



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

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**[MPC Comment] Review #6-F-18-UR**

1 message

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**jenny@wjeversole.com** <jenny@wjeversole.com>

Wed, Sep 12, 2018 at 9:12 AM

Reply-To: jenny@wjeversole.com

To: commission@knoxmpc.org

Dear Commissioners,

Please consider a different location for this project. I realize the need for the project, but a narrow residential street seems like a difficult choice.

Thanks for considering this request,

Jenny Eversole

Sent from my iPhone

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Use on Review #6-F-18-UR Helen Ross McNabb**

3 messages

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**Daniel Johnson** <1danieljohnson1@gmail.com>











Tue, Sep 11, 2018 at 9:56 AM

Reply-To: 1danieljohnson1@gmail.com

To: commission@knoxmpc.org

Still photos for meeting.

These photos show the narrowness of Mineral Springs Ave, the lack of sidewalks, the dangerous crossing at the intersection with Whittle Springs, and the lack of sidewalks on Whittle Springs and further down Mineral Springs to Broadway

-  [1156.1.JPG](#)
-  [DSC01157..JPG](#)
-  [DSC01157.1.JPG](#)
-  [DSC01160.JPG](#)
-  [DSC01161.1.JPG](#)
-  [DSC01161.JPG](#)
-  [DSC01162.JPG](#)
-  [DSC01168.JPG](#)
-  [DSC01169.JPG](#)
-  [DSC01175.JPG](#)
-  [DSC01178.JPG](#)
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-  [DSC01195.JPG](#)
-  [DSC01196.JPG](#)
-  [DSC01197.JPG](#)
-  [DSC01198.JPG](#)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**Tim Kuhn** <tim.kuhn@knoxmpc.org>

Tue, Sep 11, 2018 at 10:01 AM

To: 1danieljohnson1@gmail.com, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Dori Caron <dori.caron@knoxmpc.org>

Hi Daniel,

You may want to check permissions on these images to make them publicly available:















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

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## [MPC Comment] Use on Review #6-F-18-UR Helen Ross McNabb

1 message

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**Daniel Johnson** <1danieljohnson1@gmail.com>

Wed, Sep 12, 2018 at 8:19 AM

Reply-To: 1danieljohnson1@gmail.com

To: commission@knoxmpc.org

Andy Smith is a fine man and his physical therapy practice has been a fine neighbor to us but I have to respond to his statement above concerning access to the building. None of our office neighbors have very many clients at a time, even his. It is not at all the same thing as having 50 full-time residents in the middle of our neighborhood. It just isn't. This is not a collector or an arterial street. We are not on a bus line and we have no sidewalks. This street is a dead end with no other connections to it but the very busy intersection with Whittle Springs. We are probably one of the smallest, narrowest, unique streets in Knoxville. If he's referring to having a short bus come up here constantly to serve these 50 people, well, wouldn't that be fun for us to deal with? Northgate Terrace has constant traffic through it's parking lot. We cannot handle that here. Consider this: we average about 1-2 people per 3/4 acre (or more!) and this proposal would put 50 people in the middle of us on a 1.85 acre lot. Completely inappropriate.

I would also like to comment on statements made at Tuesday's MPC meeting. The planner was asked about the previous BZA meeting and the whole parking issue. He just glossed over it, saying that it's now approved. How did this get approved so mysteriously?? It certainly seemed to be a problem in the beginning. This thing has been postponed so many times now. The first time was because of the lack of parking. We go to BZA and just as they're about to deny the variance (it had a first and second motion!), HRM's attorney gets it postponed. Somehow we don't get to come back to BZA because it's magically all taken care of. Presto! Problem gone. The planner was also asked why HRM hadn't considered using the old WNOX lot, or anywhere else. He stated that it would be too difficult to build on the WNOX lot. Nonsense. That lot is larger, totally clear and on collector street. He didn't have an answer about using any other appropriate lot around town. It's like Helen Ross McNabb played pin the tail on donkey when they chose this lot. It is the worst possible place to put this project.

I also wanted to be sure that all commissioners have had a chance to view the narrated video I made about our street. It's important to watch as one can actually SEE our neighborhood and the challenges both new and existing residents would face instead of just looking at it on a map. Anyone may view the video here:

[https://drive.google.com/file/d/1rxJGYoScSIW8I\\_22nH0WaUu6E1fRMPID/view?usp=sharing](https://drive.google.com/file/d/1rxJGYoScSIW8I_22nH0WaUu6E1fRMPID/view?usp=sharing)

I appreciate your time!

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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## [MPC Comment] Use on Review #6-F-18-UR

1 message

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Daniel Johnson <1danieljohnson1@gmail.com>

Tue, Sep 11, 2018 at 8:57 AM

Reply-To: 1danieljohnson1@gmail.com

To: commission@knoxmpc.org

Earlier this summer we all went before MPC about this property. It was decided that the whole thing needed to go before BZA (Board of Zoning Appeals) for parking considerations. The issue at the time was that they did not have enough parking spaces in their plan to satisfy MPC. When Helen Ross McNabb failed to prove a hardship needed to grant them a pass on this parking problem the Board started a motion to DENY and got a SECOND to the motion, and then at the last second their attorney pops up and somehow gets the whole thing postponed. So, we're supposed to have another BZA meeting where Helen Ross McNabb is supposed to once again prove this hardship. That doesn't happen. They don't fix this parking issue. In fact, they reduce the number of spaces in their revised plan from 40 down to 34. Somehow this whole parking spaces thing is swept under the carpet and is magically no longer an issue and we are to have another meeting before MPC to settle the whole original problem, which is the Use on Review, changing the zoning of the property from O-1 to R-2 to allow this High Density apartment complex in the middle of our quiet, Low Density Residential dead end street. There have been no public meetings since the BZA meeting and now all of a sudden Tom Brechko of MPC is completely full steam for this proposal. I can't wrap my head around that one. Helen Ross McNabb relies quite heavily on tax dollars for their existence. They have a high-priced property attorney fighting hard to get this thing approved in an extremely inappropriate location. It sure would be nice if we were afforded this luxury.

The residential and historic character of our street is clearly low density and primarily occupied by single family units on relatively large lots. The placement of High Density residential housing such as this on our street, in the middle of and surrounded by low density residential and office use is clearly inconsistent with the Sector Plan land use classifications. The Sector Plan is explicit in stating that the Whittle Springs Corridor retain the Low Density residential character in the adjoining neighborhoods. It states that High Density projects like this belongs on "Major Collector and Arterial Streets, Adjacent to Regional Shopping and Major Office Districts Along Corridors with TRANSIT and SIDEWALKS". This street does not include ANY of that.

The use is NOT in harmony with the general purpose and intent of the Zoning Ordinance. The use is NOT AT ALL compatible with the character of the neighborhood where it is proposed. The use WILL significantly injure the value of all adjacent properties. HRM's plan is to place low-income folks in here. The socioeconomic difference is certainly worth noting, but adding 50 new residents to a street that has less than 25 current residents will forever have a negative impact on our neighborhood. Our narrow street and utilities can not handle an additional 50 residents. This design and use in no way fits in.

The use WILL draw additional traffic through here. MPC's own traffic data indicates 512 average daily trips for this proposal. 512!!! I assure you that Associated Therapeutics has NEVER seen that much traffic in the 20 or so years that they have been in this structure. We are all fine with its current office/medical zoning as the existing offices are all relatively quiet and everyone leaves by 5pm and are never around on weekends. Helen Ross McNabb claims that most of the folks that would live here would not have a car. How do these folks plan on getting anywhere?? We are not near any sort of transit, especially for elderly folks that would need to walk about a third of a mile to reach the closest bus stop (that does not have a shelter) This walk would be down a road that is quite narrow, has NO sidewalks, and has a very dangerous intersection to cross. (Whittle Springs traffic does not stop in either direction at the intersection with Mineral Springs) The trip back up includes an 80ft change in elevation. It's quite a hill.

Helen Ross McNabb says the tenants intended for this property will be the same as the tenants at Northgate Tower. Northgate Tower is the source of frequent 911 calls. The Whittle Springs Fire Dept has indicated that Northgate Tower is their #1 call. They make at least one trip/shift to Northgate Tower. We already hear these multiple sirens for the tower. Imagine it being multiplied because of this new project AND the emergency vehicles would actually be invading our street with this noise and flashing lights! I cannot tell you the last time an emergency vehicle of any kind came wailing up our street. It's been years!

Please please deny this use on review. Please keep this property Office/Medical

\*\*Attached is an important video with narration. Please share with all commissioners.

It's also available here: <https://www.youtube.com/watch?v=UY5qwcNdXcQ&feature=youtu.be>

Thank you, Daniel Johnson

ARTHUR G. SEYMOUR, JR.  
ROBERT L. KAHN  
REGGIE E. KEATON  
DONALD D. HOWELL  
DEBRA L. FULTON  
MICHAEL W. EWELL  
JOHN M. LAWHORN  
JAMES E. WAGNER  
BEVERLY D. NELMS  
MARY ELIZABETH MADDOX  
BENJAMIN C. MULLINS  
RICHARD T. SCRUGHAM, JR.  
MATTHEW A. GROSSMAN  
KEVIN A. DEAN  
RICHARD E. GRAVES



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Direct Fax: 865-541-4612

September 12, 2018

*Via E-mail*

**MPC Commissioners**

Knoxville-Knox County MPC  
Suite 403, City County Building  
400 Main Street  
Knoxville, Tennessee 37902

Re: *Item No. 49 – Helen Ross McNabb Center*

Dear Commissioners:

I would like to enclose as part of the file on the above requested Use on Review the following:

1. Letter from Mayor Madeline Rogero dated July 23, 2018 supporting funding for the project;
2. Letter from Becky Wade, Director of Community Development with the City of Knoxville dated July 23, 2018 supporting funding for the project; and
3. Letter from Mayor Burchett dated July 25, 2018 supporting funding for the project.

Thank you for your consideration.

Very truly yours,

Arthur G. Seymour, Jr.

FRANTZ, MCCONNELL & SEYMOUR, LLP

AGSJ:lbb  
Enc.

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CITY OF KNOXVILLE  
MADELINE ROGERO, MAYOR

July 23, 2018

Helen Ross McNabb Center  
201 West Springdale Avenue  
Knoxville, TN 37917

Re: Mineral Springs Manor

To Whom It May Concern:

I'm writing in support of the Mineral Springs Manor project and your current application for funding to FHLB Cincinnati Affordable Housing Program. Please accept this letter as a commitment to waive the building permit fee, a value of \$500, as a contribution to the project. The City understands that this letter will be submitted to FHLB Cincinnati and will be used as part of a scoring consideration.

Sincerely,

A handwritten signature in cursive script that reads "Madeline Rogero".

Madeline Rogero  
Mayor

c: David Brace, Deputy to the Mayor/COO  
Peter Ahrens, Director, Plans and Inspections



July 23, 2018

Mr. Houston Smelcer  
Helen Ross McNabb Center  
201 W. Springdale Ave.  
Knoxville, TN 37917

Re: 2704 Mineral Springs Ave.

Dear Houston,

We are reviewing your application for City funding in the amount of \$1,500,000 for the referenced project. We are fully in support of this project and expect to take the full amount to City Council for approval, pending compliance with all eligibility requirements. The source of funding will include both the local Affordable Rental Development funds and federal HOME funds.

Sincerely,

A handwritten signature in cursive script that reads "Becky Wade".

Becky Wade  
Director, Community Development





OFFICE OF COUNTY MAYOR TIM BURCHETT

400 Main Street, Suite 615, Knoxville, TN 37902

July 25, 2018

Helen Ross McNabb Center  
201 W. Springdale Ave.  
Knoxville, TN 37917

To whom it may concern:

Knox County Government is dedicated to supporting the Helen Ross McNabb Center's newest endeavor to develop 50 units of independent affordable housing for low-income senior citizens in Knox County. Because of the Center's successful history of developing and operating affordable permanent supportive housing, we believe the Center is well suited to serve our community's elderly.

Knox County will provide financial support for the Mineral Springs Manor Senior Housing Project with a \$750,000 grant payable over three years beginning in FY19, subject to the County's regular contracting and approval process.

Knox County is aware that this letter of commitment is being requested in connection with an application to the Federal Home Loan Bank of Cincinnati's Affordable Housing Program.

If you have any questions or I can be of further assistance please contact me at 865-215-2005.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Burchett", with a long horizontal line extending to the right.

Tim Burchett  
Knox County Mayor