

10-0-15-RZ -cor- TnHisCom



TENNESSEE HISTORICAL COMMISSION
STATE HISTORIC PRESERVATION OFFICE
 2941 LEBANON ROAD
 NASHVILLE, TENNESSEE 37214
 OFFICE: (615) 532-1550
www.tennesseehistoricalcommission.org



October 1, 2015

Commission Members
 Knoxville/Knox County Metro Planning Commission
 Suite 403, City-County Building
 400 Main Street
 Knoxville, Tennessee 37902

Re: 48. BELLE INVESTMENT COMPANY, INC. 10-O-15-RZ
 East side Neubert Springs Rd., north side W. Governor John Sevier
 Hwy, Commission District 9. Rezoning from A (Agricultural) to PR
 (Planned Residential).

Dear Commission Members:

The Tennessee Historical Commission owns Marble Springs State Historic Site, which is across the road from the property with a proposed zoning change. Marble Springs was the farmstead of Tennessee's first governor, John Sevier, and it is the only place that tells his story. This property was at one time part of the original Sevier holdings. The proposed zoning change is not congruent with our vision of maintaining historic viewshed, which is critical to the visitor's understanding of sense of place.

High density apartments will forever alter the appearance of the natural landscape. Signage, increased traffic, stormwater runoff, and the potential loss of archaeological evidence add to our concerns. Therefore, we are opposed to this zoning change.

If the zoning change happens despite our opposition, we respectfully request that the density is lessened, that there are acceptable set backs and screening, signage is small and non-distracting, traffic is mitigated away from the entrance to the site, stormwater runoff be appropriately addressed such that it does not impact the natural stream on the site, and that shovel testing and other non-impactful archaeological testing is performed before groundbreaking.

Sincerely,

E. Patrick McIntyre, Jr.
 Executive Director
 State Historic Preservation Officer

Martha Akins
 Historic Sites Program Director



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

[MPC Comment] Reasoning proposal 10-O-15-RZ

1 message

Marble Springs Director <director@marblesprings.net>

Wed, Oct 7, 2015 at 11:43 AM

Reply-To: director@marblesprings.net

To: commission@knoxmpc.org

Dear MPC Commission:

Please see the attached letter of opposition

Re: 48. BELLE INVESTMENT COMPANY, INC. 10-O-15-RZ
East side Neubert Springs Rd., north side W. Governor John Sevier
Hwy, Commission District 9. Rezoning from A (Agricultural) to PR
(Planned Residential).

This property is located across from the Marble Springs State Historic Site.
This tourist destination is a Certified Wildlife Habitat and Arboretum and the only site
charged with telling the story of John Sevier, first governor of Tennessee and Revolutionary
War hero.

Sincerely,

Anna Chappelle

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This message was directed to commission@knoxmpc.org**MPC_10-O-15-RZ.pdf**

198K



MARBLE SPRINGS

STATE HISTORIC SITE

*Home of John Sevier**Knoxville, Tennessee*

1220 W. GOV. JOHN SEVIER HWY • MAIL TO: PO BOX 20195, KNOXVILLE, TN 37940 • 865-573-5508 • MARBLESPRINGS@GMAIL.COM • MARBLESPRINGS.NET

Knoxville/Metropolitan Planning Commission

Re: 48. BELLE INVESTMENT COMPANY, INC. 10-O-15-RZ
East side Neubert Springs Rd., north side W. Governor John Sevier
Hwy, Commission District 9. Rezoning from A (Agricultural) to PR
(Planned Residential).

Dear Commission,

Marble Springs State Historic Site, the farmstead of John Sevier—first governor of Tennessee and Revolutionary War hero—is across the road from the property with a proposed zoning change. Marble Springs is the only place that tells his story and is operated by a non-profit organization, The Governor John Sevier Memorial Association. We offer a variety of programs for the community, including our stargazing workshops. We are a tourist destination and in addition to the tax dollars generated by tourists visiting the area; we provide economic benefits to the community with our farmers market.

The proposed rezoning and potential redevelopment will forever alter the appearance of the natural landscape. Signage, increased traffic, stormwater runoff, and the potential loss of archaeological evidence add to our concerns. Therefore, we are opposed to this zoning change.

This property was at one time part of the original Sevier holdings. The proposed zoning change is not compatible with our need to maintain a historic viewshed, which is critical to the visitor's understanding of sense of place. One of the benefits of our location is the minimal development surrounding the historic site, which translates to increased light pollution, thereby affecting our stargazing program.

If the zoning change is approved despite our opposition, we respectfully request that the density is lessened, traffic is mitigated away from the entrance to the site, that there are acceptable setbacks and tree buffers; signage is visibly appealing and small; light control mitigation is planned, and that archaeological testing is performed before groundbreaking. We also request that stormwater runoff be appropriately addressed such that it does not impact the natural stream on the site, which is a project of the Tennessee Stream Mitigation Program, by requiring extra care with erosion control to prevent runoff during construction, that stormwater be infiltrated on site as much as possible using green infrastructure to minimize impacts post construction. If standard curb and pipes are used we request that oil and grease separator and catch basin inserts be installed to minimize impacts.

Sincerely,

Anna Chappelle
Executive Director



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

Correspondence for agenda item 48

1 message

Bob Thompson <t3andp@bellsouth.net>

Wed, Oct 7, 2015 at 2:41 PM

To: commission@knoxmpc.org

Cc: bettyjo.mahan@knoxmpc.org

MPC: please provide the following letter to each MPC commissioner for the October 8 meeting.

Thank you

Robert H Thompson
South Doyle Neighborhood Association, Inc.

Metropolitan Planning Commission

via email to commission@knoxmpc.org

October 7, 2015

Dear Commissioners:

On behalf of the South Doyle Neighborhood Association, Inc., this is to comment on MPC October 8 agenda item number 48, file # 10-O-15-RZ, the request by Belle Investment Company, Inc., for rezoning a 9.42 acre tract from Agricultural to Planned Residential up to five dwelling units per acre. Although we support well-reasoned, appropriate development, we urge MPC to consider requiring more information before voting on this matter, and to consider approving a density lower than five units per acre along with requirements to protect the scenic rural and highly significant historical characteristics of the immediate area.

Historic and Scenic Characteristics

The Belle Investment tract was originally part of land granted to John Sevier, who served in the Revolutionary War and who was the first governor of Tennessee. The tract is only a few hundred feet northeast of Marble Springs, the 35 acre property which is now owned by the State of Tennessee and which serves as a living history exhibit, including John Sevier's original log cabin, open to the public. In addition to John Sevier's cabin, Marble Springs contains similar historic structures, three campgrounds, hiking trails, and is a certified wildlife refuge and arboretum. It receives approximately 8000 visitors a year, including individuals from the local area and beyond, primary and secondary school groups, community organizations, and business groups. It is host to a wide a variety of public activities and events which depend upon or benefit from its rural surroundings, including but not limited to: nature walks; camping; youth and scout programs; historical reenactments and living history events relating to the late 18th century; traditional craft workshops and other educational activities; a farmers' market; and stargazing. These historic and rural scenic uses and attributes of Marble Springs and the experience of the visiting public could be negatively impacted (visually and otherwise) by a five unit/acre development immediately to the northeast.

It seems clear that the requested rezoning's possible adverse effects on these unique uses and attributes of Marble Springs should be considered by MPC in accordance with the Knox County Zoning Ordinance. We are surprised that the September 30 MPC staff report seems to consider the requested rezoning's possible impact only on properties "adjacent" to the Belle tract, and does not even mention Marble Springs.

In addition, since much (or perhaps even all) of the Belle tract is within a quarter mile of Marble Springs, it might be possible for the Historic Zoning Commission to extend Historic Overlay Zoning to the Belle tract in accordance with the

zoning ordinance.

In addition to the scenic and unique historical aspects and public uses of Marble Springs, it is also a major focal point of our community. Many South Doyle Neighborhood Association members have provided volunteer service to Marble Springs and have served on the board of the Governor John Sevier Memorial Association, the nonprofit organization charged by the Tennessee Historical Commission with daily administration and maintenance of the site.

Beyond Marble Springs itself, the stretch of Governor John Sevier Highway from Alcoa Highway to Chapman Highway, including the section which forms the south boundary of the Belle tract, is designated as a Rural Scenic Highway in accordance with the Tennessee Scenic Highway System Act of 1971. That law specifies that part of its purpose is to "[p]rovide for the recovery and conservation of natural scenic beauty along designated scenic highways." The 2002 Knox County South Sector Plan stated that Governor John Sevier Highway's rural scenic designation "mandates that development along the edges of the corridor be severely limited to include increased building setbacks, reduced signage, and *limitations of the intensity of development located along the road...* to encourage greater protection of this scenic highway" (emphasis added). Further, the plan specifically called for preservation of "the historic area around the home of Governor John Sevier." Currently, all the land facing Marble Springs along the highway is essentially rural (primarily wooded) in appearance and it is appropriate to maintain that to avoid adverse impacts on Marble Springs and to preserve the rural scenic nature of the highway.

Even the developed area east of the Belle tract is fairly well screened by trees, helping to reduce the impact on the scenic highway.

Traffic

The staff report characterizes the access street, Neubert Springs Road, as a major collector street, but we question this characterization and we believe further review of traffic issues is necessary. The road appears to be only 20 feet wide, and immediately to the north is a narrow and extremely winding and hilly road as it ascends the mountain beginning at the north edge of the Belle tract. To the south, there is a connector from the road to Governor John Sevier Highway, but even with existing levels of traffic it can be problematic to access the highway from that connection point, and our understanding is that there has been at least one fatal accident in that area.

Environmental

Although not mentioned in the staff report, the north of edge of the Belle tract is within a designated Hilltop and Ridgetop Protection Area. In addition, as part of the John Sevier's original land holdings, the Belle tract should be examined at least preliminarily for archeologically significant resources.

This immediate area drains into a tributary of Stock Creek, which is identified as an impaired and threatened waterway under the Clean Water Act. The tributary, just west of the Belle tract, flows south into the Marble Springs property, where it is protected as an ecological restoration/enhancement project under the Tennessee Stream Mitigation Program. Increased runoff from development could negatively impact the tributary as well as Stock Creek.

Density

The MPC staff report recommendation to approve the rezoning at up to 5 units per acre seems to rely significantly on the existence of the medium density residential (MDR) development east of the Belle tract, but several observations should be made here. The development east of the Belle tract dates back to the early 1990s and does not at all represent any recent development trend or changes in the area within sight of Marble Springs. Rather, the development was then and still is basically an island surrounded by a very sparsely developed, largely still agricultural, area. While some of the area is designated in the sector plan as low density residential (LDR), the one relatively small area designated as MDR is particularly out of character with the surrounding area, and appears to stick out as an anomaly in the sector plan. In addition, it should be noted that the sector plan map available on KGIS shows the MDR area is not even adjacent to the Belle tract but is in fact one parcel removed farther to the east, with an LDR-designated area being immediately adjacent to the Belle tract on the east.

Further, it has come to our attention that back when some of this area (including the Belle tract) was originally designated as LDR for planning purposes, LDR meant up to only three dwelling units per acre rather than five. Without going back to further study the decision to change the LDR limit from 3 to 5 units per acre, we question the appropriateness of that

decision as to this immediate area. As noted in the staff report, the land around the Belle tract is very sparsely developed except on one side. We believe that if development is to occur on the Belle tract, an upper limit of three units per acre would in fact be appropriate.

Conclusion

In conclusion, we urge MPC to defer voting on this matter until more information can be developed on the issues raised in this letter and by other concerned parties. If MPC feels it is appropriate to go ahead and vote, we urge a limit of three dwelling units per acre and requirements to minimize adverse effects on Marble Springs and on the scenic highway.

Sincerely

Mark Mugford

President, South Doyle Neighborhood Association, Inc.



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

[MPC Comment] Comment on rezoning proposal

1 message

Martha Wiley <marthaewiley@gmail.com>

Wed, Oct 7, 2015 at 11:22 AM

Reply-To: marthaewiley@gmail.com

To: commission@knoxmpc.org

Commissioners,

I am writing to you today as the vice president of the board of the Governor John Sevier Memorial Association, the non-profit organization which oversees the Marble Spring State Historic Site in conjunction with the state of Tennessee. The board and staff are concerned about a proposed rezoning of the land across the highway from the site from Agricultural to Planned Residential. Given the fact that this land was originally part of the original Sevier homestead, and that it has remained largely undisturbed for centuries, I feel it is important to register my objections to this proposal.

The only state site devoted to Sevier, a seminal figure in not only Tennessee but in national history, Marble Springs is also home to a thriving living history program, a popular farmer's market, and a place for visitors, both near and far, to experience the solitude and simple lifestyle of a bygone era. By introducing a multi-family residential complex, those intangible aspects of the site will be compromised. In more concrete terms, the proposed development of this largely forested tract will have a negative impact on several features of the area, including the viewshed from the rural early-19th century homesite and the traffic pattern in this quiet semi-rural area. More importantly, the construction will destroy any unsurveyed archaeological information which may prove invaluable to understanding Sevier, a former governor, and his household.

I ask you to please take a moment to consider not only these immediate consequences of the rezoning, but also the long-term impacts on this historic part of Knoxville.

Respectfully,
Martha E. Wiley

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 48. Belle Investment Co. 10-0-15 RZ

1 message

Liza Zenni <lz@knoxalliance.com>

Wed, Oct 7, 2015 at 12:38 PM

Reply-To: lz@knoxalliance.com

To: commission@knoxmpc.org

Dear Commission,

I am writing to express support for the views and positions held by Marble Springs State Historic Site which opposes the proposed zoning change on the east side of Neubert Springs Road/north side of W. Governor John Sevier Hwy in Commission District 9 from agricultural to planned residential.

The reasons that supported the original zoning are valid today and we are concerned that a residential development would negatively affect the educational, archeological, and historical value of the adjoining property that was once the home of Tennessee's FIRST governor.

Thank you for your kind consideration.

Best regards,

Liza Zenni

Executive Director

Arts & Culture Alliance

(865) 523-7543

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This message was directed to commission@knoxmpc.org