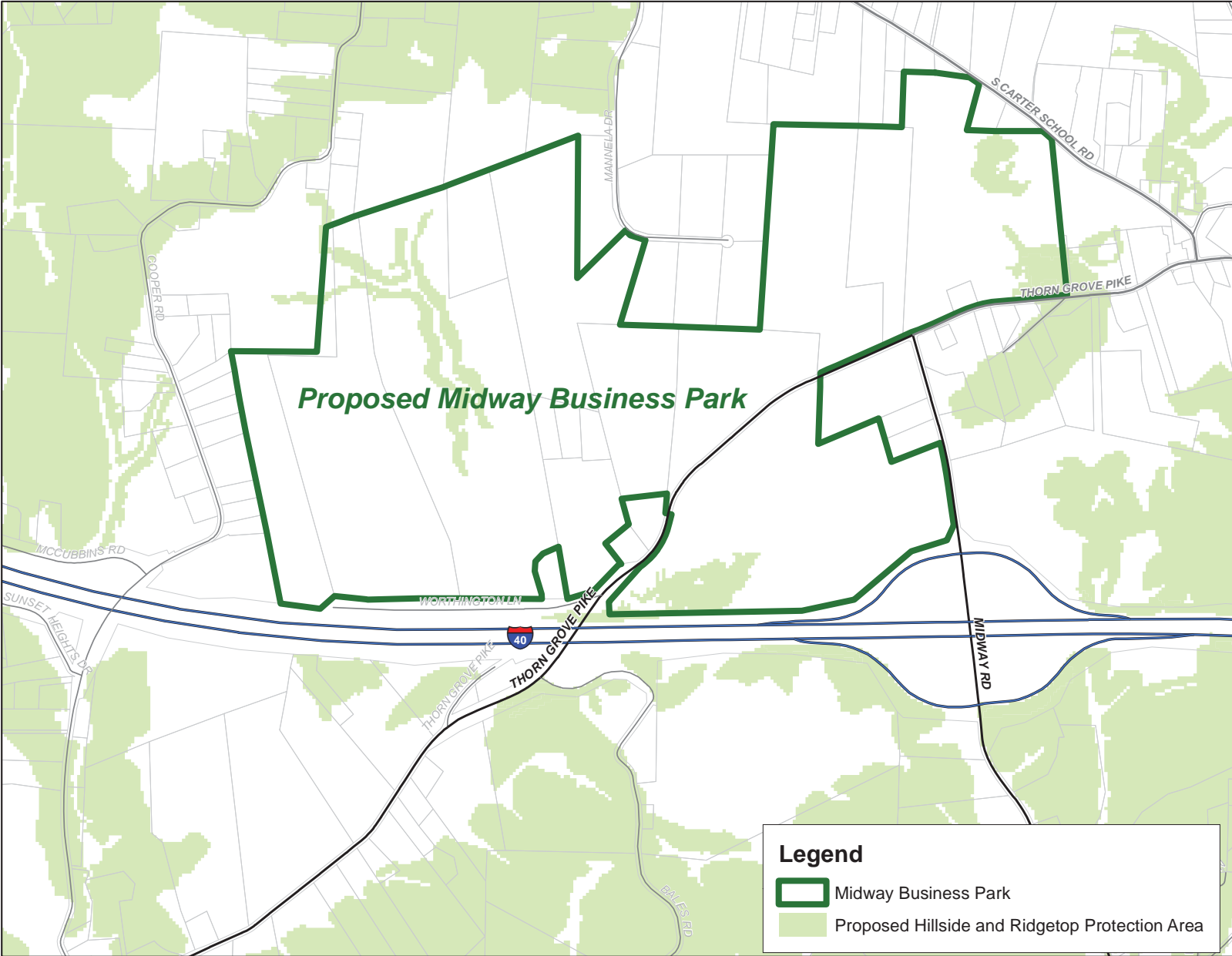


NOTE:
 LOCATIONS SHOWN FOR UTILITIES
 ARE ONLY APPROXIMATE, AND MAY
 NOT BE TO SCALE

**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

SITE ASSESSMENTS

<u>DATE</u>	<u>SOURCE</u>	<u>REPORT</u>
2002	Knoxville/Knox County Metropolitan Planning Commission	An Inventory of Potential Sites for Business and Office Parks
2005	Knoxville/Knox County Metropolitan Planning Commission	Potential Locations for Business Park Development
2006	S&ME, Inc.	Phase I Environmental Site Assessment
2006	S&ME, Inc.	Site Feasibility Study
2009	Foundation Systems Engineering, P.C.	Preliminary Subsurface Exploration
2010	Kathy Manning, Registered Professional Archaeologist	State Archaeological Site Files Check and Field Reconnaissance of Site
2015	S&ME, Inc.	Threatened and Endangered Species Database Review for Site



**THE DEVELOPMENT CORPORATION OF KNOX COUNTY
MIDWAY BUSINESS PARK**

AVAILABLE BUSINESS PARK DEVELOPMENT SITES

<u>BUSINESS PARK</u>	<u>2010 AVAILABLE ACRES</u>	<u>2015 AVAILABLE ACRES</u>
Eastbridge Industrial Park	154	161
Forks of the River	14	0
Hardin Business Park	90	35
Karns Valley*	0	0
Pellissippi Corporate Center	82	82
Westbridge Business Park	11	11
Total:	351	289

*UNDER DEVELOPMENT

Comparable Economic Development Acreage – Competing Cities/Counties - 2010

City / County	Acres of public and quasi-public land for Econ. Development	Acres of private land for Economic Development	Total acres of land for Economic Development
Olive Branch / Desoto County, MS			12,700
Tuscaloosa / Tuscaloosa County, AL	2,100	726	2,826
Greenville / Greenville County, SC			2,600
Greensboro / Guilford County, NC			1,680
Bowling Green / Warren County, KY	1,405	252	1,657
Roanoke / Roanoke County, VA			1,626
Murfreesboro / Rutherford County, TN	94	1,514	1,608
Chattanooga / Hamilton County, TN	265	1,200	1,465
Birmingham / Jefferson County, AL	512	806	1,318
Clarksville / Montgomery County, TN	1,054	32	1,086
Little Rock / Pulaski County, AR	800	278	1,078
Jackson / Madison County, TN	636	348	984
Columbia / Richland County, SC			874
Tupelo / Lee County, MS	633	134	767
Huntsville / Madison County, AL	642	81	723
Knoxville / Knox County, TN	367	298	665
Lexington / Fayette County, KY	273	26	299

There may be some level of discrepancy in the total acreage available in each county reviewed as this information had to be gathered by reviewing and then compiling information from an assortment of online resources that included various state economic development websites, TVA's economic development website and many of the local community economic development websites. However, the relative number of acres available in each county should be correct as of October 2010. In some of the counties reviewed, it was difficult to determine whether the land was in public/quasi-public ownership or private ownership; in those instances, just total acreage was recorded.

KNOX COUNTY INTERSTATE INTERCHANGES 2015 PRINCIPAL SECTOR PLAN AND ZONING DESIGNATIONS

LOCATION	SECTOR PLAN DESIGNATIONS	ZONING DESIGNATIONS
INTERSTATE 40		
I-40 @ Exit 369, Watt Road	C	CB, CA, PC
I-40 @ Exit 373, Campbell Station Road	C, LI	CA, CB, C-5, I-3/TO-1, OS-2
I-40 @ Exit 374, Lovell Road	C, LI	CB, C-3, C-5, C-6, I-3/TO-1
I-40 @ Exit 375, Pellissippi Parkway	C, O, MU-SD	CA, CB, C-3, C-4, C-5, C-6, CH, PC, PC-2, PC2/TO-1, RA
I-40 @ Exit 378, Cedar Bluff	C, O, MDR	C-3, C-6, PC, PC-1, PC, PC-2, OB
I-40 @ Exit 379, Bridgewater, Walker Springs, Gallaher	C, CI, O, GC, MDR, MDR/O	CA, C-3, C-4, C-6, PC-1, R, RB, R-2
I-40 @ Exit 380, Montvue Morrell	MU-RC, GC, PP, C-1, LDR	C-3, C-4, C-5, C-6, SC-3, PC-1
I-40 @ Exit 383, Papermill Road	MU-SD, O, LDR, MDR, MDR/O, OS, LDR	C-3, C-4, C-5, C-6, O-1, O-3, R-1, R-1A, R-1E, R-2
I-40 @ Exit 385, I-640 West Side	CI, HI, LI, BP-1, MDR, HP	I-1, I-2, I-3, I-4, C-3 C-6, OS-2, O-1, O-2, R-2, R-1A
I-40 @ Exit 387, Alcoa Highway	LI, GC, HI, MU-SD	I-2, I-3, I-4, C-3, C-4, O-1
I-40 @ Exit 388 , Henley Street	MU-SD, MU-RC, TDR, C-1, MDR/O	I-2, I-3, I-4, C-1, C-2, C-3, C-6, O-1/H-1, O-2/H-1, R-4
I-40 @ Exit 388A-389, James White Parkway	TDR, MU-SD	I-2, I-3, I-4, C-2, C-3, C-4, C-6, O-1/H-1, O-2/H-1, R-2, R-1A, OS-2
I-40 @ Exit 390, Cherry Street	GC, HI, LI, LDR, MDR/O	I-3, C-3, C-4, C-5, O-2, R-2, R-1A

I-40 @ Exit 392, Rutledge Pike	LI, MU-SD, HI, CI, MDR, LDR, PP	I-2, I-3, I-4, C-3, C-4, C-5, C-6, O-1, R-2
I-40 @ Exit 393, I-640 East Side	LI, TR, C, LI	I-3, I-4, C-4
I-40 @ Exit 394, Asheville Highway	LI, GC, LDR, O	I-4, C-1, C-3, OS-2, R-1
I-40 @ Exit 398, Strawberry Plains Pike	GC	CB, C-3, C-4, C-5, C-6, PC
I-40 @ Exit 3402, Midway Road	GC, O, RC, LDR, AG	A, C-4
I-275 @ Exit 1A&B, Baxter Woodland	MDR/O, LI, MU-SD, NC, CI, LI	I-2, I-3, C-3, C-4, C-5, O
INTERSTATE 275		
I-275 @ Exit 2, Heiskell Avenue	LI, GC, NC, OS, LDR, TDR	I-2, I-3, I-4, C-3, C-6, R-2
I-275 @ Exit 3, I-640 North Side	GC, O, MU-SD, MDR/O	I-2, C-3, C-4, C-6, A-1, R-1, RP-2
INTERSTATE 75		
I-75 @ Exit 108, Merchants Cedar Lane	GC, O, MDR/O, LDR, MU-SD, PP	C-1, C-3, C-4, C-5, C-6, R-1
I-75 @ Exit 110, Callahan Dante	GC, MU-SD, LDR, O, MDR/O	C-3, C-4, CA, CB, CH, OS-1, PC, A, R-1, RB
I-75 @ Exit 112, Emory Road	GC, MU-SD, MDR	C-3, C-6, CA, OB, A-1, PC-1, RB, RP-1, R-2
I-75 @ Exit 117, Raccoon Valley Road	MU-SD	I, CA, CH, LI, A
INTERSTATE 140		
I-140 @ Exit 1, Kingston Pike	C, O	CA, C-3, C-4, C-6, CB, PC, PC-1, PC-2,
I-140 @ Exit 3, Westland Drive	O, NC, PI, LDR, MDR	PC, CA, OB, PR, RP-1, A-1, A, RA
I-140 @ Exit 5, Northshore Drive	MU, C, O, LDR	C-6, CA, O-1, OB, A-1, PC-1, PC



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

[MPC Comment] Fwd: Contact MPC TODAY to protect French Broad Communities

1 message

Cox, Jami D <jamicox@utk.edu>

Wed, Nov 11, 2015 at 6:45 PM

Reply-To: jamicox@utk.edu

To: "Commission@knoxmpc.org" <Commission@knoxmpc.org>

Please consider the attached requests concerning the Midway Road project.

Thank you,

Jami Cox

20 year resident of this community

--

This message was directed to commission@knoxmpc.org

**Midway Road Business Park Agreement.pdf**

25K



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

[MPC Comment] Please Protect the French Broad River Valley

1 message

Mark P. Crockett <mcrockett@luedeka.com>

Thu, Nov 12, 2015 at 9:01 AM

Reply-To: mcrockett@luedeka.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear MPC Commissioners,

I live in the Riverdale community, which is in the French Broad River valley in East Knox County, and I am a member of the French Broad Preservation Association (FBPA).

As you consider zoning changes that would accommodate placement of a business park near the Midway road interchange on I40, I ask you to please consider imposing certain development restrictions that would protect the rural character of the river valley. Those restrictions are set forth in the attached Midway Road Business Park Agreement.

I am hopeful that you will be thoughtful, careful, and deliberate as you make decisions that will have a lasting impact on a very beautiful part of our county.

Sincerely,

Mark P. Crockett

Attorney – Luedeka Neely Group, PC

www.Luedeka.com

Follow us on social media.

Riverview Tower - Suite 1504
900 S. Gay St.
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This message was directed to commission@knoxmpc.org

 **Midway Road Business Park Agreement.pdf**
25K



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

[MPC Comment] The Development Corporation of Knox County Proposed Plan at Midway Road

Gerald Green <gerald.green@knoxmpc.org>

Thu, Nov 12, 2015 at 9:24 AM

Reply-To: gerald.green@knoxmpc.org

To: Tom McAdams <TMcAdams@bsmlaw.com>

Cc: "commission@knoxmpc.org" <commission@knoxmpc.org>, Jason Long <jhl@lyblaw.net>, Todd Napier <tanapier@knoxdevelopment.org>

Commissioners,

While I respect the right of the community to request a postponement, and believe that a community should have a voice in the way it develops, I would ask you as Commissioners to consider carefully both Mr. Long's request for postponement and Mr. McAdams's response to the request for postponement. It appears that the sole reason for the request for postponement is that Mr. Long was recently retained and has not had time to become familiar with the proposed rezoning. The proposed development of the business park has been known for some time and opportunities have been provided for public input, affording the community adequate time to make issues known and to seek resolution of these issues. Two community meetings were held by the Development Corporation to discuss the proposed rezoning and business park development. I have met with several community representatives to address issues related to the development and it is my understanding that Development Corporation staff have also.

Any recommendation on this matter by MPC will be forwarded to the Board of County Commissioners, providing more time for the community to resolve issues and to have concerns addressed. Additionally, as noted by Mr. McAdams, the EC zoning requested by the Development Corporation will require approval of site development plans by MPC. This will provide ample opportunity to address issues associated with the development of the property.

I ask that you weigh carefully the impact of granting this request and the timing of it.

Please contact me with any questions.

Regards,
Gerald

Gerald Green AICP

Executive Director

Metropolitan Planning Commission

Knoxville-Knox County

[Quoted text hidden]

[Quoted text hidden]



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

[MPC Comment] Fwd: French Broad River Corridor and the threat of an industrial plan

1 message

Patricia Harmon <tnkitty1122@gmail.com>
Reply-To: tnkitty1122@gmail.com
To: Commission@knoxmpc.org

Wed, Nov 11, 2015 at 9:10 PM

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

From: **Patricia Harmon** <tnkitty1122@gmail.com>
Date: Wed, Nov 11, 2015 at 8:56 PM
Subject: French Broad River Corridor and the threat of an industrial plan
To: Commission@knoxmpc.org

Please add conditions to the EC zoning that will protect the community from heavy industrial usages at the site and to implement the FB River Corridor Study through a Small Community Plan. This will help protect the integrity of the surrounding community.

Patricia Harmon
2212 Huckleberry Springs Road
Knoxville, TN 37914

Midway Road Business Park Agreement

The community desires a written agreement outlining the following:

1. Initiatives to protect the rural character of the French Broad River Corridor surrounding the business park

- Update the French Broad River Corridor Study
- Develop a Small Area Plan for Corridor (see 5 Year E County Sector Plan)
- Codification of new zoning for the Corridor
- Conditions to the EC Zoning to limit smokestack manufacturing

2. Waste Water Handling

- Agreement from TDC, KUB and Knox County that the waste water from the business park will be pumped to Eastbridge for treatment
- No on site treatment of waste water
- No waste water treatment plant on the French Broad River Corridor
- Wastewater treatment will be a closed system to businesses within the Employment Center and no requirements to connect for other properties

3. Water Quality Concerns

- Implement current best practice storm water controls
- Baseline testing of all well waters around the Employment Center
- Ongoing monitoring for ph/TSS/hydrocarbons/heavy metals
- Individual TMSP (TN MultiSector Permit)
- No development near sinkholes or slopes above 15%

4. Road Improvements/Design Issues

- Road improvements for traffic patterns only to the Employment Center
- Context sensitive design around the perimeter of the Employment Center
- Implement design guidelines & restrictions of TDC's Midway Business Park Plan
- Generous setbacks and buffer zone for existing homes and properties

5. Community Benefits

- New community center/voting precinct inside or outside the park to replace the one lost to fire
- Cemetery expansion

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed Midway business park

1 message

Paul Laudeman <paul@laudeman.com>

Thu, Nov 12, 2015 at 9:27 AM

Reply-To: paul@laudeman.com

To: herb@claibornehauling.com, bartcarey@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com

Dear Commissioners,

I am very concerned about the negative impact the development of the Midway road area will have on Knox County especially the costs to taxpayers over the long run. I expect that you will demand extreme protections for the citizens of Knox County from profiteering developers. Such protections as zero additional storm water run off; double protections to any chemical storage, such as buried fuel tanks, so that there is zero ground water contamination, etc.. To ensure this please demand that developers pay to test all residential water wells and water ways in the area for toxic chemicals before any development so there is baseline data in the event of future contamination. Please demand that all developers pay large cash bonds to protect taxpayers from holding the bag due to spills and other industrial accidents. Demand that development is sustainably powered, putting in the building code that all development will include at least 50% solar or wind power and use the most efficient heating and cooling systems such as ground sourced heat pumps. Also put in the building code that there will be minimal additional light pollution. Developers, not taxpayers must pay for traffic studies and any measures needed to deal with additional traffic in the area such as road widening. Tax payers should not have to pay for such infrastructure improvements. Demand that developers must also put in, and pay for, sidewalks and bike lanes on all roads that are installed. Encode that lots of greenspace is included in all developments and that wildlife is protected, for example tree buffer zones and buffer zones around all water ways. Developers must pay to bury all power lines and other overhead utilities. If property prices in the area fall due to this development the developers must pay property owners for their losses. Demand that developers must also pay into a fund to cover any litigation costs associated with this development that would otherwise be paid by taxpayers. I do not want my taxes to increase, or my services to be reduced, due to a developer being sued for some transgression. There are studies and plans already available, I believe, such as the FB River Corridor Study that can be implemented through a Small Community Plan.

I see this whole idea as a boondoggle to enrich a few absentee developers and doubt that the promised long term jobs will ever happen. Please do all that you can to ensure that development protects all taxpayers and ensures the responsible development of this area, the opposite of what we have seen in many other developments around Knox county. Impose up front fees on the developers to pay for all of this.

Thank you,
Paul Laudeman

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Midway Road Business Park Agreement

1 message

Charles Manneschmidt <cmanneschmidt@gmail.com>

Wed, Nov 11, 2015 at 8:54 PM

Reply-To: cmanneschmidt@gmail.com

To: commission@knoxmpc.org

Regarding the Midway Road Business Park Agreement, I urge all members of the commission to add conditions to the EC zoning that will protect the community from heavy industrial usages at the site, and implement the French Broad River Corridor Study through a small community plan.

This will help protect the integrity of the surrounding community, which is essential.

Thank you,

Charles Manneschmidt
Knoxville

—

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Midway Road Zoning

1 message

connieswhitehead@comcast.net <connieswhitehead@comcast.net>

Wed, Nov 11, 2015 at 12:22 PM

Reply-To: connieswhitehead@comcast.net

To: Commission@knoxmpc.org

As you are considering the rezoning of the Midway Road property from Agricultural to Employment Center, I respectfully request that you recommend to the Knox County Commission that a moratorium be placed on any further development in the area surrounding the Development Corporation's property until a community study has been conducted by MPC and the French Broad River Corridor has been established and protected as recommended in the sector plan. This rezoning will change our community forever and will affect all of Knox County as it sets a precedent for disregarding the sector plan and the communities it will affect, and encouraging more sprawl. I believe we can do better.

Thank you for your consideration,

Connie Whitehead
7009 Thorngrove Pike
Knoxville, TN 37914
[865-742-5183](tel:865-742-5183)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Midway Agenda Request

1 message

Elaine Clark <eclark@nxs.net>

Tue, Nov 10, 2015 at 3:19 PM

Reply-To: eclark@nxs.net

To: gerald.green@knoxmpc.org

Cc: commission@knoxmpc.org

Gerald,

I would like to formally submit the attached community requests into the MPC Agenda packet for tomorrow's meeting.

This list of concerns and requests comes from the French Broad Preservation Association's 100+ membership and other community individuals.

Let me know if you have any questions.

Thanks and see you tomorrow,

Elaine

Elaine N. Clark
President
French Broad Preservation Association
frenchbroadpres.org

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This message was directed to commission@knoxmpc.org

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This message was directed to commission@knoxmpc.org**Midway Road Business Park Agreement.pdf**

25K

Midway Road Business Park Agreement

The community desires a written agreement outlining the following:

1. Initiatives to protect the rural character of the French Broad River Corridor surrounding the business park

- Update the French Broad River Corridor Study
- Develop a Small Area Plan for Corridor (see 5 Year E County Sector Plan)
- Codification of new zoning for the Corridor
- Conditions to the EC Zoning to limit smokestack manufacturing

2. Waste Water Handling

- Agreement from TDC, KUB and Knox County that the waste water from the business park will be pumped to Eastbridge for treatment
- No on site treatment of waste water
- No waste water treatment plant on the French Broad River Corridor
- Wastewater treatment will be a closed system to businesses within the Employment Center and no requirements to connect for other properties

3. Water Quality Concerns

- Implement current best practice storm water controls
- Baseline testing of all well waters around the Employment Center
- Ongoing monitoring for ph/TSS/hydrocarbons/heavy metals
- Individual TMSP (TN MultiSector Permit)
- No development near sinkholes or slopes above 15%

4. Road Improvements/Design Issues

- Road improvements for traffic patterns only to the Employment Center
- Context sensitive design around the perimeter of the Employment Center
- Implement design guidelines & restrictions of TDC's Midway Business Park Plan

- Generous setbacks and buffer zone for existing homes and properties

5. Community Benefits

- New community center/voting precinct inside or outside the park to replace the one lost to fire
- Cemetery expansion