

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SI-07-C **AGENDA ITEM #:** 15  
 2-K-07-UR **AGENDA DATE:** 4/12/2007

POSTPONEMENT(S): 2/8/2007-3/8/2007

▶ **SUBDIVISION:** EDWARDS PLACE

▶ **APPLICANT/DEVELOPER:** MICHAEL C. RHODES, LLC

OWNER(S): MICHAEL C. RHODES

TAX IDENTIFICATION: 21 PART OF 002

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southeast side of Thompson School Rd., southeast of Karnes Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 54 acres

▶ **ZONING:** PR (Planned Residential) pending

▶ **EXISTING LAND USE:** Residence & vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with low density residential uses under A, RA and PR zoning. There are two churches to the south at E. Emory Rd., also zoned A.

▶ **NUMBER OF LOTS:** 187

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Thompson School Rd., a major collector street with 20' of pavement width within 40-50' of right of way or Twin Oak Ln., an unmarked local street with 10'-14' of pavement width within a 12' wide right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 103' to 100' at sta 0+65 of Road A

**STAFF RECOMMENDATION:**

▶ **DENY** variance 1 because the requested variance can be easily brought into conformance with the requirements

**APPROVE** the concept plan subject to 16 conditions

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Correct the vertical curve to meet the requirements as noted in variance request #1.
4. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation (TDEC).
5. Provision of a 70' wide stream buffer along Beaver Creek (35' either side of the center of the creek)
6. Provide concrete piping under Road G to carry the Beaver Creek flow

7. Provide traffic calming as may be required by the Knox county Dept. of engineering and Public Works
8. Provide Minimum Floor Elevations (MFE) for each lot along Beaver Creek or as may be required by the Knox County Engineer
9. Provide the sidewalks as shown on the plan. All sidewalks must be a minimum of 4' wide and constructed to meet the requirements of the Americans With Disabilities Act.
10. Prior to final plat approval, the applicant shall work with Knox County Schools Administration regarding the provision of a sidewalk to connect this development with the newly constructed Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection.
11. Place a note on the concept plan that intersection grades of 3% or less as shown on the plan have been approved by the Knox county Dept. of Engineering and Public Works
12. Creating a pavement taper along the frontage of lot 126 to align with the pavement along the Road A frontage of lot 121
13. Review and approval of the Road E eyebrow design by the Knox County Dept. of Engineering and Public Works.
14. Extending the boulevard section on Road A to Road B
15. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
16. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC Staff.

► **APPROVE the development plan for up to 187 detached residential dwellings on individual lots subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Prior to approval of a final plat, submit to MPC staff for review and approval a detailed plan for improvements to the 1.63 acre common area that will incorporate both active and passive recreational uses
3. Prior to final plat approval, the applicant shall work with the Knox County Greenways Coordinator to determine if a public greenway easement would be required within the proposed subdivision along Beaver Creek.
4. Extend the proposed sidewalk network to connect Twin Oaks Ln.
5. Establish a homeowners association for the purpose of maintaining all amenities and any other commonly held assets

**COMMENTS:**

The applicant is proposing to subdivide this 54 acre site into 187 lots. The site was rezoned in January 2007 to PR (Planned Residential) at up to 4 dwellings per acre. The site has rolling topography and it is traversed by the upper reaches of Beaver Creek. A stream buffer will be required along the creek as it crosses this site. A common area containing 1.63 acres will be set aside for use by the residents. Since the project will contain more than 150 detached dwellings, it has been the practice of MPC to require recreational amenities within the development. This improved amenity area which will be reviewed and approved by MPC staff when the applicant finalizes the plans. Sidewalks are proposed throughout the development. All sidewalk construction will be required to comply with the Americans with Disabilities Act. The site adjoins the campus of the newly constructed Gibbs Elementary School. Staff will require the developer to work Knox County Schools to make a pedestrian connection between this site and the school. The Knox County Greenways Plan calls for a greenway in the general area that will eventually become part of a larger Beaver Creek Greenway. Staff will require this applicant to work with the county greenway coordinator to determine if the greenway should traverse this site. If needed, the developer has expressed a willingness to consider granting the needed easements.

This is a large subdivision that will be accessed from one location on to Thompson School Rd. It has been the practice of MPC to require multiple entrance points, if possible, to sites that will contain 150 or more lots. The site abuts Twin Oak Ln. which was looked at for a second access point. The right-of-way of Twin Oak Ln. is only 12' wide. The existing paved surface varies in width from 9' to 14'. In order to function as a secondary access point, staff would want the road to be a minimum of 18' wide. This can not be accomplished unless additional right-of-way is secured. It has not been the practice of MPC to require the applicant to purchase private property for right-of-way to provide the second access point.

The required traffic impact study was completed with the single access to Thompson School Rd. taken into consideration. The study identified that under present conditions left turn lanes are needed in E. Emory Rd. at the intersections with Thompson School Rd. and Fairview. Rd. The study actually recommended that Fairview and Thompson School Roads be aligned to create a four-way intersection. Additionally, the traffic study

identified the existing need for a left turn and a right turn lane in Thompson School Rd. at the E. Emory Rd. intersection. MPC has not required a developer to correct an off-site traffic problem unless the traffic from the development can be identified as making the intersection fail. Staff recognizes that traffic at the identified intersections on E. Emory Rd. is bad. We believe that the needed improvements should be the responsibility of Knox County and the State of Tennessee.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.47 du/ac, is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary School, Holston Middle School and Gibbs High School.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

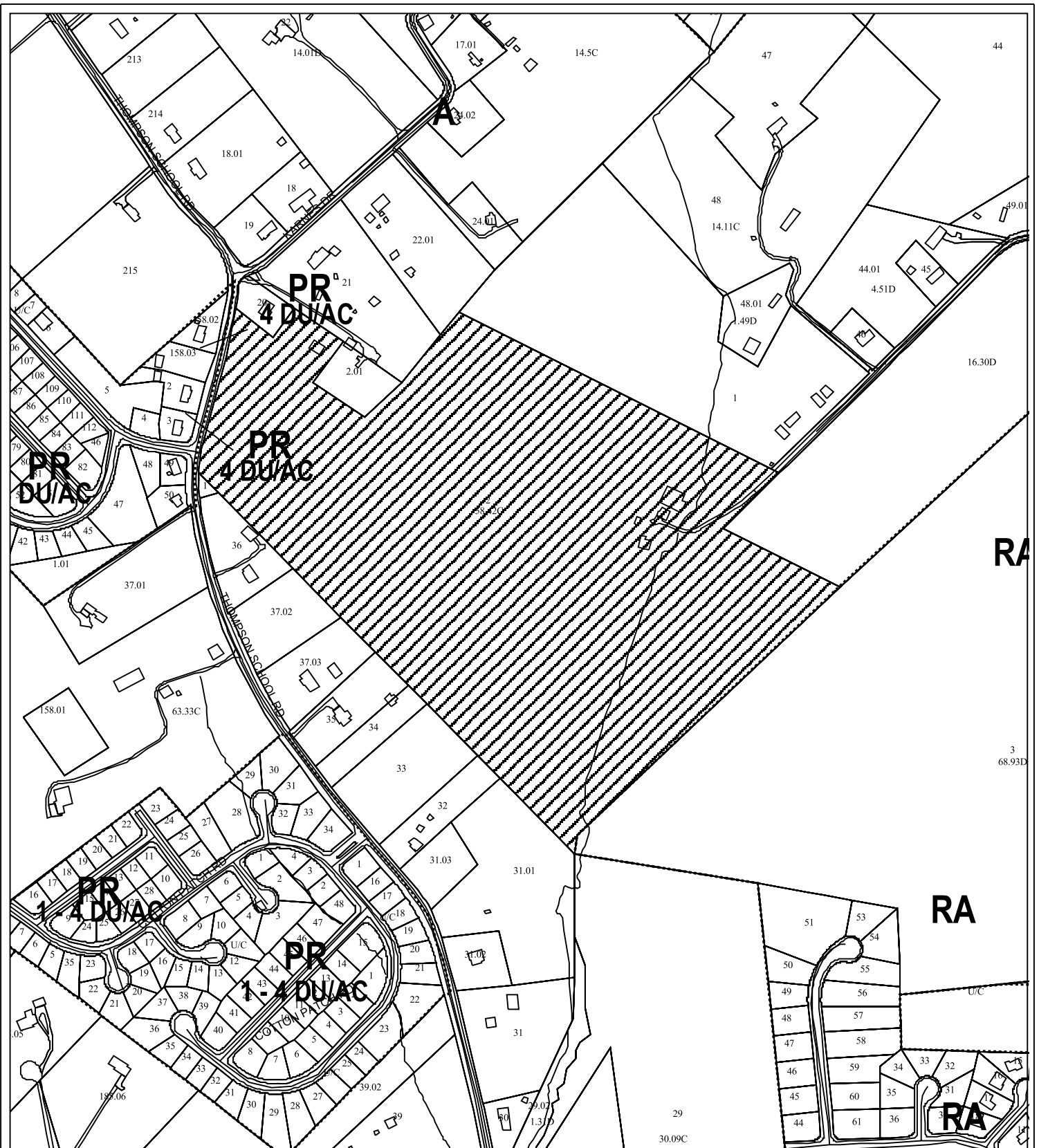
1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northeast County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.47 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.47 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**2-SI-07-C/2-K-07-UR  
CONCEPT PLAN/USE ON REVIEW**

 Detached residential development in PR (Planned Residential) pending

Original Print Date: 01/22/07      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Edwards Place  
Michael C. Rhodes, LLC

Map No: 21

Jurisdiction: County





April 4, 2007

Mr. Mark Donaldson  
Executive Director  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place – Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

This information is a follow-up to the postponement that was provided last month on the referenced agenda item. Adjacent property owners and community residents would like to provide additional comments regarding opposition to the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community.

As a quick recap, I have met with the proposing developer, Michael Rhodes, and the property owner(s) to discuss community interests and options. The primary topics of discussion were the potential for reworking the development plan, and to include improvements to Twin Oaks Lane which would provide a secondary access to the site. While Mr. Rhodes has not expressed interest in changing his current development plan, he has expressed a willingness to meet with others to discuss the potential for cost sharing of the needed improvements to Twin Oaks Lane. These improvements will also be necessary to provide a safe walkway from the development to the Gibbs Elementary, Gibbs High School, and Gibbs Ruritan Park areas.

Developer Victor Jernigan is now in the process of negotiating with Twin Oak Lane property owner(s) with the intent to acquire/develop property on Tazewell Pike/Twin Oaks Lane that is also adjacent to the Edwards property. Mr. Jernigan has also expressed a willingness to discuss the options and potential cost sharing of Twin Oak Lane improvements.

I believe that we are now positioned to work toward achieving the community plan as presented in the Northeast County Sector Plan (NCSP), but need more time to have meaningful dialogue about the plans and the options. It is important to note that during my discussions with Mr. Rhodes, he shared that he had not seen the vision for the community as outlined in the NCSP.

The development opportunity afforded by this property is unique for the Gibbs Community and Harbison Crossroads area due to its size, location, and proximity to the elementary school, high school, ruritan park, and Tazewell Pike – Emory Road intersection. This property will be integral in working towards the vision as outlined in the NCSP. For your convenience, I am including the relevant sections taken from the NCSP that specifically address the documented Knox County vision for this area.

As you can see from the NCSP excerpts below, this area was designated a Special Development Opportunity Area with a recommendation that a village center concept be implemented. With a well thought-out plan, this property could contribute greatly to the vision, and also provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Ruritan Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan.

To quote another section of the NCSP, “new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live”. We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. Encouraging development that utilizes more open space will also effectively minimize some of the traffic volume and safety concerns associated with this CP/UoR. Based on data from the TDOT, the intersection of Thompson School Road and Emory has an accident occurrence rate that is 11 times greater than the State of Tennessee average for a state high-way.

I also attended the “Plain Talk on Quality Growth” conference last Friday and was encouraged that the Knoxville/Knox County area is now taking steps to address both the short-term and long-term issues that surface in such a growing area. During the opening keynote address by Mr. Daniel Williams, a graphic of a compact development was used and he commented that a husband was going to “run out to get an aspirin, and would be back in a couple of hours” after making his way thru a maze of houses, roads, and traffic, all caused by ineffective planning. I believe the current development use proposed for this property reflects a similar, inefficient design, and is exactly what we should not be allowing to occur.

Based on guidelines presented at the conference, we also need to be considering the impact of issues associated with re-development costs after 30 to 40 years have elapsed and an ineffective development needs to be reclaimed to achieve community goals. I believe that missed opportunity today, will have a detrimental, long-term impact to the Gibbs Community, and ask that you not allow this to happen. We need to pause for a moment and work to achieve the goals that are already in place.

In closing, while we have made progress over the past month, the community would like to have more time to collaborate with the developers and work toward the vision as presented in the NCSP. Upon further review, we believe that you will also agree that the proposed development use does not align with the vision and several key principles outlined in the NCSP, and as such deserves additional time to allow a more comprehensive plan to be designed.

Respectfully submitted,

Mike Ward  
Spokesperson  
Thompson School Road and Gibbs Community Residents

Excerpts below were taken directly from the **Northeast County Sector Plan** and are specific to the Gibbs Community. Key points have been underlined for emphasis.

## **Special Development Opportunity Areas**

### **Tazewell Pike: Future School Sites**

The civic components of a village center should be created at Harbisons Crossroads. (definition of village center provided below)

Traditional Neighborhood Development style should be considered for residential land around school sites. Sidewalks should be built in all new subdivisions approved around both of the future school sites in anticipation of the parental responsibility zone. (see definition provided below)

Safe pedestrian connections need to be identified from the new Gibbs Elementary site to the High School complex. Refuge islands should be included as part of the planned improvements to the intersection of Emory Road and Tazewell Pike. A branch library on Tazewell Pike in the Gibbs community will serve the growing population and add to the mix of community services in the area. Opportunities for park and recreation facilities to compliment the school grounds exist and should be pursued before the land becomes developed.

Civic components including a new school, branch library and recreation facilities should be created, with safe pedestrian connections linking all sites.

### **NCSP Excerpts - Land Use and Development Concepts**

Development is encouraged to concentrate where services can be efficiently provided. Land-consuming sprawl and scattered, 'leap frog' type developments are discouraged. Over time, the urban service area should be extended to allow for efficient patterns of development. Based on the recently updated General Plan and numerous public meetings throughout the sector, types of development to be encouraged are described on the following page.

#### **Village Center**

Neighborhoods are created around a village center so people can walk to centrally located schools, public space and shops. Public buildings are prominent, fostering civic pride. Public open spaces provide areas for athletics, play and community events. Apartments, townhouses and offices are located near the center, providing customers for the retail space and a transition to less intense housing.

#### **Traditional Neighborhood Developments**

New development in these areas should follow the principles of traditional neighborhoods – wide sidewalks and narrow, tree-lined streets, front porches and rear garages, central squares and shopping districts. These neighborhoods are community- and people-oriented. The architecture of traditional rural buildings provides a possible theme,



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Signature	Printed Name	Street Address	Email	Phone
	DON L. DAVIS	7717 THOMPSON SCHOOL RD		688-1218
Lisa U. Davis	Lisa U. Davis	7717 Thompson School Road		688-1218
Mildred M. Warner	Mildred M. Warner	7612 Thompson Sch Rd.		687-4478
D.C. Thomas	D.C. THOMAS	7911 Thompson Sch Rd.		687-7669
Bobbie Thomas	Bobbie Thomas	7911 Thompson Sch Rd.		687-7669
Grace Browning	GRACE BROWNING	7912 THOMPSON SCH RD		687-3156
Jack Browning	JACK BROWNING	7912 THOMPSON SCH RD		687-3156
Keith Buckner	Keith Buckner	8106 Thompson Sch Rd.		688-5048
Kathy Buckner	KATHY BUCKNER	8106 THOMPSON SCH RD		688-5048
Martha Buckner	Martha Buckner	7924 <del>Ward</del> Ln.		687-6236
Kim Karnes	Kim Karnes	7702 Karnes Rd		688-1481
Mark Karnes	Mark Karnes	7702 Karnes Rd.		688-1481
Kelli Ward	Kelli Ward	7426 Thompson School		688-8183
Barbara Finkbeiner	BARBARA FINKBEINER	7431 Fairview Rd		688-7161
Jeff Finkbeiner	Jeff Finkbeiner	7712 Thompson School RD		688-4881
Garnie Inklebarger	Connie Inklebarger	7410 Thompson School Rd.		688-4691
John Inklebarger	John Inklebarger	7431 Fairview Rd		688-7761

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#	Signature	Printed Name	Street Address	Email	Phone
1	J. R. Humphrey	Juanita R. Humphrey	8208 Thompson School Corryton TN 37724		688-8058
2	Shandra Humphrey	Shandra Humphrey	11		688-8088
3	Jay Humphrey	Jay Humphrey	11		688-8085
4	Kristi Godfrey	Kristi Godfrey	706 Thompson Sch. Rd Corryton TN 37721		687-9409
5	Jason Arwine	Jason Arwine	7405 Ridge Haven Ct. Corryton TN 37721		684-8823
6	Pat Ellison	Patricia Ellison Hobo Preston View Dr	7600 Preston View Dr Corryton TN 37721		686-3332
7	Margaret Seates	Margaret Seates	756 Thompson School Rd Corryton TN 37721		689-9429
8	David Seates	DAVID SCATES	8182 Thompson School Rd Corryton TN 37721		689-9647
9	Lawrence Rutherford	Lawrence Rutherford	812 Thompson School Rd Corryton TN 37721		688-9819
10	Betty Rutherford	Betty Rutherford	8122 Thompson Sch Rd Corryton Tenn 37721		688-9819
11	Herb Darnie	Herb Darnie	8305 Thompson Sch Rd		687-1189
12	Mike Warrick	Mike Warrick	8308 Thompson School Rd		951/531
13	Billy Warrick	Billy Warrick	8308 Thompson School Rd		951/531
14	Nancy Warrick	Nancy Warrick	8308 Thompson School Rd		951/531
15	Archie Thomas	Archie Thomas	8728 Thompson SC RD		688-9829
16	Patricia R. Rhodes	Patricia R. Rhodes	1328 Thompson School Rd		688-9829

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	Signature	Printed Name	Street Address	Email	Phone
1		Bobby Cardwell	742 Whitesbars Dr. 37918		688-8476
2		STEVEN BORDEN	8212 POINT VIEW LN 37721		681-8520
3		Kristi Borden	8212 Point View Ln 37721		687-8520
4		DAVID WORTHAM	7408 GIBBS RD 37721		682 219-8355
5		Teresa Fancher	7705 Thompson Shrd. 37721		687-8511
6		K. Scott Fancher	7705 Thompson School 37721		687-8511
7		Michele Brewer	7556 Tavernary Cr. 37716		925-0018
8		PAT BORDEN	6300 Maloneyville 37701		688-3218
9		Ardy Williams	7411 Crossbar Ln 37721		281-2897
10		Jane Ailor	7743 Andersonville Pk.		922-2683
11		KATHERINE WARD	1406 Dean Lodge Lane		689-4177
12		Judy Rucker	7521 Thompson Sch Rd		687-7536
13		Gary G. Rucker	7521 Thompson Sch Rd		687-7536
14		Kellie D. Ward	7484 Ravencrest Ln 37721		689-6871
		Mary Hankins	8139 Tazewell Pk. 37721		687-1127
		John M. Blankenship	7026 East Energy Rd 37721		688-0368
		Jay W. Blankenship	7026 Energy Road 37721		688-0368

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>R.D. Bridges</i>	R.D. BRIDGES	7614 KARNES RD.		281-9621
2	<i>Michelle Syed</i>	Michelle Syed	7615 Karnes Rd	hsfarm5@aol.com	281-9590
3	<i>Keith Byro</i>	Keith Byro	7615 Karnes Rd.	" "	" "
4	<i>David Mallicote</i>	David Mallicote	7601 Karnes rd		865-688-9708
5	<i>Kristi Mallicote</i>	Kristi Mallicote	7601 Karnes Rd	kristi@yourhc.net	" "
6	<i>Moire Bridges</i>	Moire Bridges	7614 Karnes Rd		281-9621
7	<i>Kelly R Brannan</i>	Kelly R. Brannan	7614 Karnes Rd.		281-91021
8	<i>Taylor Costello</i>	Taylor Costello	7711 Karnes Rd		237-5682
9	<i>Thomas R Brannan</i>	Thomas R Brannan	7614 Karnes Rd		281-9621
10	<i>Ginger Harris</i>	Ginger Harris	7624 Karnes Rd.		689-7083
11	<i>Shannon Letts</i>	Shannon Letts	7614 Karnes Rd		281-9621
12	<i>Martha O'mary</i>	Martha O'mary	7614 Karnes Rd		281-9621
13	<i>Denise Bradley</i>	Denise Bradley	7809 Barker Rd.	denise@fairviewhouston.com	748-9940
14	<i>LeAnn Wright</i>	LeAnn Wright	515 Monday Rd		992-3956
15	<i>Carol Ellis</i>	Carol Ellis	7523 Homestead Dr		922-2027
16	<i>Mike Ward</i>	Mike Ward	7626 Thompson School Rd		688-8182
17					

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Signature	Printed Name	Street Address	Email	Phone
<i>Andy Bridges</i>	Andy Bridges	7716 Karnes Rd.		219-8920
<i>Mandy Barnes</i>	Mandy Barnes	7722 Karnes Rd.		382-5488
<i>Lisa Booher</i>	Lisa Booher	7716 Karnes Rd.		219-8920
<i>Rory Karnes</i>	Rory Karnes	7710 Karnes Rd.		687-4893
<i>Darin Beebe</i>	Darin Beebe	7612 Clapps Chapel Rd		219-9989
<i>Bryan T Cuyben</i>	Bryan T Cuyben	6024 Medlin Hts Rd		219-4897
<i>PAT Worthington</i>	PAT Worthington	7807 Abbs Road		687-8522
<i>Joe Knighton</i>	Joe Knighton	7609 Rustic Lane		922-1594
<i>Melanie Porter</i>	Melanie Porter	6643 East Emory Dr.		922-3210
<i>GAILEN PORTER</i>	GAILEN PORTER	6643 East Emory Dr		254 5600
<i>Matt Porter</i>	Matt Porter	6643 Emory Rd		922 3210
<i>Aaron Porter</i>	Aaron Porter	6643 Emory Rd		922 3210
<i>Spencer Porter</i>	Spencer Porter	6643 East Emory Rd		922 322

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Dale H. Walker</i>	Dale H. Walker	8200 Irwin Road Corydon, TN		687-8209
2	<i>Janice L. Walker</i>	Janice L. Walker	8200 Irwin Road, Corydon, TN		687-8209
3	<i>Herbert Walker</i>	HERBERT WALKER	8112 IRWIN RD. CORYDON, TN		682-0349
4	<i>Margaret Walker</i>	MARGARET WALKER	8112 IRWIN RD. CORYDON, TN		687-0349
5	<i>Shelley U. Walker</i>	Shelley U. Walker	7600 Wood Rd. Corydon, TN		680-9317
6	<i>Patrick Pollock</i>	Patrick Pollock	7652 Wood Rd. Corydon, TN		281-2178
7	<i>Denise Pollock</i>	Denise Pollock	7652 Wood Rd. Corydon, TN		281-2178
8	<i>Gerry Williams</i>	Gerry Williams	6201 Restful Way Corydon, TN		687-1029
9	<i>Nancy Irwin</i>	Nancy Irwin	8501 Restful Way Corydon, TN		281-0776
10	<i>Nini Weaver</i>	Nini Weaver	6650 Grace Nicely		687-4765
11	<i>Keith Weaver</i>	Keith Weaver	6650 Grace Nicely		687-4765
12	<i>Jeanie Haley</i>	Jeanie Haley	6635 Grace Nicely		686-1679
13	<i>Doug Haley</i>	Doug Haley	6635 Grace Nicely		686-1679
14	<i>Amy Mitchell</i>	Amy Mitchell	6109 Ricky Allen Rd Corydon		281-0246
15	<i>Linda Nordmae</i>	LINDA NORDMAE	1815 Fair Dr. Knoxville, TN (work at 645 Steadon)		689-5381
16	<i>Angela Clark</i>	Angela Clark	5833 Whisper Wood Rd		925-2609
17	<i>Chris Jones</i>	Chris Jones	6410 Orchard Creek Ln		689-2713

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Jay Widner</i>	JAY WIDNER	7700 Nicholas DR		688-3756
2	<i>Sara Widner</i>	SARA WIDNER	7700 Thompson School		688-3756
3	<i>Charles Widner</i>	Charles Widner	<del>7700 Thompson School</del>		<del>688-3756</del>
4	<i>Todd Beeler</i>	TODD BEELER	369 Emory Rd		933-7754
5	<i>Bill Widner</i>	BILL WIDNER	7807 Gibbs Roms		688-4579
6	<i>Kevin Davis</i>	Kevin Davis	8403 Tobac Tindell Lane		688-5928
7	<i>Tina Pratt</i>	Tina Pratt	174 Highlands Pkwy Rd.		828-5266
8	<i>Bryan Wright</i>	Bryan Wright	515 Monday Rd		992-3956
9	<i>Edward Davis</i>	Edward Davis	9008 Jarzowski Pl		687-6469
10	<i>Bud Milligan</i>	Bud Milligan	6640 East Emory Rd		922-8424
11	<i>Wayne Davis</i>	Wayne Davis	7624 Gracemont Blvd		688-7168
12	<i>Nissy Beeler</i>	Nissy Beeler	369 Emory		933 7754
13	<i>Tracy A. Clapp</i>	Tracy A. Clapp	7620 Emory Rd. 37721		688-1571
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**PETITION to Knoxville/Knox County MPC Regarding Opposition to  
Edwards Place Concept Plan 2-SI-07-C and Use on Review 2-K-07-UR  
For development on Thompson School Road as presented by Michael C. Rhodes, LLC**

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Cecelia Rivers</i>	Cecelia Rivers	employee Gibbs Elementary		6989130
2	<i>Thomas Kerns</i>	Thomas Kerns	1020 Buckhorn DR		6878482
3	<i>Brad Conley</i>	Brad Conley	4912 Circle Rd Corrigan		932-0789
4	<i>Mike Asquith</i>	Mike Asquith	2500 Craghead Lane		577-0749
5	<i>Kim Jenkins</i>	Kim Jenkins	7707 Carpenter Rd		938-5480
6	<i>Todd Clark</i>	Todd Clark	5833 Whisperwood Road		925-2609
7	<i>Debbie Martin</i>	Debbie Martin	7419 Ridge Haven Court		689-8037
8	<i>Pam Parker</i>	Pam Parker	8109 Towell Pike		689-6526
9	<i>Lisa Thomas</i>	Lisa Thomas	employee at Gibbs High Thompson		380-3372
10	<i>STAN DIXON</i>	STAN DIXON	KNOX COUNTY EMP.		482-8692
11	<i>Kimberly Heath</i>	Kimberly Heath	5812 Whisperwood Rd.		857-4812
12	<i>Cynthia G. Hudson</i>	Cynthia G. Hudson	5321 Shipe Rd.		933-6290
13	<i>Harriet Jenkins</i>	Harriet Jenkins	9208 Heiskell Rd		947-5438
14	<i>Linda Francais</i>	Linda Francais	213 Smoky View employee of Gibbs High		573-3324
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16					
17					



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#	Signature	Printed Name	Street Address	Email	Phone
1	Ray Karnes	RAY KARNES	7717 Karnes Road		688-2819
2	Bonnie Mitchell	Bonnie Mitchell	7914 BARKER RD.		689-2798
3	Tim Mitchell	TIM MITCHELL	7914 BARKER RD		740-6313
4	Jennifer Hassell	Jennifer Hassell	4517 Inverrary Circle		925-2706
5	Berlinda Stockdale	Berlinda Stockdale	4507 Glorious Ln		686-9055
6	Johnny Johnson	Johnny Johnson	6828 Beeler Rd		922-2682
7	Georgia Johnson	GEORGIA JOHNSON	6828 Beeler Rd		922-2682
8	John A. Johnson	John A. Johnson	6826 Beeler Rd.		922-0559
9	Vanessa Johnson	Vanessa Johnson	6826 Beeler Rd		922-0559
10	Mae Majoro	Mae Majoro	6742 Beeler rd.		922-7809
11	Larry Bayless	Larry Bayless	6840 Beeler Rd		922-9027
12	Linda Bayless	LINDA BAYLESS	" "		922-9027
13	Rick Ellis	RICK ELLIS	7323 HOMESTEAD DR		922-2077
14	Carol Ellis	CAROL ELLIS	" "		922-2077
	Carl Sivert	CARL SIVERT	6532 Vestime Dr		686-7972
	Susan Pratt	Susan Pratt	174 Hillend Springs Rd.		828-5366
	Lisa Edens	LISA EDENS	7604 Pellham Rd		922-5825
	Connie Penland	Connie Penland	8908 Clement Rd		687-5512
	Julie Bond	Julie Bond	7930 Bonuff Rd.		687-3386
	Mary Knighton	MARY KNIGHTON	7609 Ruston Rd		922-1594

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#	Signature	Printed Name	Street Address	Email	Phone
1	<i>Barbara J Miller</i>	Barbara Taylor	6917 Ridgewood Rd		687-6388
2	<i>Debra R. Dalich</i>	Dennis R. Taylor	" " "		" "
3	<i>Jeffrey A. Tablar</i>	Jeffrey A. Tablar	7410 Thompson School Rd		687-9974
4	<i>Michael Hampton</i>	Michael Hampton	6630 Malongwood Rd		687-0540
5	<i>Michael Stanish</i>	Michael Stanish	5305 Shipe Rd		688-0983
6	<i>Joan Presnell</i>	Joan Presnell	6510 Tazewell PK		682-1581
7	<i>Beich Stanifer</i>	Beich Stanifer	5305 Shipe Rd		688-0983
8	<i>Alice Gregory</i>	Alice Gregory	744 Twin Brooks Blvd		922-8791
9	<i>Larry Gregory</i>	Larry Gregory	744 Twin Brooks Blvd		922-8791
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## **Agenda Item #15: Opposition to Edwards Place Concept Plan 2-SI-07-C for development on Thompson School Road**

### **Introduction**

- Mike Ward – 688-8182, 7626 Thompson School Road, Corryton, TN 37721
- Spokesperson for Gibbs Community, some present, 150+ names on petitions
- 50 years in community, Deacon at Fairview Baptist Church
- Technical Professional, Computer Science Degree from UT in 1981
- Employment: 19 years computer consultant with SAIC, 4 years CIO for Covenant Health

### **Overview of Gibbs Community Development Goals**

1. Increase citizen participation and cooperation in community development planning
2. Balance development and community concerns - Minimize sprawl and leapfrog type development
3. Encourage quality community growth – provide varied housing price point options to allow residents to develop/maintain relationships with ability to mature/transition within the community
4. Safe neighborhood access – limit traffic growth
5. Maintain area's natural beauty while also maintaining neighborhood character and integrity - increase greenway efforts – realize Beaver Creek Greenway plan from NCSP
6. Responsible community development/growth that is environmentally responsible – maintain integrity of the creeks, springs, watershed
7. Strive to attain documented vision as expressed in the NCSP

### **Quick Assessment**

1. Concept plan as presented is not in best interest of community
2. Only 1 access point that feeds small roads leading to Tazewell Pike, Emory Road
3. Safety is already beyond hazardous – see TDOT safety calculations
4. Neighborhood character at critical point of deterioration - housing is stacked and does not effectively allow for open space
5. Does not achieve principles established in Northeast County Sector Plan
6. We are counting on the MPC to help us maintain the integrity of our community while also improving quality of our neighborhood
7. Community recommends that the Concept Plan be rejected
8. Community would like to participate in development discussion/planning sessions

TENNESSEE DEPARTMENT OF TRANSPORTATION  
 SURVEY & DESIGN DEPARTMENT  
 KNOXVILLE



Date: 3/7/2007 \*\*\*\* ACCIDENT RATES  
(Intersection)  
 Calc by: Nathan Vatter  
 Location: SR 131 @ Fairview and Thompson School Rds  
 Knox County

**DATA:** Period of study: 1/1/2005 to 8/14/2006  
 Number of accidents: 34 (A)  
 Number of days in study: 1321 (I)  
 TMC date :  
 Entering volume: 11770 (C)  
 Day of week:  
 Type of highway: 2-Lane  
 Statewide average accident rate: 0.2 (Ra) from Table I.  
 Day of week factor: 1 (Fd) from Table II  
 24 hour expansion factor: 1 (Fp) from Table III

**24 HOUR TOTAL ENTERING VOLUME:**  $(C) * (F_d) * (F_p) = (SV)$   
 $(11770) * (1) * (1) = 11770.000 (SV)$

**EXPOSURE:**  
 $(T) * (SV) = (1321) * (11770) = 15548170 (E)$

**EXPOSURE RATE:**  $\frac{(E)}{1000000} = \frac{(15548170)}{1000000} = 15.548 (M)$

**ACTUAL ACCIDENT RATE (Ri):**  
 $\frac{(A) * 1000000}{(I) * (SV)} = \frac{(34) * 1000000}{(1321) * (15548170)} = 2.1868 (R)$

**CRITICAL ACCIDENT RATE (Rc):**  $Ra + K(Ra/M)^{1/2} + (1/2M) =$   
 $(0.2) + (2.327) * (0.2 / 15.548)^{1/2} + (1/2 * 15.548) = 0.496 (Rc)$

**CONFIDENCE LEVEL (%)**  
 99.0

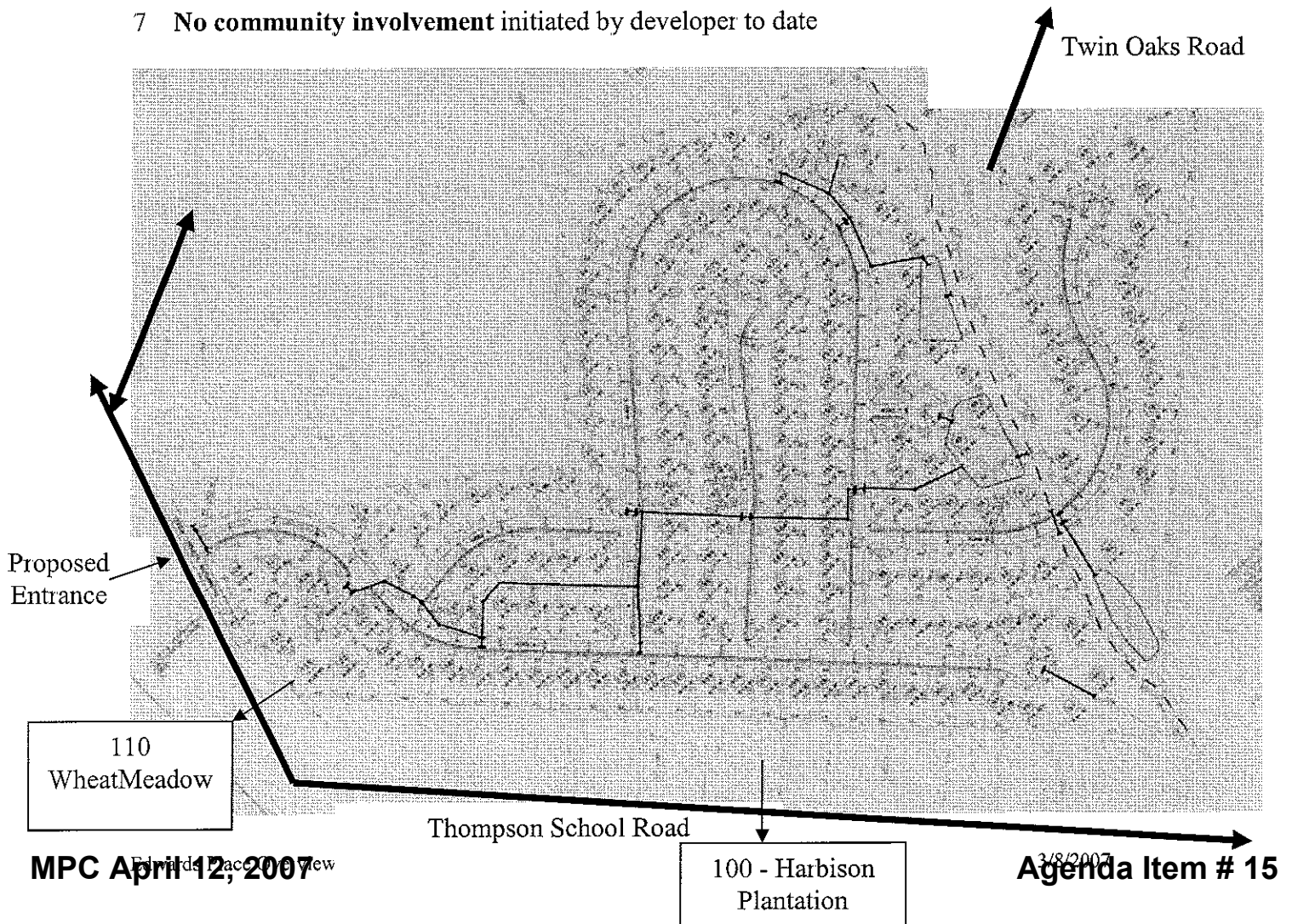
**SUMMARY:**  
 Actual Accident Rate : 2.187 Acc/MV \*  
 Statewide Average Accident Rate: 0.200 Acc/MV  
 Critical Accident Rate : 0.496 Acc/MV  
 Qualifies for Safety Funding: YES

11 TIMES  
 HIGHER THAN  
 STATE AVG  
 (TRIP ONLY)

**SEVERITY INDEX (SI):**  
 $SI = \frac{(No. of Fatal Accidents) + (No. of Injury Accidents)}{(Total Number of Accidents)}$   
 $SI = \frac{(1) + (10)}{(34)} = 0.324$   
**SEVERITY INDEX = 0.324**  
**RAIIO: R/Rc = 4.408**

## Overview of Gibbs Community Concept Plan Opposition to Edwards Place

1. **Too Many** - The number of houses planned (187) leaves no room for open space and exceeds generally accepted MPC standards for a single entrance (150). Owners keeping 7 acre buffer. Available acreage = 51 = 3.6 du/ac
2. **Too small** - Smaller lot sizes (60 - 70 wide X 100 – 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road.
3. **No Variety** - Thompson School Road would have 400 similar houses within a one quarter mile span. Community needs more housing to attract upper-middle, support maturing.
4. **Safety Risk** - With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow. Accident rate is already > 11 times higher than state average (IHP only). TIS-Traffic Impact Study is incomplete and misleading based on info from TDOT, and didn't address impact of S/D plan. Peak hours should be 6:30 to 8:30 – allow for commute time.
5. **Limited Investment in Quality**
  - o An additional access point to the property is available via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road. Opportunity to negotiate with owners.
  - o Larger common area(s) needed, need to encourage more open space
6. **Watershed Protection** - This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan.
7. **No community involvement** initiated by developer to date



## **Overview of Gibbs Community Opposition to Edwards Place Concept Plan**

### **Community Goals**

- Increase citizen participation and cooperation in community development planning
- Balance development and community concerns
- Encourage quality growth – provide varied housing options for resident transition within the community
- Safe neighborhood access
- Maintain area's natural beauty while also maintaining neighborhood character and integrity - increase greenway efforts
- Minimize sprawl and leapfrog type development
- Responsible community development/growth that includes environmentally responsible development
- Strive to attain documented vision as expressed in the NCSP

### **Development Plan Concerns/Issues**

- The number of houses planned (187) exceeds generally accepted MPC standards for a single entrance (150)
- Smaller lot sizes (60 - 70 wide X 100 – 120 deep) are indicative of lower price point homes and we already have 210 such homes on Thompson School Road
- Thompson School Road would have 400 similar houses within a one quarter mile span
- An additional access point to the property is available via Twin Oaks Road, and property may be available to accommodate other potential access points on Thompson School Road
- With a single access point, the increase in traffic volume on Thompson School Road will greatly increase and further stress high-traffic flow
- This area is one of the watershed origination points for Beaver Creek and we anticipate issues with current limited retention plan
- No community involvement initiated by developer to date
- Larger common area(s) needed

March 5, 2007

Mr. Mark Donaldson  
Executive Director  
Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item #15, Edwards Place – Michael C. Rhodes, 2-SI-07-C & 2-K-07-UR

Dear Mr. Donaldson and MPC Commissioners,

Adjacent property owners and community residents would like to provide comments regarding the current Concept Plan/Use on Review (CP/UoR) for development of the James Edwards property located on Thompson School Road in the Gibbs Community. Upon review of commissioner mission/position statements provided on the MPC web site, we were pleased to see that the typical interest of each commissioner is to gain community participation in the planning process to insure that well-planned, community minded, quality developments occur.

The development opportunity afforded by this property is unique for the Gibbs Community due to its size, location, and proximity to the elementary school, high school, ruritan park, and (if rumors are true) a potential future middle school. This referenced property has all the valued assets (tree covered ridges, pristine streams, woodlands, and prime farmland) mentioned in the Northeast County Sector Plan (NCSP) as well as unique environmental and scenic qualities that are also recommended for protection and conservation. We believe this is a critical time for broader community involvement with strategic planning, collaboration, and coordination to maximize the impact that more effective development of this property could have for the Gibbs community.

We have several concerns regarding the proposed CP/UoR and would prefer to see development that builds more toward the vision as presented in the NCSP. Given the MPC Staff's recommendation to approve the plan subject to several conditions, it seems their perspective is that the proposed plan is consistent with the NCSP. However, the community impression is that while the plan may be somewhat consistent with the "letter" of the NCSP, we do not believe that it complies with the "intent" of the NCSP.

To quote a section of the NCSP, "new development should respect the sectors landscape and heritage, not destroy the very quality that makes it a desirable place to live". We agree with the NCSP principles and believe that more collaboration and planning should be done to establish the next layer of a foundation for the Gibbs Community. With a well thought-out plan, this property could provide the genesis for achieving the Beaver Creek greenway in Gibbs with connections to schools and the Gibbs Ruritan Park as identified in Table 7: Community Facility Improvements of the NCSP Five and Fifteen Year Improvement Plan.

While we are not opposed to growth, the current CP/UoR plan does not sufficiently balance housing density with more desirable neighborhood qualities. The community is very interested in a higher quality development to provide opportunities for residents to stay within the community as they "move up" with regards to lot size, housing size, housing quality, and neighborhood amenities. The projected lot sizes range from 60 to 70 feet wide, by 100 to 125 feet deep which are similar to existing developments in the area and not in line with community impressions of quality minded, community oriented growth. Encouraging development that is less dense and offers more open space would be more appealing to prospective residents while also effectively minimizing some of the traffic volume and safety concerns associated with this CP/UoR.

Currently, Karns Road serves as a primary alternate route to/from Gibbs Schools as traffic avoids the Emory Road – Tazewell Pike intersection. Without access from Twin Oaks Road, the traffic stress will increase on Karns Road during peak hours. Karns Road is not developed enough to safely handle the higher traffic volume as there are two tight ninety degree curves with one being a blind curve. The single proposed entrance is approximately 300 feet from Karns Road which will further increase use of Karns Road as an alternate route. Clearly, the increase in traffic from a higher density development will further stress the infrastructure and increase safety risks on an already over-crowded road. A long term planning focus will allow development of a plan that will meet community goals and reduce infrastructure stress while also addressing needed access and traffic planning options.

I have also attempted contact with local State of Tennessee planning staff to determine whether plans exist (or have been considered) to address the traffic control issues as presented in the respective traffic impact study. I will provide an update if available at the MPC meeting on Thursday.

In summary, the community would like to work with the MPC to outline development options that might tie the development to the Gibbs Ruritan Park, the new Gibbs elementary school, and the Gibbs High School which would also make progress toward the goals/guidelines as presented in the NCSP. Upon further review, we believe that you will also agree that the presented CP/UoR does not align with the vision and several key principles outlined in the NCSP, and as such, does not deserve approval at this time.

The community requests that the MPC deny the current CP/UoR, and seeks to have planning sessions established to engage the residents in working towards refinement of a vision for Gibbs that will enable a comprehensive community development plan to be created that is more reflective of the vision presented in the NCSP.

Respectfully submitted,



Mike Ward  
Spokesperson  
Thompson School Road and Gibbs Community Residents