



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

[MPC Comment] Fwd: MPC Wells Creek Development

1 message

marksidea via Commission <commission@knoxmpc.org>

Wed, Jul 13, 2016 at 1:23 PM

Reply-To: marksidea@aol.com

To: commission@knoxmpc.org

7/13/2016

Please distribute for review to all commissioners.

Re: MPC July agenda item #10 -- File # 7-SB-16-C / 7-E-16-UR -- Wells Creek Subdivision

Dear Commissioners:

On behalf of the South Doyle Neighborhood Association, Inc., this is to request that if you approve this agenda item, you add a condition requiring effective landscape screening between Wells Creek subdivision and Governor John Sevier Highway (GJSH).

Requiring such landscape screening is proper under Knox County Zoning Ordinance 5.13.15.B.3, which authorizes conditions for such matters as landscape architecture, and would benefit not only the residents of the proposed subdivision but also the larger community -- as well as visitors travelling GJSH -- by accomplishing the following:

- As recognized in MPC's Landscape Screening Design Guidelines, it would promote the aesthetic appeal of the neighborhood and would enhance property values. Similarly, it would encourage outdoor recreational use (as would sidewalks as recommended in the staff report) and so would help meet the objectives of the PR zoning district.
- It would give effect to GJSH's status as a Rural Scenic Highway designated by State law in the Tennessee Scenic Highway System Act of 1971. The Act provides in part that its purposes are to provide for "the recovery and conservation of natural scenic beauty along designated scenic highways," and for "preservation of routes of historical significance...." In addition to its rural scenic nature, GJSH is also of historic significance since it passes by Marble Springs, the 35-acre property which was part of John Sevier's original land grant and which contains his original log cabin. Marble Springs is now owned by the State of Tennessee and serves as a living history exhibit open to the public, with several thousand visitors a year. Marble Springs is only about 3500 feet west of the proposed Wells Creek development.
- It would give effect to the Knoxville-Knox County General Plan 2033, which specifically recognizes (at page 28) GJSH as a heritage resource of Knox County, and sets out a principle to "conserve and enhance the landscape associated with historic and scenic corridors, including highways..."
- It would give effect to the South County Sector Plans, which have specified numerous provisions to protect and enhance the GJSH scenic corridor, including not only tree conservation and planting but also such protections as increased setbacks and limitations on intensity of development along the road.
- It would help give effect to the Knox County Zoning Ordinance requirement that a planned development be compatible with the surrounding area. The surrounding area along GJSH is for the most part well screened, meeting or exceeding the dense screening describe as Type A in the MPC Landscape Screening Design Guidelines. This is particularly important to maintain the rural nature of the GJSH approach to Marble Springs.
- It would be consistent with the anticipated widening of GJSH into a divided 4-lane highway designed

to preserve its rural scenic quality, including a shared sidepath or greenway connector, as described at pages 34-35 and 40 of the South Sector Plan.

In light of all these factors, we suggest that required screening be dense, described as Type A in the MPC Landscape Screening Design Guidelines. We also request that if deemed appropriate, the requirement include deed restrictions as provided in Knox County Zoning Ordinance 5.13.15.B.3

Thank you for considering this request.

Sincerely,

Mark Mugford
President, South Doyle Neighborhood Association, Inc.

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This message was directed to commission@knoxmpc.org