



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: East Town Rezoning**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Oct 8, 2020 at 8:11 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Community comments below regarding case 10-L-20-RZ/10-B-20-PA/10-D-20-SP - the Knoxville Center Mall site rezoning.

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

From: **Rosemary Gilliam** <rrgilliam@comcast.net>

Date: Wed, Oct 7, 2020 at 7:06 PM

Subject: East Town Rezoning

To: &lt;michelle.portier@knoxplanning.org&gt;

Please know how much in favor I am for Rezoning to Industrial so we may attract Businesses such as Amazon and Wayfair. This Rezoning would provide much needed Employment and draw from the area where this is located

Many thanks for receiving my email,

Mrs Rosemary Gilliam

Sent from my iPhone

--

**Michelle Portier, AICP**

Senior Planner

865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](https://www.knoxplanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Carl Landen Rezoning Concerns (T.H.E)**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Oct 8, 2020 at 8:06 AM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

Please see attached letter for Town Hall East comments regarding case 10-L-20-RZ, the rezoning at 4625 and [4625-B Asheville Hwy](#).Thank you,  
Michelle

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

From: **Tobias Kight** <tobias@advantagekn.com>

Date: Wed, Oct 7, 2020 at 8:16 PM

Subject: Carl Landen Rezoning Concerns (T.H.E)

To: Amy Brooks &lt;amy.brooks@knoxtrans.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

The board has met and discussed this particular project and we decided that we have a couple concerns. Please See the letter attached below. Thanks!

*Tobias Kight*

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865.215.3821Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902--  
This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org) **Holiday Inn Zoning Letter.docx**  
13K

Planning Commissioners:

The Town Hall East Neighborhood Association Board supports Mr. Landsen's overall project at [2625 Asheville Highway](#) though we would prefer that the rear portion be zoned for multifamily for his proposed 95 affordable housing units and the front two acres as zoned commercial rather than the whole property rezoned to C—G1. Mr. Landsen currently has applied to rezone the entire property from its current Office Designation to C-G1.

We are very concerned that, should the development not be realized, the C-G1 Zone exposes this property to a variety of permitted commercial uses that we would oppose. This is a sensitive site with residential on two sides and a church, and has prominent exposure along Asheville Highway. Development on this site will permanently influence the character and future development of this area.

We ask City Council to agree to initiate a rezone of this property back to Office, or its equivalent under the current zoning code, should the proposed project not proceed.

Sincerely,

Tobias Kight,  
Vice President, Town Hall East



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] RE: Agenda Item No. 21 (10-D-20-29; 10-B-20-PA; 10-L-20-RZ)**

2 messages

**Benjamin C. Mullins** <bmmullins@fmsllp.com>

Wed, Oct 7, 2020 at 1:39 PM

Reply-To: bmmullins@fmsllp.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "amy.brooks@knoxplanning.org" &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Commission,

Please find enclosed my Pre-Meeting position statement on this application. I would welcome an opportunity to speak with any of you about any concerns and questions in advance of the meeting. If you have questions then please call me after you have reviewed this letter.

**Benjamin C. Mullins** Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmmullins@fmsllp.com](mailto:bmmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Letter to Knoxville-Knox County Planning - 10.07.20 (02101715xA3857).pdf**

5995K

**Benjamin C. Mullins** <bmmullins@fmsllp.com>

Wed, Oct 7, 2020 at 1:54 PM

Reply-To: bmmullins@fmsllp.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "amy.brooks@knoxplanning.org" &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Additionally, as a supplement to my previous correspondence, please find the slide-show we previously shared with the neighborhood as well as the revised proposed site plan. Finally, the recording of the September 23, 2020 Virtual Neighborhood Meeting is here: <https://www.youtube.com/watch?v=MIQP7ZM4IH&t=67s>

Please let me know if you have any questions.

**Benjamin C. Mullins** Attorney

10/7/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] RE: Agenda Item No. 21 (10-D-20-29; 10-B-20-PA; 10-L-20-RZ)

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*For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)*

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## 2 attachments



**EastTowneTradeCenterDeck.2020.09\_OnScreen.pdf**  
13744K



**Malibu Public Input - 09-30-2020.pdf**  
13199K

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  
DANIEL P. ZYDEL  
SHARON H. KIM  
RICHARD E. GRAVES



*client-centric & committed to success*

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October 7, 2020

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ARTHUR C. SEYMOUR, JR.  
(1945 - 2019)

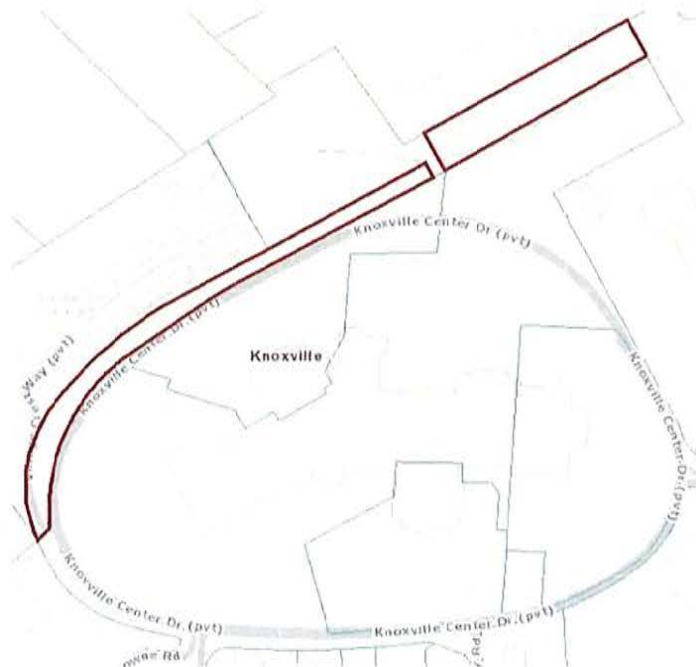
*of counsel*  
JASON T. MURPHY

**Knoxville-Knox County Planning**  
City-County Building  
400 Main Street, Suite 403  
Knoxville, TN 37902

Re: Agenda Item 21: 10-D-20 SP, 10-L-20 RZ, and 10-B-20-PA

Dear Commissioners:

I represent Hillwood Enterprises LP who have an option on a contract to purchase 3001 2915, 3027 & 2931 Knoxville Center Dr. These parcels, combining for approximately 77.5 acres, is formerly known collectively as "East Towne Mall." (the "Mall Property"). Your upcoming October 8, 2020 meeting will include our application for a Sector Plan Amendment from MU-RC (Mixed Use Regional Center) to LI Light Industrial; a One-Year Plan Amendment from MU-RC (Mixed Use Regional Center) to LI Light Industrial, and a Rezoning from C-R-2 (Regional Commercial) to I-G (General Industrial). Hillwood is in the process of obtaining 2970 Knoxville Center Dr (Parcel ID 059 02610) which is a smaller strip of property between the Mall Property and the Eastowne Village Apartments to the north (the "Strip Property").





The Strip Property is not going to be rezoned and is intended to serve as an additional +/- 80 ft. of buffer and is currently populated with mature trees to maintain a natural landscaping screen and buffer from the residential zone to the apartments.

### **Background on Hillwood Enterprises LP**

Hillwood Enterprises was founded by Ross Perot, Jr. in 1988 and is one of the leading independent real estate development firms in the U.S., U.K. and Europe with a proven history of delivering long-term results for customers, partners and investors. Hillwood has a track record of building long-term relationships with industries, municipalities, partners and communities that are essential to success. Hillwood has developed numerous sites, including dilapidated mall sites, for E-Commerce and Fulfillment Centers across the nation including similar centers for FedEx, Lowe's, The Home Depot, Wal-Mart, Amazon and home décor e-commerce retailer Wayfair. This development is not a speculative build; it is intended with a specific client in mind to occupy and operate an E-Commerce and Fulfillment Center.

### **Why the I-G Zone?**

Under the City's Zoning Ordinance, the only use that would accommodate an e-fulfillment and distribution center is "Warehousing and Distributing." "Warehousing and Distributing" is defined as "An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment." This use is only allowed as a "Permitted Use" in the I-MU, I-RD, I-G, and I-H zones. The City Zoning Ordinance does not provide that this use is subject to a subsequent Special Use review by the Commission. Once the zoning is in place, they will be working with City Engineering and Codes to ensure their site plan complies with the zoning ordinance and that any necessary design and impact issues comply with the City's current standards. These dimension and design standards have been recently updated and revamped by the City through the comprehensive review and reimagining of its zoning ordinance. It is by virtue of the more detailed standards that many uses that were allowed and reviewed as a "Use on Review" are now allowed as a Permitted Use in a given zone.

The I-G zone is the most appropriate zone for the specific plans of Hillwood and its client. The I-H zone is the most intensive industrial zone in the City and is unnecessary for the development. The two proposed buildings on site (estimated to be 280,000 sq. ft. and 110,000 sq. ft. respectively) will need to be greater than 50'. The height, fenestration design, and surface parking requirements exclude the I-MU from consideration. Both the I-RD and the I-G zone allow for buildings up to 90' (with additional step-backs of an additional 1' for every 2' in height over 50' from any required setback abutting a residential district lot line). However, the I-RD zone has more restrictive setbacks, including interior lot setbacks. The key area for setback is the rear adjacent to the apartments, and as noted above, we already have the additional +/- 80' buffer in that strip. The larger I-RD setbacks (including the interior lot lines between the 2 buildings) gives us less site plan flexibility and less room to separate potential truck traffic and loading areas away from the nearby apartments. The I-G zone gives us the most flexibility to develop this property in a manner that meets the needs of the client and to design the facility in a way that minimizes and mitigates potential off-property impacts.

### **The Other Uses in the I-G Zone:**

Ms. Portier did an outstanding job comparing and contrasting the uses which are allowed in the I-G Zone that would not be allowed in the C-R-2 Zone or the other Industrial Zones. As she noted, there are only a handful of uses that this rezoning will theoretically make available to the Mall Property that are not already allowed.

The following uses allowed in the I-G zone but not in the C-R-2 Zone:

- Broadcasting Facility- With Antennae;
- Food Bank;
- Heliport;
- Industrial General;
- Marina;
- Research and Development;
- Storage Yard Outdoor;
- Vehicle Operation Facility;
- **Warehouse and Distribution;**
- Wholesale Establishment; and
- Wind Energy System.

The following uses are allowed in the IG zone that are not allowed in the I-RD Zone:

- Food Bank;
- Heavy Retail, Rental, and Service (**ALLOWED IN C-R-2**);
- Industrial Craft (**ALLOWED IN C-R-2**);
- Marina;
- Micro-Brewery,/Distillery/Winery (**ALLOWED IN C-R-2**);
- Public Works Facility (**ALLOWED IN C-R-2**);
- Self-Storage Facility (**ALLOWED IN C-R-2**);
- Self-Storage Outdoor (**ALLOWED IN C-R-2**);
- Storage Yard Outdoor;
- Storage Yard Outdoor (Secondary Use) (**ALLOWED IN C-R-2**); and
- Vehicle Operation Facility;

The difference between the I-RD and the uses allowed in either the I-G or the current C-R-2 are minimal. That said, we understand that since the City has removed the ability to impose conditions of the rezoning of the Property, and a Planning Because of this, and because of the concern that Hillwood may obtain the zoning, purchase the property, and then sell or develop something other than the promised E-Commerce Fulfillment and Distribution facility. To potentially alleviate this concern members of the community, including 4<sup>th</sup> District Councilwoman Lauren Rider have inquired about the possibility of deed restrictions for some of



the more intensive uses the zoning might allow but are not needed for our development. After consideration of these uses Hillwood is willing to restrict the uses further with a deed restriction. Given that, in conjunction with the I-G zoning, we are willing to deed restrict our uses to those that would also be allowed in C-R-2 plus:

- Warehouse and Distribution;
- Industrial-General: (which under the ordinance means research and development activities, and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. A general industrial use may also include a showroom, accessory sales of products related to the items manufactured or stored on-site, and/or outdoor storage for materials related to processes on-site.);
- Research and Development: (A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

While, the initial use is warehouse, distribution, and fulfillment Hillwood is also looking at potential uses 20 years down the future. But more than this, an E-Commerce and Fulfillment Center may include compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. As such, the general Industrial use is still a use that we would want available for the instant development.

Additionally, we are well aware of past rezoning of portions of this property that were conditioned on the promise of imminent development, such as the Planned Development for high-density multi-family dwelling units on a portion of the property that never came to fruition. With that in mind, Hillwood is willing to commit to not opposing a Planning Commission or City Council initiated rezoning of the property back to C-R-2 if the development of the property as a logistics, distribution, e-commerce or fulfillment center not occur under certain circumstances. Specifically, we will agree that:

- If we have not started work on the site within 24-months after the rezoning becomes final and unappealable; and
- If after that time period, the city proposes to rezone the property back to C-R-2; then
- Hillwood will agree not to object to the rezoning.

While this cannot be a condition of the rezoning it is a public commitment of our intent to proceed as we have planned if we are granted the necessary zoning, Sector, and One-Year Plan

amendments as set forth in our application. It is also a recognition of the City's and Planning Department's authority to commence and impose rezoning of the property on its own accord and over our objections.

### **Why This Property?**

I understand that there is a desire for some for the Mall Property to be developed as an idyllic Town Center with community, commercial and residential uses all integrated in a single development. That has been discussed for the better part of 10 years when the mall began declining and losing all but its most financially secure anchor tenants. While the mall did not officially close until 2019, it had already started its descent into a cavernous and vacant shell. And while there may be something that might come along at some point in the uncertain future, recent indications are that any development of the Mall Property is going to need both a clear vision, and the present financial wherewithal to tackle the challenges of this site. Until then you have a mix of business that are doing well, like your big-box stores of Sam's, Walmart, and Lowes, and you have other business that have failed and repurposed into Church's and warehouse space. While someone may come around eventually, Hillwood is ready to invest in this area immediately. They intend to invest approximately \$70 million into the acquisition and development of this site including any required improvements to the access and infrastructure.

As noted by the Knoxville News Sentinel's September 23, 2020 article on this proposed project, it is a growing trend to repurpose dilapidated and potentially blighted mall properties into E-commerce and Fulfillment Centers. Not only is this a commentary on the passing of a nostalgic trend of large central malls across the county (and not just in East Towne), but it illuminates the unique potential these sites offer to internet commerce. Companies like Wayfair and Amazon need to be centrally located in populated areas so that they may more easily distribute their products over our interstate network. They need large parcels of property that can be specifically designed and tailored to their use, they need existing infrastructure that can accommodate their use, and they need access to a qualified work force to conduct their business. We estimate that the development will offer full time employment for approximately 500 to 1000 local residents with skills ranging from drivers, fork-lift operators, and warehouse floor employees to logistics analysts, human resources and executives.

There have been a few comments that have suggested that we should look to existing industrial properties. Putting aside the issues noted above relating to the unique appropriateness of former mall properties for this use, the properties most often cited as alternate examples are simply not possible options. Specifically, we have been asked about the old Levi Strauss factory off Cherry Street, the Mullins Industrial Park, and Forks of the River. The reasons why they do not work are obvious. They are simply not large enough to accommodate our client's needs.



Mullins Warehouse:

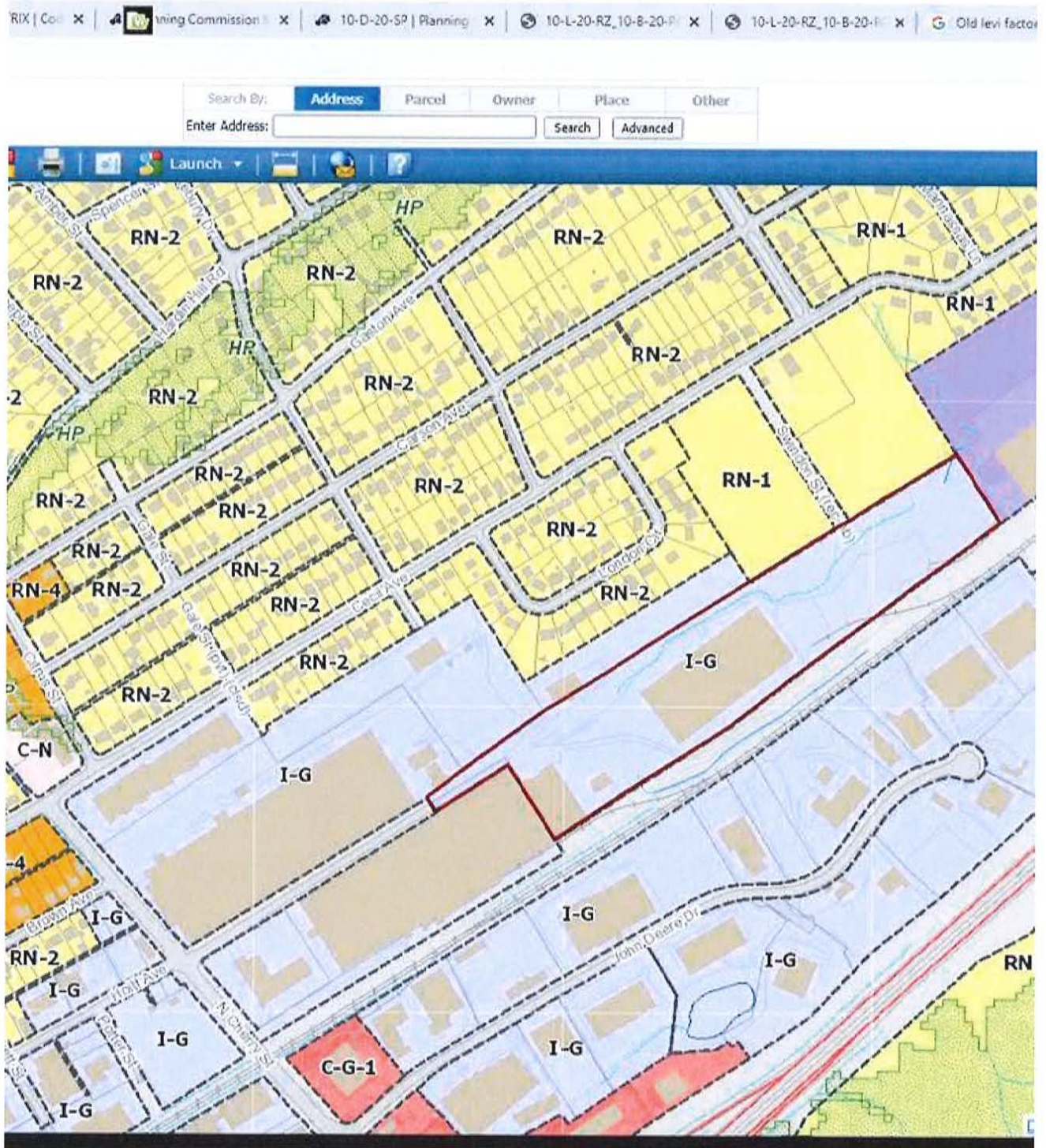
<http://warehousepark.com/> Leased space (not for sale and not build to suit). It is only 39.5 acres total which is too small to accommodate our needs even if the entirety of the site were available.





Old Levi Strauss Factory:

This is just east of Mullins Warehousing off of the Cherry Street property. Even if all the parcels are available, it is approximately 50 acres with an odd layout.

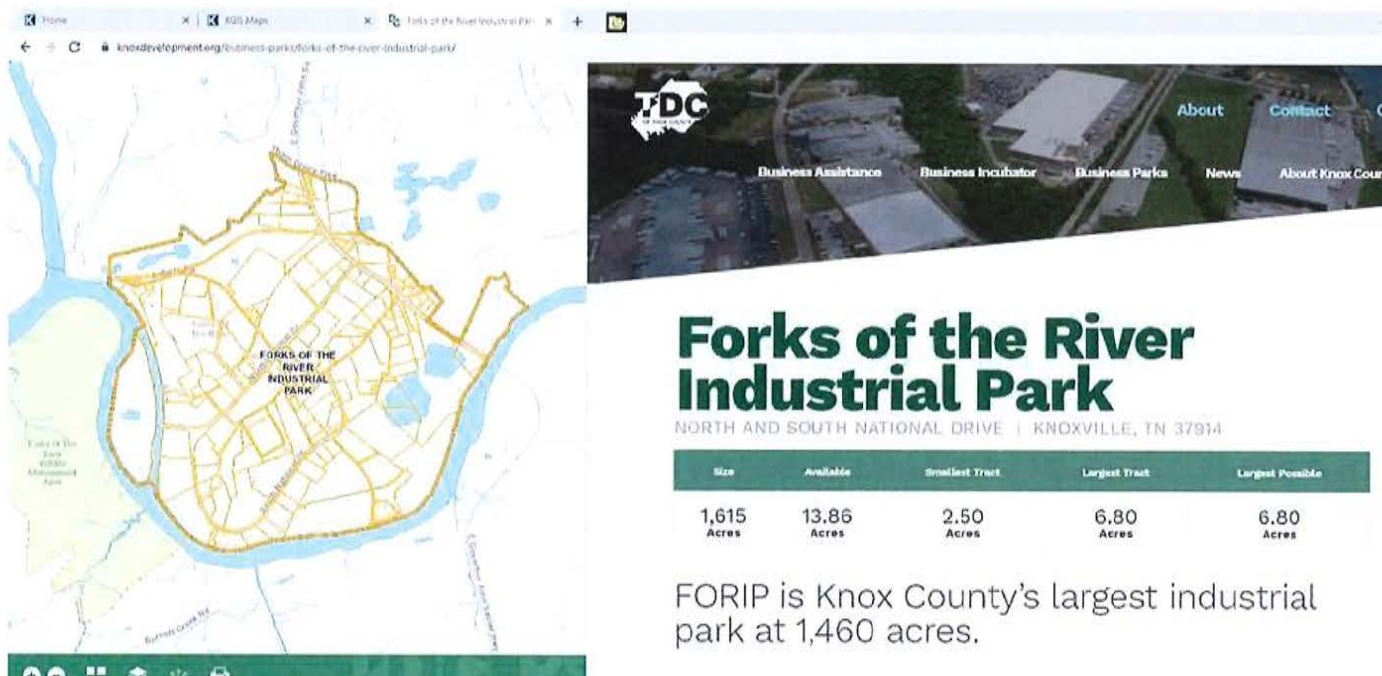




### Forks of the River:

<https://knoxdevelopment.org/business-parks/forks-of-the-river-industrial-park/>

Forks of the River is mostly built out. Their website advertises that the largest possible tract is 6.8 acres with a total of 13.8 acres available.



Size	Available	Smallest Tract	Largest Tract	Largest Possible
1,615 Acres	13.86 Acres	2.50 Acres	6.80 Acres	6.80 Acres

FORIP is Knox County's largest industrial park at 1,460 acres.

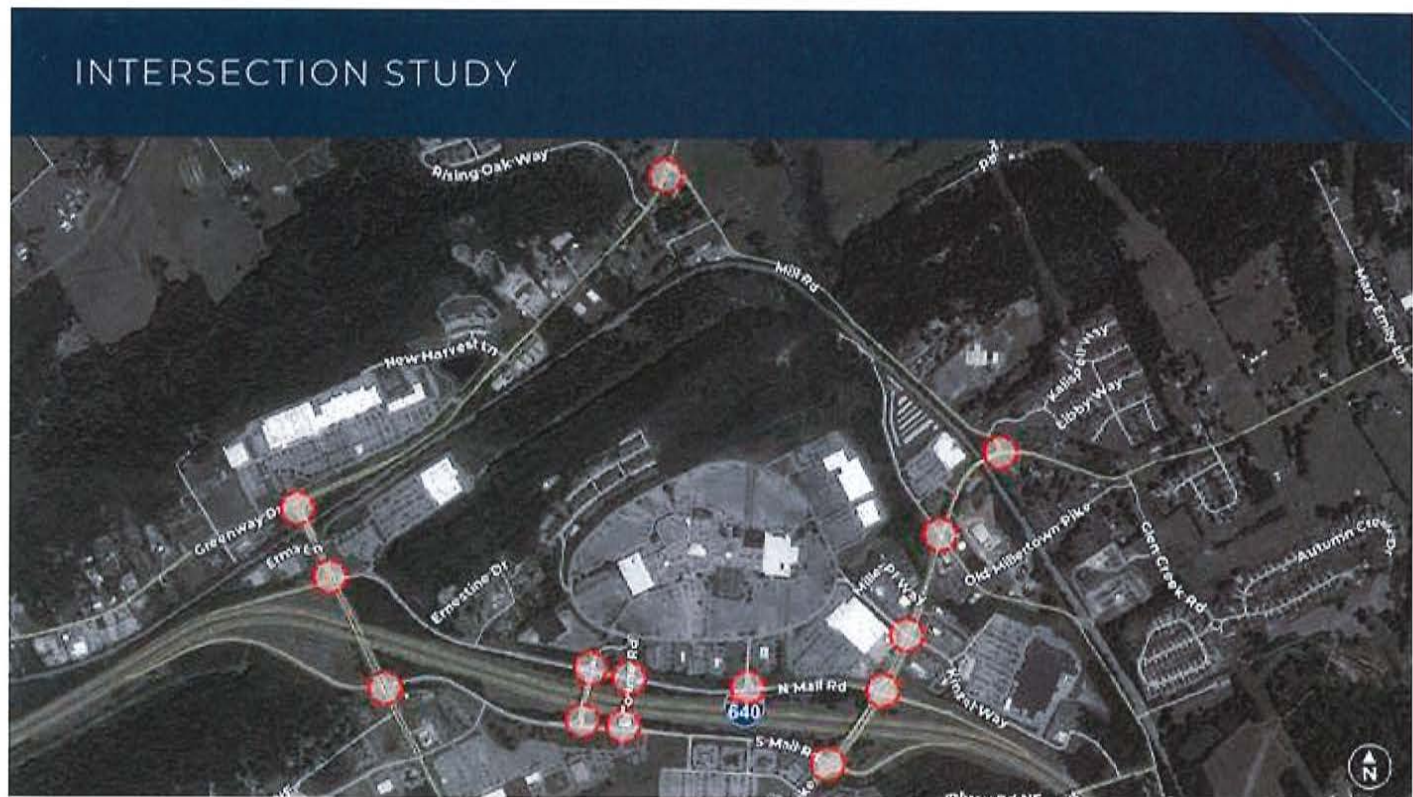
Simply said, there is not another viable parcel of property in Knox County that meets our clients' size, design flexibility and geographical needs as does the Mall Property if it is rezoned to I-G.

### **What About Traffic?**

We are aware of the ongoing reports of traffic especially at the I-640 North interchange, and Millertown Pike and the intersection of Kinzel Way. Our revised site plan was created to specifically take into account the congested traffic in this area (as described by Mr. Murphy in is October 6 e-mail to the Commission) and route the bulk of any tractor-trailer away from this intersection and onto North Mall Road.

While a traffic study is not required at the rezoning phase, we are in the process of studying 14 different intersections that could impact or impair the free flow of traffic to and from the Mall Property and are in conversations with TDOT and City Engineering about what improvements are possible and forthcoming to alleviate existing and anticipated traffic issues from our development.





We are also aware that certain traffic improvements have been promised for quite some time, but have been fulfilled. Mr. Murphy mentioned that TDOT has commissioned a project to improve the ramps on I-640 at Washington Pike and Millertown Pike that is delayed due to right-of-way acquisition. We are hopeful that an interest in repurposing and redeveloping the Mall Property will help spur that long-promised project into action and are having conversations to encourage these improvements, and we will do everything in our ability to encourage the appropriate officials to expedite these improvements and we are willing to contribute toward improvements that are necessary because of the impact our development. The reason for this is simple: An E-Commerce and Fulfillment Center can only function efficiently and profitably if there is a free flow of traffic to and from the facility. It does our client's business no good if its vehicles are gridlocked with other traffic in the area.

#### **Engagement with Neighborhood:**

Early on in this process, representatives from Hillwood reached out to not only City Administrators, Councilmembers, County Commissioners, the Knoxville Chamber of Commerce, and the County and City's Economic Development departments, but to representatives from the Alice Bell/Spring Hill Association, Town Hall East, Fountain City Town Hall, and the owners of the adjacent Apartments. We continue to communicate with these neighbors to address their questions and concerns with our development. Kevin Murphy with the Knox County Planning Alliance and Ronnie Collins with the Alice Bell/Spring Hill Neighborhood Association, in conjunction with the City of Knoxville's Office of Neighborhoods



organized a livestream zoom meeting where we could discuss our plans and answer questions. As a result of these meetings, and the ongoing conversations that stemmed from them, we have further refined and revised our initial concept plans in a way that help move traffic away from Millertown Pike and onto North Mall Road and moved the larger building (as noted above), and its loading areas further away from the adjacent apartments. Additional revisions are being considered to further address and mitigate concerns. While we cannot know exactly how the site will be laid out until we have had additional consultation and input from City Codes and Engineering. While in some ways we are working to design a site plan that works for our customer, but also helps keep trucks away from the apartment parcel, the current site plan is not final, and our goal is to continue to work and refine a plan that addresses the neighborhood concerns even through the 1<sup>st</sup> and 2<sup>nd</sup> Readings of City Council.

And while Mr. Brown's letter makes clear there are still concerns to be addressed, we will continue to keep open those lines of communication.

**Noise:**

We understand that noise will be a major concern, as noted in Mr. Brown's letter. As a preliminary matter, the City's zoning ordinance specifically contemplates I-G Zoning as a potential zone adjacent to residential neighborhoods as evidenced by the additional setback requirements based on the building height when abutting a residential district lot line. See Article 6.3 and Table 6.1 of the Knoxville Zoning Ordinance. Additionally, the City of Knoxville's ordinances also sets forth very specific noise standards that will be complied with during all phases of the development.

Specifically, Section 18.3.2 provides that no person shall cause, suffer, allow or permit sound from any source, when measured from the real property boundary of the source of the sound, is in excess of the following standards:

*Residential use.*

- a. When the offending sound emanates from a residential use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 65 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).
- b. When the offending sound emanates from a residential use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 60 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(2)

*Commercial use.*

- a. When the offending sound emanates from a commercial use between the hours of 7:00 a.m. and 12:00 midnight, sound which has an C-weighted sound pressure level of 80 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).
- b. When the offending sound emanates from a commercial use between the hours of 12:00 midnight and 7:00 a.m., sound which has an C-weighted sound pressure level of 75 dB(C), or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

(3)

*Industrial use.*

When the offending sound emanates from an industrial use, continuous or impulsive sound which has an C-weighted sound pressure level of 80 dB(C).

In context, the following chart has been relied upon by the City Parks to illustrate examples of these decibel ratings:



Presently, the C-R-2 allows the Mall Property to emanate 80 db(C) from 7:00am to 12:00 midnight and 75 db(C) from midnight to 7:00am to the property line. The Industrial zone would allow 80db(C) at the property line without limitation to the time of day. Hillwood is committed to meeting the **Residential** standard of 65/60 db(C). To accomplish this we are

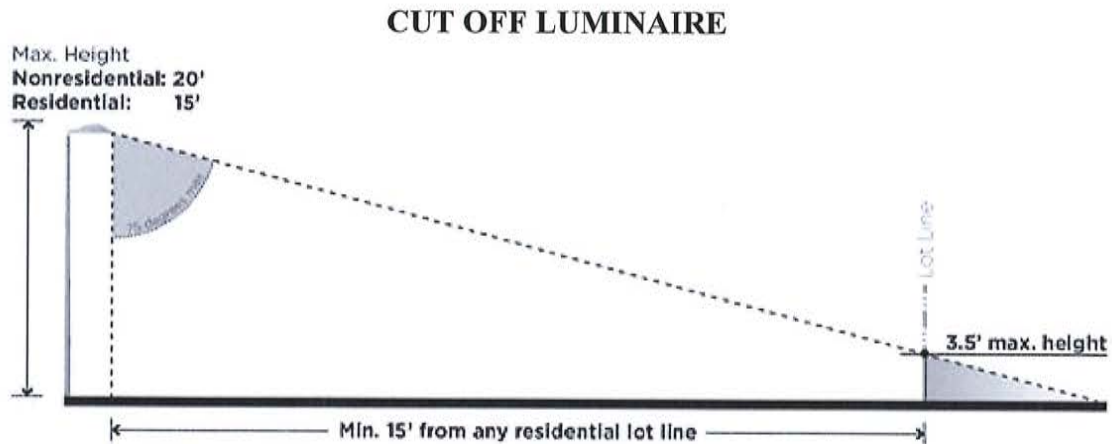


commissioning Sound Engineers to study our site plan, and will add additional landscaping, buffering, and sound walls as necessary. The “property line” would actually be measured at the end of the property to be re-zoned I-G and the additional Strip Property, with an additional 80 feet of hardwood vegetation, would further buffer the adjacent residential property from sound. We can represent that the we can and will address any sound impact on the adjacent parcels so that it will be non-invasive and not detract from their peaceful enjoyment of the property.

**Light:**

Section 10.2 of the Zoning Ordinance requires a lighting plan for all nonresidential uses.

1. For townhouse and multi-family dwellings and non-residential developments, the maximum allowable footcandle at any lot line is one footcandle.
2. All luminaires must be of the cut off luminaire design.
3. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 feet above the ground at any point along an abutting lot line.
4. Any freestanding cut off luminaire must be located at least 15 feet from any residential district lot line.
5. The maximum total height of a freestanding cut off luminaire is 20 feet in a nonresidential district, and 15 feet in a residential district.
6. All outdoor luminaires must be adequately shielded.
7. Outdoor lighting fixtures closer to the lot line than the mounting height of the fixture, measured perpendicular to the lot line, adjacent to residential areas, must have internal house-side shields.
8. Flood or spot lamps must be aimed down no higher than 45 degrees to the horizontal (halfway between straight down and straight to the side) when the source is visible from any adjacent residential property.



As with noise, we will have Hillwood will commission a photometric study to plan and address all lighting issues, and work with the City Codes and Engineering to meet the residential lighting standards for the zoning ordinance with no greater than one footcandle at the lot line.

### **Why Not Planned Development?**

The Planned Development Process, outlined in Section 16.7 of the zoning ordinance can be a significant tool for unique properties that can offer a substantial community benefit. Unfortunately in this case it is not an option Hillwood can exercise. The Planned Development Process requires multiple public hearings before both the Planning Commission and the City Council. It is commonly estimated that this process can take at least 6 to 8 months to complete.

The Mall Property is an amalgamation of 4 separate parcels with 4 different owners: Millerton Pavilion LLC, Dillard Tennessee Operating LP, Belk Department Stores, LP, and TF Knoxville TN, LLC. Each property required a separate Purchase and Sale Agreement to be negotiated and agreed to, and because of the restraints of those separate agreements Hillwood was unable to secure enough time in these PSAs to allow us to explore the Planned Development Process.

Additionally, our client intends to be operational by March of 2022 with site permits secured for demolition by February 2021 and construction commencement by April 2021. As such, the Planned Development Process is not an option for this development.

### **Development Policies from the North City Sector Plan and General Plan:**

This development serves many of the core Development Policies outlined in the North City Sector Plan, including:

- Increase the competitive position of Knoxville for the retention and attraction of business activities.
- Ensure that Knoxville and Knox County continues to offer the land, roads, utilities, work force, and business climate needed to support economic growth.



- Provide incentives for new industrial development.
- Capitalize on Knoxville and Knox County's business assets, skilled work force, easily accessible transportation network, educational incentives and excellent quality of life as marketing assets.
- Coordinate utility service extensions to attract new jobs to Knoxville & Knox County.
- Reserve an adequate supply of large sites for industrial growth.

It is for these reasons that this rezoning and development has the full support of the Knoxville Chamber of Commerce's Economic Development Team.

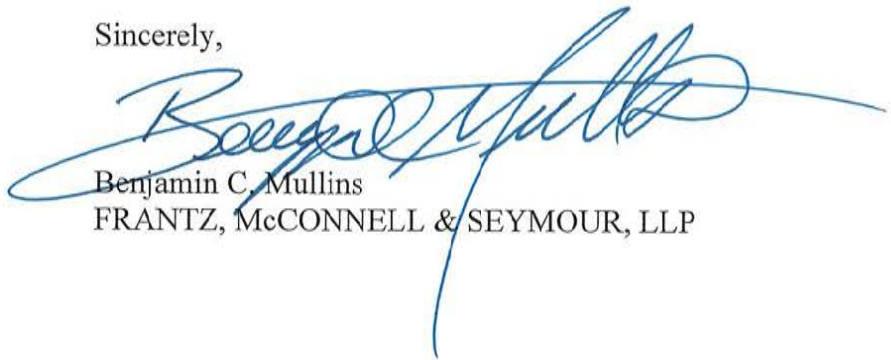
**Conclusion:**

Everyone recognizes the importance of the Mall Property to the community and to the City of Knoxville. Hillwood's investment in this community and the City will be substantial and turn vacant and deteriorating property into an active, attractive and productive property for the City. We will provide jobs and taxes for the community, not only when the operation is fully functional, but during the demolition and construction phase of the development. All of this will have a positive multiplying effect on the surrounding businesses, community and the City.

Hillwood is not only committed to investing in the Mall Property, but the Knoxville Community. We urge this Commission to follow staff's recommendation and approve the required Sector Plan and One Year Plan amendments and to provide the Knoxville City Council a positive recommendation of the rezoning application.

Please reach out to me directly if you have any questions or concerns prior to Thursday's meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin C. Mullins", is written over the typed name and firm name.

Benjamin C. Mullins

FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl



# INVESTING IN COMMUNITIES

SEPTEMBER 2020

PREPARED FOR:

KNOXVILLE COMMUNITY





# MEET HILLWOOD

Founded and privately held by Ross Perot, Jr. in 1988, Hillwood is one of the leading independent real estate development firms in the U.S., U.K., and Europe — with a proven history of delivering long-term results for customers, partners and investors.





# THE HILLWOOD ADVANTAGE

## **MASTER-PLANNED EXPERTISE**

Our breadth of experience and access to partners allow us to create far-reaching projects and opportunities.

## **DRIVEN BY INNOVATION**

We take a pioneering approach to next generation technology and forward-thinking infrastructure that empowers exponential growth.

## **SOLUTIONS FOR COMPLEXITY**

Our depth of capital and extensive expertise allow us to realize success in the most challenging and multifaceted of development opportunities.

## **STRONG PARTNERSHIPS**

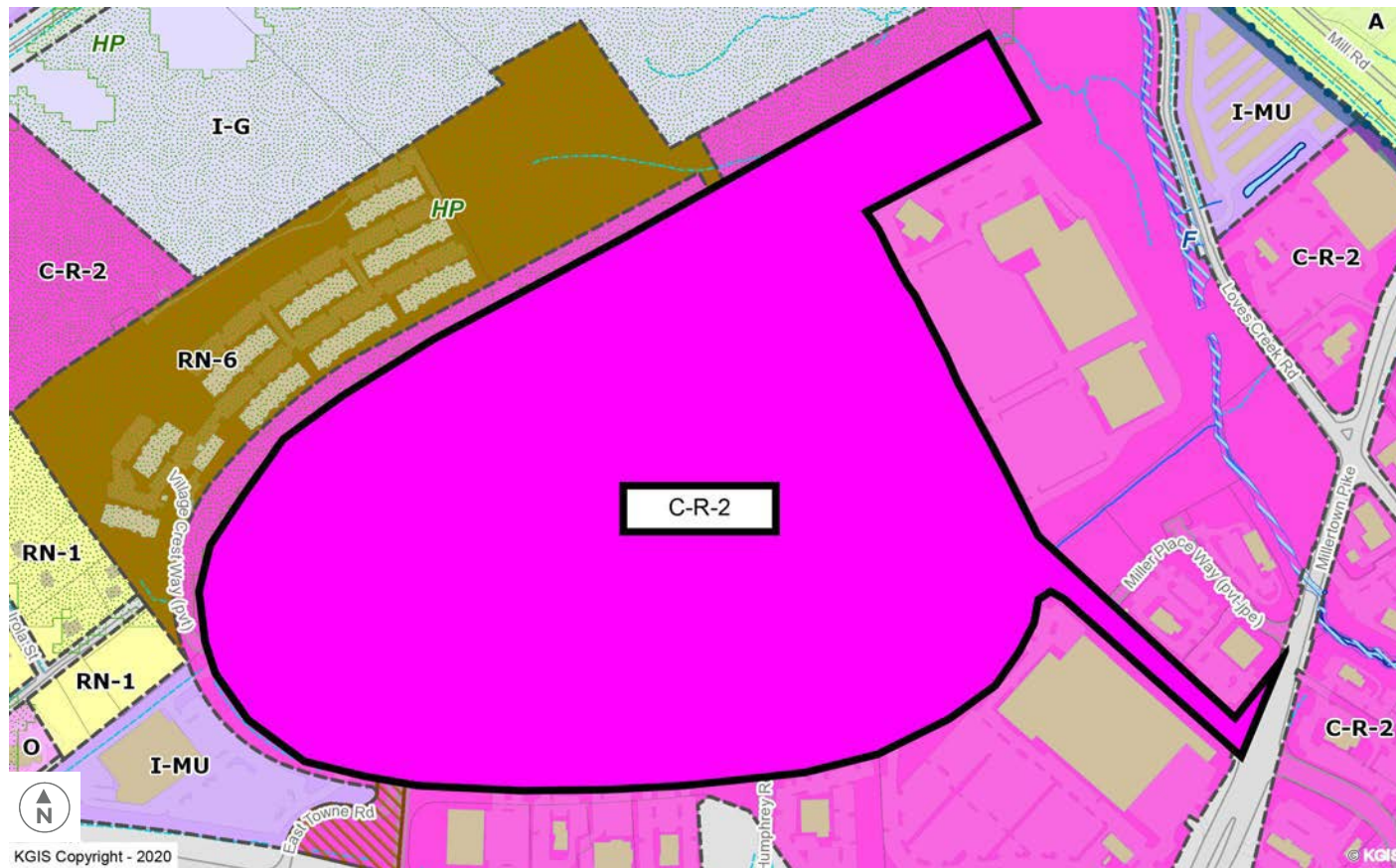
We have a track record of building long-term relationships with industries, municipalities, partners and communities that are essential to success.

## **SMART RESOURCE MANAGEMENT**

Our insightful understanding of land values, natural resources and energy opportunities fuel economic development and power the path of progress.



# CURRENT ZONING



# CURRENT CONDITIONS



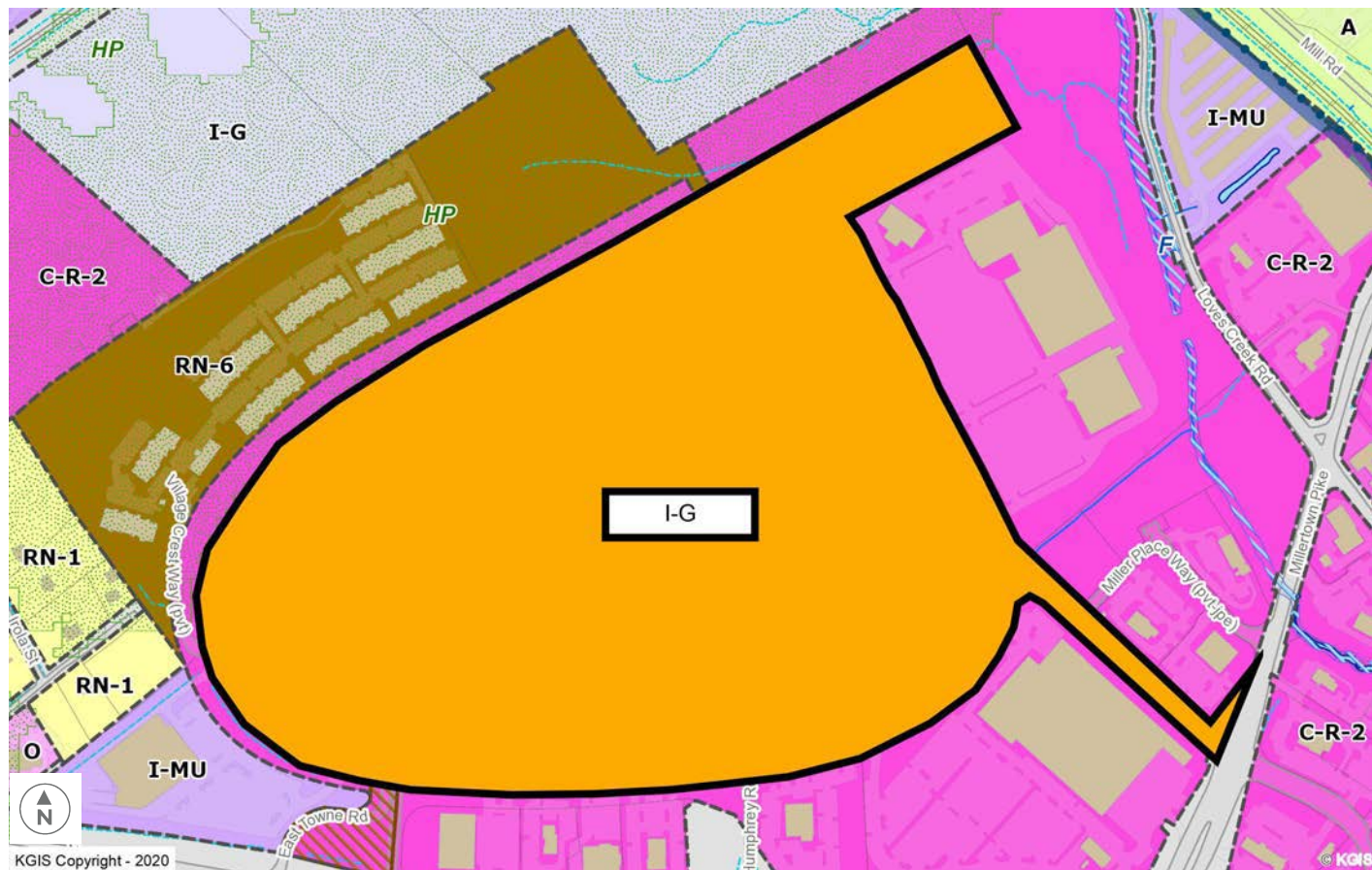




CURRENT CONDITIONS



# PROPOSED ZONING





# PRELIMINARY SITE PLAN





# PRELIMINARY SITE PLAN





# AIRPORT BUSINESS PARK



NASHVILLE, TN  
622,830 SF

# FAYETTE TRADE CENTER



MEMPHIS, TN  
630,810 SF



# WAYFAIR BTS



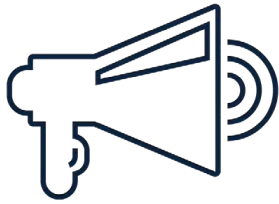
**JACKSONVILLE, FL**  
1,012,567 SF

# PROJECT SCHEDULE

EVENT	DATE
Zoning application date	August 24, 2020
Final zoning approval (final city council meeting)	December 2020
Site permit	February 2021
Demolition	February 2021
Construction start	April 2021
Construction completion	March 2022



# STUDIES



Sound



Photometric



Traffic

# INTERSECTION STUDY





**FOR ADDITIONAL QUESTIONS, PLEASE CONTACT:**

**BENJAMIN C. MULLINS**

550 West Main Street, Suite 500

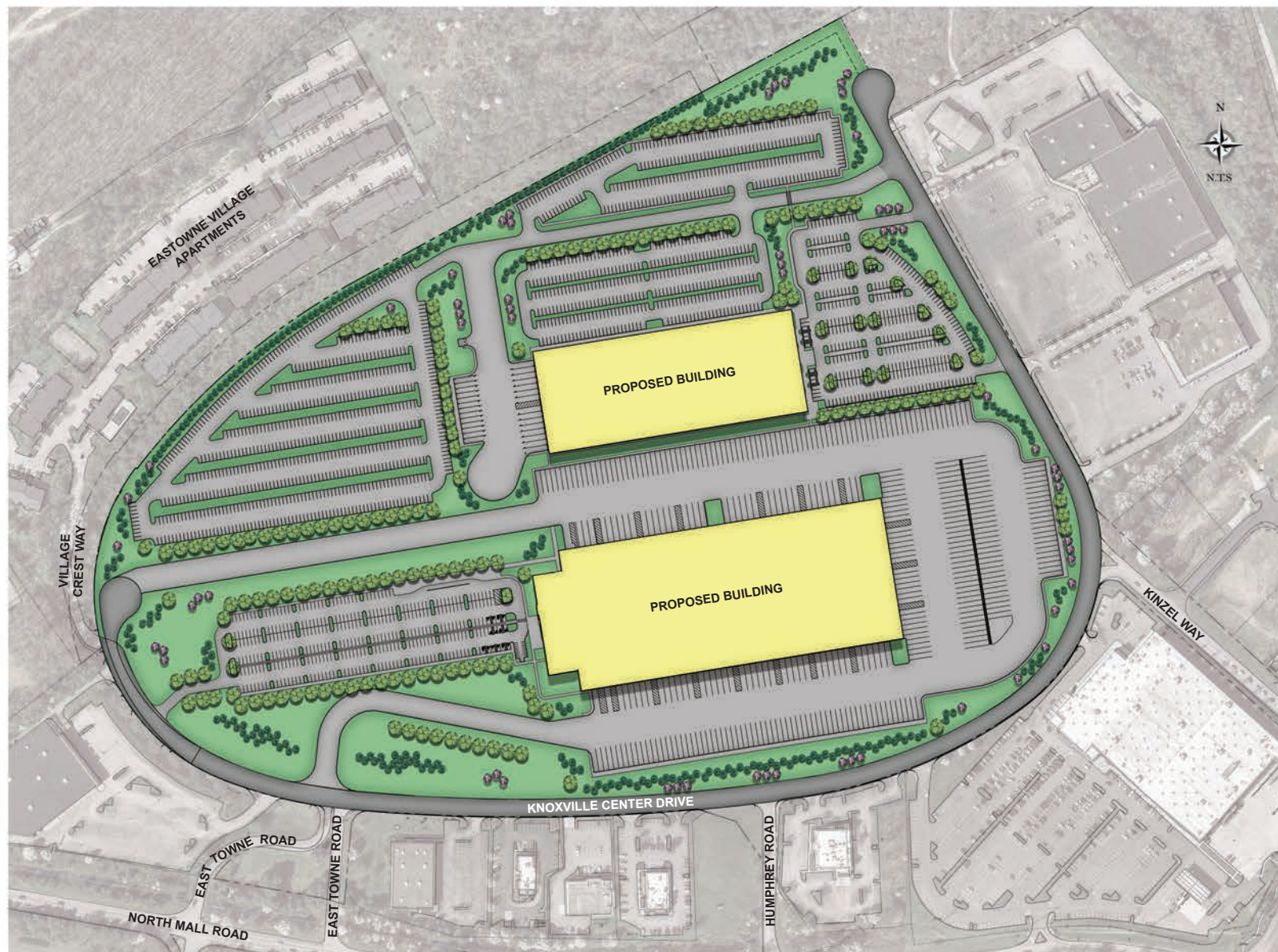
P.O. Box 39

Knoxville, Tennessee 37901

865 546 9321 (o) | 865 637 5249 (f)

[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)









Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] comments on Item #21 - East Town Mall Rezoning**

1 message

**Kevin Murphy** <murphysprings@gmail.com>

Wed, Oct 7, 2020 at 2:16 PM

Reply-To: murphysprings@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;

Dear Commissioners,

The rezoning proposal for East Town Mall puts a lot of risk and impact on the neighbors and city. We've heard acknowledgement of the concerns from the applicant, but I'm wondering what can be done to minimize these downside impacts and risks:

- Traffic - universally everybody has expressed concern about traffic, particularly the Millertown Pike exit ramp and Millertown Pike. It's not enough to simply say that a traffic engineer has been engaged and a broad traffic analysis will be conducted. We all want to see how it will be addressed - what are the plans, timelines, and funding.
- Impact on the apartment residents and adjacent property that may be developed in the future. Lighting standards, noise standards, and setbacks offer some protection, but doing things like orienting the design to keep the loading docks away from the residential area helps even more. With a straight rezoning, there is no assurance that the loading areas are positioned away from the adjacent residential uses. This affects not only current residential structures, but future residences that may be built on the adjacent property that's zoned RN-6.
- Unsure that this particular design and use will be implemented. We all understand there is a desired tenant and a pending transaction, so this isn't speculative. But we have seen plans fall through, and have been disappointed before when a developer promised something and never delivered it.

Given that - how can the applicant make this concrete, and remove some of the risk from the local community?

1. The applicant could elect to go through the Planned Development process. That process would tie a site plan and use to the approval; it would ensure that traffic is taken into account. Folks that I have talked to would feel a lot better if the site plan and use were tied to the approval. Greenway connections, improvements to current traffic problems could be considered a community benefit that would satisfy the planned development criteria.
2. This is an unusual case, and it strikes me that the City zoning ordinance does not have a tool in place to address this. Perhaps there should be a permitted capability where, during a rezoning action, a requirement for a Development Plan approval (same process we've used before) is added to the rezoning. This isn't a conditional rezoning, but it is a tool that Planning Commission and City Council could use for particularly tricky rezonings, where uses may have adverse impacts on adjacent properties that the zoning ordinance standards cannot fully address.

I think most of you feel uncomfortable with this proposal - it's fitting a square peg in a round hole. A straight-forward rezoning to Industrial is not the "right" thing to do in this case. There is a process open to the applicant if they *really* want to put an e-commerce distribution center there. For a longer-term fix, there is a process that Planning Commission could go through to (optionally) add a Development Plan Review process to rezonings on a case-by-case basis. Surely this won't be the only rezoning that you look at and say "I would feel much more comfortable if the Development Plan had to come through for approval and a public hearing." Make the legislative fix, instead of passing a bad rezoning. Don't feel pressured by an applicant who says timing is an issue and planned development is too slow.

Finally - I haven't heard an overwhelming desire from the community that "we want this". There's general agreement that the jobs could be nice, that (existing, plus new) traffic is a critical issue, and that they would be open to other uses, but this doesn't seem too-too bad. The vision in the North City Sector Plan calls out the regional nature of this property, and potential mixed-use development ideas, which we would be truly excited about, but realize it's unlikely to happen in the near or mid-term future. So - we could live with this if the downside risks are removed, but the current rezoning proposal is very risky to the residents and existing businesses.

--Kevin

Kevin Murphy, member, Alice Bell / Spring Hill Neighborhood Association  
4508 Murphy Rd  
Knoxville, TN 37918  
865-687-8799

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda item #21- Hillwood/Knoxville Center Property Rezoning**

1 message

**Lisa Starbuck** <lisamstarbuck@gmail.com>

Wed, Oct 7, 2020 at 12:55 PM

Reply-To: lisamstarbuck@gmail.com

To: commission@knoxplanning.org

Dear Commissioners,

I have spoken with several of my neighbors who live and work around the former Knoxville Center property and we are concerned about this rezoning. Our two biggest areas of concern center around Industrial zoning of such a large piece of property in the middle of a central commercial and residential corridor, and the truck and employee traffic that would be generated by this type of development.

While we would hope for a more creative use of this property that would incorporate mixed-use residential, retail and office space, we understand that the proposal on the table is the only one being brought forward at this time.

However, I urge you to consider requiring stringent traffic management and road improvements as well as considering an alternative that will not require Industrial zoning, which will stay with this property forever. Perhaps the goals of the developer can be met with a different zone, maybe with some variances allowed. This would help protect the surrounding area in case the developer's plans fall through, now as well as in the future. Please don't doom this property to being an industrial site forever and please don't allow Washington Pike and Millertown Pike to become even more of a traffic problem than they already are by requiring the developer to commit to significant road improvements.

Best regards,

Lisa Starbuck  
Northeast Knox Preservation Assn.

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Knoxville Center/East Town Mall rezoning/sector plan amendments**

1 message

**Doug Lawyer** <dlawyer@knoxvillechamber.com>

Wed, Oct 7, 2020 at 11:41 AM

Reply-To: dlawyer@knoxvillechamber.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Planning Commissioners –

I am reaching out regarding the proposed rezoning and sector plan amendments related to the potential redevelopment project at Knoxville Center/East Town Mall.

While I respect you are looking at land use issues on this agenda item, I think its critically important that some of the economic development implications of this project are brought to the attention of the Planning Commissioners . I've been involved in economic development for over 20 years in our community (also have a Master's in Urban Planning), and want to stress that this project has significant job creation implications for our entire community and more specifically for East Knoxville/Knox County.

To put it simply, job creation projects that bring hundreds of jobs and high capital investment opportunities like this don't come around often.

This site is uniquely positioned for fulfillment and logistics operations. It's flat. It is very close to interstates and large population centers (which helps with both access to workforce and product delivery). The site is served by public transit which could help hundreds of our neighbors get to and from quality jobs, and jobs that will have potential for upward mobility.

Having a new major employer at this location would boost surrounding existing commercial uses, remove blight at this location, and can even tap into UT's nationally ranked Supply Chain and Logistics programs/graduates.

Thank you for your public service and your efforts to make Knoxville/Knox County even better.

Doug Lawyer, CEcD

Vice President of Economic Development

Knoxville Chamber

[dlawyer@knoxvillechamber.com](mailto:dlawyer@knoxvillechamber.com)

865.660.0761 - cell

865.246.2645 - direct

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] East Town Mall Conceptual Drawing**

1 message

**Benjamin C. Mullins** <bmullins@fmsllp.com>

Tue, Oct 6, 2020 at 10:37 AM

Reply-To: bmullins@fmsllp.com

To: "amy.brooks@knoxplanning.org" &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "Nelson, Kurt" &lt;Kurt.Nelson@hillwood.com&gt;, Alan Grissom &lt;agrissom@cannon-cannon.com&gt;, "Seward, Chris" &lt;Chris.Seward@hillwood.com&gt;

Amy and Michelle,

I am attaching a revised concept that we created following the public meeting on September 23. This concept is a reaction to the comments received at that meeting and also with our ongoing conversations with the neighboring apartment owners and Councilwoman Rider and is, in fact, the concept plan that she refers to in her October 6 e-mail to the Commission. It essentially flips the buildings to place the larger building further away from the residential neighborhood and redirects truck traffic to North Mall Road. This is not necessarily the final concept for a site plan. It is still subject to change the further we get in the planning and engineering phases of this development with the developer, the client, and Knoxville codes and engineering, but it is our effort to continue to work on minimizing any impacts to the neighbors.

Please share this with the Commission during today's Agenda Review.

**Benjamin C. Mullins** Attorney

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)

Licensed in Tennessee and Virginia



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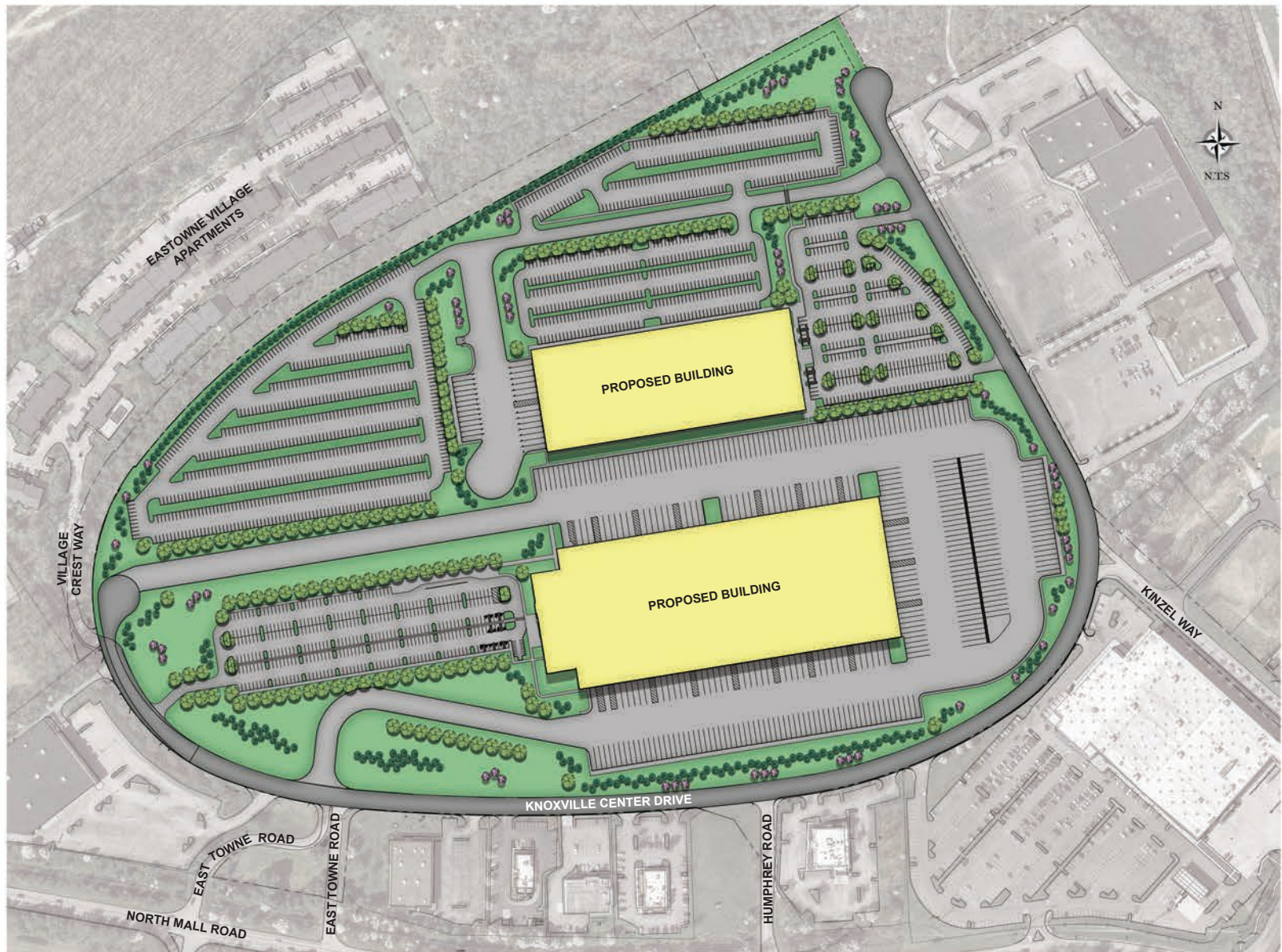
For additional information about Frantz, McConnell & Seymour, LLP, including a list of attorneys, please visit our website at [www.fmsllp.com](http://www.fmsllp.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Malibu Public Input - 09-30-2020.pdf**

13199K







Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] FW: Commissioner letter Eastowne re-zoning**

1 message

**David Brown** <garland04@comcast.net>

Tue, Oct 6, 2020 at 1:01 PM

Reply-To: garland04@comcast.net

To: commission@knoxplanning.org

Dear Commissioners,

Please review the attached letter addressing my concerns about the Eastowne re-zoning project. I appreciate your attention in this matter and any help you can give the community in that area.

Sincerely,

David

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David Brown

Brown, Brown & West, LLC

865-577-0680 / cell 865-256-8161

[garland04@comcast.net](mailto:garland04@comcast.net)

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

**Commissioner Letter 10-6-2020.docx**

13K



Dear Commissioners,

I am David G. Brown, and my company is Brown, Brown & West Real Estate. I own Eastowne Village Apartments, located on the ridge above the old Eastowne Mall. There are 250 families that reside in these apartment homes. Also, to the west of the old Mall area are about 15-20 houses and several businesses that are located on the out parcel that surround part of the old Mall. As you know, there are considerable retail stores to the South and East of this area.

The redevelopment of the old Mall that is proposed is of some concern to me as it will directly affect our families at Eastowne Village Apartments, as well as the surrounding community. At present, we only have a vague idea of what this development will be.

Some of my concerns are, first, the demolition of the existing buildings has potential hazards to the apartment homes, as well as to everyone in a fairly close proximity of the development.

The traffic impact on that general area is immense and will affect everyone in that general area. The families that currently reside at the apartments enjoy a quiet environment with beautiful views of the Smoky Mountains. This proposed development will definitely effect the view and create a noise issue for them.

The proposed development is a 24 hour operation and noise will be continuous around the clock. The traffic could create a problem for the residents as well as for anyone wanting to access Eastowne Village Apartments.

For me, personally, the development could affect the value of my investment there as well as the type of community that resides there. The issues addressed here are some of the more important ones to address at this time. Since we do not know exactly what the development is, there is the potential for other problems.

For the reasons mentioned and possibly others, I would ask that this process be slowed down to allow more community involvement, as well as independent impact studies to be completed. The zoning request of Industrial General seems to me to be unnecessary for my understanding of the development.

Planned development of some kind would be the most appropriate. Light industrial zoning should accommodate this development as it has been presented to me. The reason for the general Industrial, as I understand it, is to allow the building to be a little higher. This could be established with a variance to a lesser impact involving type of zoning. A general industrial zoning would open up a variety of undesirable developers for that site. The City Charter that addresses industrial districts is found in Article 6. Industrial Districts. In Section 6.1, Purpose Statements Section C addresses IG or General Industrial which states that I.G. zoning is incompatible with residential.

Once this zoning is in place, it will be there permanently, whether this proposed development happens or not. Also, if it happens after it is gone.

I believe that the Planning Committee has everyone's, that is the whole community area, best interest in mind and a slower and more in depth process would best serve this. It is my belief that this can be worked out and be of a benefit to the community as a whole.

Everyone I have discussed this with has been friendly and helpful and seems to be sensitive to the project's impact on the area. This can be a positive development for the community if we all work together during this process. At present, I am not directly opposed to it, but do feel that more information is needed and independent impact studies completed. So, again I ask that this zoning issue be slowed down and a closer look at the issue be completed.

Thank you for your attention in this matter and I look forward to working with you in the future.

Sincerely,

David G. Brown  
Eastowne Village Apartments





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Item #21 - East Town - Millertown Pike Traffic**

1 message

**Kevin Murphy** <murphysprings@gmail.com>  
Reply-To: murphysprings@gmail.com  
To: Commission <commission@knoxplanning.org>

Tue, Oct 6, 2020 at 8:49 AM

Dear Commissioners,

I'm sure the word "traffic" will come up often regarding this rezoning. Before you vote on it Thursday, I urge you to take I-40E to I-640W, and then exit at Millertown Pike between 4:30PM and 6PM to see what actually happens on the ground.

For extra credit, attempt to take a right-turn at the exit ramp onto Millertown Pike, and then move over to the left-hand turn lane to turn left on Kinzel Way, the same route that a semi-trailer could attempt.

For a perfect score, do this in a semi-truck pulling a 53-foot trailer

You will observe that:

1. Traffic backs up on the exit ramp, sometimes into the right lane of I-640 between 5-6pm, creating a safety hazard
2. The right-hand turn at the exit ramp is non-functional due to the timing of the lights along Millertown Pike. There is no "opening" for exit ramp traffic to turn right onto Millertown Pike in the signalization timing.
3. The distance between the I-640 exit ramp and the stop-line for left-turn traffic onto Kinzel Way is 340 feet. That's about 4 semi-trucks worth, without any other vehicles in the road.

Every. Single. Person. I have talked to in this area about the project has expressed significant concern about traffic on Millertown Pike and that exit ramp. TDOT had a meeting in Sept 2015 about a project to improve the ramps on I-640 at Washington Pike and Millertown Pike. In Oct 2018 I was told they were a few weeks away from right-of-way acquisition. I requested an update last month and was informed they are still in right-of-way acquisition, two years later.

Given the long-languishing significant traffic problems - which even include critical safety issues of traffic backing up on the ramp - I urge you to adopt a "Show Me" attitude when reviewing this project. Ask about the actual improvements, the committed timelines, and funding. If the rezoning is approved, development will impact traffic in the area. Without committed and funded improvements, you will leave the area businesses and residents holding the downside impacts of the development.

Sincerely,

--Kevin

Kevin Murphy, member, ABSHNA  
[4508 Murphy Rd](#)  
[Knoxville, TN 37918](#)

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Agenda item #21- Hillwood/East Mall**

1 message

**Lauren Rider** <lrider@knoxvilletn.gov>

Tue, Oct 6, 2020 at 7:35 AM

Reply-To: lrider@knoxvilletn.gov

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "garland04@comcast.net" &lt;garland04@comcast.net&gt;, "Kevin P. Murphy" &lt;murphysprings@gmail.com&gt;, Abshna &lt;abshna@aol.com&gt;

Planning Commissioners and Staff,

This re-zoning request is a pivotal decision for residents of Northeast Knoxville. I appreciate the ongoing discussions representatives have had with the community to address concerns.

There are several concerns that have been broached that must be discussed:

- Impacts to neighbors: A simple rezoning does not provide any tool to regulate site planning. 250 residences abut this site with little to no buffer to mitigate the noise of 24/7 semi-truck traffic. Housing stock is low in Knoxville and is of constant concern. The neighboring apartments should be adequately buffered. Due to topography, the apartments sit a top a steep hill, and a separate parcel that is not included in the rezoning request serves as a buffer. This siting will create a situation for noise to funnel upwards towards them. As a response to this concern, Hillwood has revised and shared a much improved site plan that would put employee parking abutting the Residential neighbor. This is appreciated and a workable plan. However - it is not a commitment and is conceptual. I have urged Mr. Nelson of Hillwood to work with Mr. David Brown on a commitment outside of zoning. Our city's noise ordinance will not be an assurance or protection to these neighboring residences.
- Which Industrial Zone - Would I-MU or I-RD meet their needs and serve the surrounding community better? I-G is specifically "range of general industrial uses...incompatible with retail, service, or residential uses." I-MU or I-RD will meet the needs of the applicant and limit out heavy industrial uses that are specifically incompatible with the abutting residential. I-RD allows a 90' build height, as does I-G, which was a reason the applicant stated they applied for I-G. The set-backs was another reason the applicant chose I-G. It should be noted: there is a parcel, ID 059 02610, that is not included in the rezoning request and thus the property planned for development will NOT abut residential directly. This impacts the setback requirements for both I-RD and I-G. The setback requirements are LESS because the property does not abut Residential zoned property directly.
- Traffic - There is much concern about traffic patterns in this area. The revised site plan from Hillwood puts their traffic on N. Mall Road versus Millertown. This is an improvement. The exit ramps, due to backed up traffic and fatalities, have long been scheduled for improvements from TDOT. Roadway improvements will have to be considered with public input during the site planning phase of this project.

Thank you for your time and consideration of this important site,  
Lauren Rider

**Lauren Rider**  
**Knoxville City Council**  
**4th District**  
**Cell 865-964-3905**

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] invitation to public meeting on item #21 - proposed East Town Mall rezoning**

2 messages

**Kevin Murphy** <murphysprings@gmail.com>

Sat, Sep 19, 2020 at 3:22 PM

Reply-To: murphysprings@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Dear Planning Commissioners,

I've been working with Ronnie Collins of Alice Bell / Spring Hill Neighborhood Association, Councilwoman Lauren Rider, and the applicant (Ben Mullins / Hillwood Enterprises) to facilitate an informational meeting for the community, and it is being sponsored through the Office of Neighborhoods. The City Council office sent out the below public notice on Friday, and we indicated that Planning Commissioners have been invited. So here's your invite :-)

The meeting will be broadcast on YouTube, and the recording will be posted up afterwards; we will also have it archived on Community TV. You are welcome to be a Zoom attendee or panelist if you want to participate, although I would defer to Mr. Wise on the appropriateness.

Alice Bell Spring Hill Neighborhood Association is facilitating a meeting on Wed, Sept 23, at 5:00PM. A proposed rezoning for East Town Mall will be discussed. The applicant (Hillwood Enterprises) will provide an overview of their plans for an ecommerce fulfillment and distribution center. Members of the Knoxville City Council, Knox County Commission, and Knoxville-Knox County Planning Commission have been invited to attend.

The press and public are welcome.

The meeting may be viewed on the Knox County Planning Alliance YouTube channel (<https://bit.ly/2FICxCa>), and the chat will be monitored for comments or questions. Community Television of Knoxville is unable to broadcast it live, but it will be available for streaming later on their website: [www.ctvknox.org](http://www.ctvknox.org) and later rebroadcast.

For those who may want to "speak" at the meeting, there are 100 "Zoom attendee tickets" available - please register at <https://tinyurl.com/y3k5ufo7>. As an attendee you can ask questions via chat or request to be recognized, and then you can speak via voice/video.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Kevin Murphy** <murphysprings@gmail.com>

Sat, Oct 3, 2020 at 9:09 AM

Reply-To: murphysprings@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

The recording of the meeting is available at:

<https://www.youtube.com/watch?v=MlQP7ZM4lHY&t=6s>.

Thank you Amy and Michelle for attending and answering questions that came up from the community!

[Quoted text hidden]



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: Contact Old Knoxville center mall**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Thu, Sep 24, 2020 at 9:55 AM

To: "Brooks, Amy" &lt;amy.brooks@knoxplanning.org&gt;, "Albertson, Liz" &lt;liz.albertson@knoxplanning.org&gt;

Cc: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: &lt;rcf8705@gmail.com&gt;

Date: Thu, Sep 24, 2020 at 9:54 AM

Subject: Contact Old Knoxville center mall

To: &lt;contact@knoxplanning.org&gt;

My name is Ryan and I'm a lifetime resident of the east Knoxville. I am emailing you today about the new proposed use of the old East Town Mall. I would urge you to please vote no to using that property for a distribution center. The idea of bringing that many jobs to Knox county is great, but that type of operation would be better suited in an industrial park like East Bridge or Forks of the River. The traffic off that exit is pretty bad. This proposal would bring 500-1000 more vehicles, not counting the freight being shipped in and out. It would be awful! Our area has been growing at high rate for the past twenty years as a result of the large amount of subdivisions being built. Matter of fact, the one just to the east of the Walmart is adding over 200 homes. We have been in desperate need for more restaurants and retail off our exit. We have 5 sit down restaurants and trying to take your family to eat without at least a 45 min wait is rare. A Turkey Creek like development would be ideal for that property. Please help us in utilizing that property to meet the needs of our growing community and vote no. Thank you for your time!

Ryan Ferguson



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] invitation to public meeting on item #21 - proposed East Town Mall rezoning**

1 message

**Kevin Murphy** <murphysprings@gmail.com>

Sat, Sep 19, 2020 at 3:22 PM

Reply-To: murphysprings@gmail.com

To: Commission &lt;commission@knoxplanning.org&gt;

Cc: Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;

Dear Planning Commissioners,

I've been working with Ronnie Collins of Alice Bell / Spring Hill Neighborhood Association, Councilwoman Lauren Rider, and the applicant (Ben Mullins / Hillwood Enterprises) to facilitate an informational meeting for the community, and it is being sponsored through the Office of Neighborhoods. The City Council office sent out the below public notice on Friday, and we indicated that Planning Commissioners have been invited. So here's your invite :-)

The meeting will be broadcast on YouTube, and the recording will be posted up afterwards; we will also have it archived on Community TV. You are welcome to be a Zoom attendee or panelist if you want to participate, although I would defer to Mr. Wise on the appropriateness.

Alice Bell Spring Hill Neighborhood Association is facilitating a meeting on Wed, Sept 23, at 5:00PM. A proposed rezoning for East Town Mall will be discussed. The applicant (Hillwood Enterprises) will provide an overview of their plans for an ecommerce fulfillment and distribution center. Members of the Knoxville City Council, Knox County Commission, and Knoxville-Knox County Planning Commission have been invited to attend.

The press and public are welcome.

The meeting may be viewed on the Knox County Planning Alliance YouTube channel (<https://bit.ly/2FICxCa>), and the chat will be monitored for comments or questions. Community Television of Knoxville is unable to broadcast it live, but it will be available for streaming later on their website: [www.ctvknox.org](http://www.ctvknox.org) and later rebroadcast.

For those who may want to "speak" at the meeting, there are 100 "Zoom attendee tickets" available - please register at <https://tinyurl.com/y3k5ufo7>. As an attendee you can ask questions via chat or request to be recognized, and then you can speak via voice/video.

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