



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

[MPC Comment] Fwd: MPC South West Sector Plan action

1 message

Robin Hill <robin.hill8@gmail.com>
Reply-To: robin.hill8@gmail.com
To: commission@knoxmpc.org
Cc: Mark Shipley <mshipley@townoffarragut.org>

Wed, Sep 7, 2016 at 5:25 PM

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

From: **Robin Hill** <robin.hill8@gmail.com>
Date: Wed, Sep 7, 2016 at 3:40 PM
Subject: MPC South West Sector Plan action
To: commissioners@mpc.org
Cc: Gerald Green <gerald.green@knoxmpc.org>, Mark Shipley <mshipley@townoffarragut.org>

Commissioners :
Your information .

I'm concerned that this very important piece of planning is proceeding to rapidly. My comments are based on my 37 years of observing and commenting and participating in planning and zoning in West Knox County and in the the Town of Farragut.

The Population of the SW Sector which includes the Town of Farragut makes this area the eighth largest city in the State of Tennessee. The geographical area is much larger than the City of Franklin Tn.

I think more talk needs to be had with the citizens and businesses in the South West Sector.

I strongly believe that an interim overall plan needs to be developed and implemented to ensure that the new developments in the planning area are considered as a part of a plan for services, land use, roads utilities. That is probably not a complete list of important characteristics.

The action this Commission took at its last meeting in requesting a concept plan for the development north of the new North Shore School also indicates your concern for an interim plan for the whole area outside Farragut so that the services, functions and public spaces be put in place be in place. The characteristics needed for the SW Sector are already i places and supported by the ordinances and regulations of the Town of Farragut.

I welcome more discussion of a SW Sector plan that will produce a livable community in the next decade. Lets have that discussion.

Thank you for your consideration of the importance of planning now for the growth that is occurring now and will continue apace in the future.

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Attachments area

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This message was directed to commission@knoxmpc.org

**MPC SouthWest Sector Plan .odt**

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Document Submission date: August 19, 2016

Comments for South West Sector Plan MPC project August 2016;

Goals

The goals for this plan should be documented in order to provide a base of reference for current and future conditions, needs and functions in the Sector area.

1. Geographical coverage

This sector is very large. Both geographically and in population base in the US Census in 2015. If it were a city it would be the 8th largest in the state by population and just behind Franklin Tenn. I believe this area should be divided into three regions that are chosen with regard to the current state and intensity of development.

1.1 These regions would be eastern with a primary housing stock that is 30 or more years and probably is a candidate for redevelopment in some areas. The central region on both sides of Pellissippi Parkway (I140) is already subject to intense commercial, multi-family and some single family development. The western region is still in the early stages of residential although the velocity of development is high. I suggest that this plan be prepared with boundaries to cover an eastern region containing Riverbend and other contiguous communities, the central region containing commercial, office and multi-unit housing along the Pellissippi Parkway (I140) from Kingston Pike to 1 mile beyond North Shore drive with a width of 1 mile on both sides of the corridor and a western region extending from the west edge of the central commercial corridor to the Loudon county line and south of the Norfolk Southern Railroad.

2. Transportation:

2.1 Access and Egress Corridors. This will include the roads, the major arteries such as I140 North Shore Drive that are in the eastern, central and Western regions.

2.2 Knox county, The town of Farragut and the State of Tennessee (TDOT) need to start a process with Norfolk Southern Railroad that will lead to the installation of a standard width 2 or 3 lane underpass or overpass at the Intersection of the Norfolk Southern, McFee Road and Choto road.

2.3 Connector to this arterial network are Ebenezer Road, Concord Road in Farragut. McFee Road in Farragut. The project for road and bridge widening on Concord road is under way now and is in the right of way acquisition stage.

2.4: Access Roads: Access to commercial and multi-family housing along Pellissippi (I140) should be provided by service road(s) on each side of I140. These roads should be put on the map of the Central region and built by developers to county standards as development occurs.

2.5 Streets: Streets in all of the regions are generally on the track of historic roads in the area. Some have been improved to current Knox County standards. Many are paved on top of the historic paths that existing in the civil war period. Many of these existing roads need improvement concurrent with development.

2.6 Walk /Bike Trails: Most of these facilities are in the Knox County parks and have been built in the last 10-15 years. A review needs to be made and a green way plan needs to be established to ensure connectivity of the trails throughout the area.

3. Regulatory Document Revisions:

If any improvements are to be made in the current or future development, County Ordinances covering zoning regulations, road improvement and open space and green way dedication and subdivision regulations are necessary

4. Review frequency for adopted Plan:

The adopted plan must be continuously for each development. The current rate of development each of these areas will leave the plan behind even if a 1 year review is instituted. I would suggest that after a year, the review should be to plow in the lessons learned for improvements or changes to the regulations governing development. This review should result in timely changes to the rules to meet the goals of the Plan.

5. Public facilities plan: Public facilities such as schools, libraries, Sheriff Department Substations should be shown on the plan and placed in each region in accordance with estimated need.

6. Neighborhood commercial facilities should be identified as to location based on perceived need of the population to be served.

Thank You for receiving my comments.

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