



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

[MPC Comment] Please read before Thurs., 6/9 - Comments on Northwest County Sector Plan

1 message

cdgreenwood via Commission <commission@knoxmpc.org>

Wed, Jun 8, 2016 at 4:36 AM

Reply-To: cdgreenwood@cs.com

To: commission@knoxmpc.org

Cc: liz.albertson@knoxmpc.org

Dear MPC Commissioners,

Here are my comments on the Draft Northwest County Sector Plan. I had hoped to be able to address you in person this week, but a conflict with work makes that impossible. Thank you for your attention:

1. Emory Road is a two-lane road that is not scheduled to be widened until at least 2029, yet large new subdivisions along it continue to be approved with apparently no limit in sight. People are experiencing increasing danger when they attempt to turn in and out of the subdivisions off of Emory Road. It is irresponsible to allow unchecked development there until we see infrastructure improvements start to catch up, and the Plan should acknowledge this.
2. As noted in the Plan, many people in Karns expressed an interest in preserving farmland. Rather than constantly pushing out all remaining farmland as growth spreads westward, could there be a way to use a different zoning category on the farmland to either slow development of some of this prime farmland or to spur negotiations with developers to potentially get a more desirable type of development?
3. Karns still has a need for small parks that can be walked to and that are not primarily ball fields. Our biggest park is primarily a ballpark, though it also houses our Senior Center. It is located under TVA high power lines, though, that cause people to feel occasional shocks.
4. The Plan acknowledges that many people in Karns want the Elementary and Middle Schools to be tied in with the rest of the community and want walkability greatly improved over the very dangerous current conditions. The Plan should also acknowledge that many would like to see the same for the High School.
5. Lastly, while we hope we can believe what we have been told by MPC staff and others, that "Employment Center" (EC) zoning is similar to "Light Industry" zoning, the fact remains that the description in the Knox County Code for EC zoning has much more in common with "Industrial" zoning which is considerably heavier than with "Light Industrial" zoning. That leaves it very ambiguous as to what uses might be allowed in an EC zone. The following lists shows some of the uses that the Code says are acceptable in both EC and Industrial zones:

Apparel manufacturing (NAICS 315).

Beverage and tobacco product manufacturing (NAICS 312).

Computer and electronic product manufacturing (NAICS 334).

Electrical equipment, appliance and component manufacturing (NAICS 335).

Fabricated metal product manufacturing (NAICS 332).

Furniture and related product manufacturing (NAICS 337).

Food manufacturing (NAICS 311), excluding slaughter of animals and fat rendering.

Leather and allied product manufacturing (NAICS 316)

Machinery manufacturing (NAICS 333).

Transportation equipment manufacturing (NAICS 336).

Pharmaceutical and medicine manufacturing (NAICS 3254).

Miscellaneous manufacturing (NAICS 339).

On the other hand, Light Industrial zoning allows uses such as Warehousing and Retail Sales. The only manufacturing allowed by Light Industrial is the manufacture of products from previously prepared paper, metal, plastic, leather, wood, cloth, grains, food products, glass and similar products.

EC zoning does require a plan, with input from the public, which could be helpful to local residents, but regardless of whether EC zoning is recommended for a Business Park 1 or Business Park 2, there is still an uncertainty that needs to be clarified.

Thank you.

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This message was directed to commission@knoxmpc.org