



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

[MPC Comment] Re: Zoning Concerns in Karns

1 message

Gerald Green <gerald.green@knoxmpc.org>

Mon, Jun 4, 2018 at 5:32 PM

Reply-To: gerald.green@knoxmpc.org

To: Bryant <jsbry412@gmail.com>

Cc: Planning Commissioners <commission@knoxmpc.org>, Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>, Amy Brooks <amy.brooks@knoxmpc.org>, Brad Anders <brad.anders@knoxcounty.org>

Ms. Bryant,

Thanks for your email expressing your concerns regarding the growth being experienced by the Karns community. I will try to answer your questions and provide information to assist you as you work to ensure the continued desirability of the Karns community. Copied on this email are the MPC Commissioners, Dwight Van de Vate, Director of the Knox County Engineering and Public Works Department, and Brad Anders, your County Commission representative.

The basis for determining the number of homes that can be built per acre is the sector plan designation for the property. The sector plan designation for the property at 71721 and 7123 Ball Road for which the rezoning to permit development at a density of 5 dwelling units (homes) per acre is requested is LDR (Low Density Residential). This designation permits consideration of 1 to 5 dwelling units per acre, consistent with the request. While the sector plan designation is the first item considered by MPC staff in making a recommendation for density in response to a rezoning request, staff also considers the Growth Policy Plan, the topography of the property, the character of surrounding development, and the infrastructure serving the property. The property is located in the Planned Growth Area, which permits a density of 5 dwelling units per acre for properties designated for Low Density Residential development. The northern portion of the property has significant topographical change. MPC staff will prepare a slope analysis and use the recommendations in the Hillside and Ridgetop Protection Plan as guidelines in developing their recommendation for the density to be assigned to the property. In reviewing the zoning map for the area (<http://www.kgis.org/KGISMaps/Map.htm>), it appears that the zoning in the area permits development ranging from 1-3 dwelling units per acre to 7 dwelling units per acre. Staff will review the development pattern further to ensure the recommended density for the property is compatible with the existing development in the area. The infrastructure serving the property appears adequate to serve a residential development at the proposed density. If the rezoning is approved, a Traffic Impact analysis will be required to be submitted with development plans if the projected traffic to be generated exceeds 750 trips per day. This analysis may identify traffic system improvements needed to mitigate any traffic impacts.

The information provided by citizens can influence the recommendations of MPC staff and of the Planning Commissioners. Please send comments to commission@knoxmpc.org. Please remember that MPC staff and Commission make recommendations only; the final decision on rezonings is made by the County Commission. You may want to share comments and information with them also. Appearing at MPC and County Commission meetings with succinct and informative presentations may have more impact than emailed comments.

Please check this website <https://knoxmpc.org/agenda/> for information about the rezoning request.

I trust that this email has helped answer some of your questions. Should you desire additional information, please contact me. Again, thanks for your email and for your concern for your community.

Regards,
Gerald

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On Fri, May 25, 2018 at 9:58 AM, Bryant <jsbry412@gmail.com> wrote:

Good Evening,

I am a lifelong resident of Karns, and I recently received a notice (attached) in the mail regarding a planned rezoning of land near where I live. There is also some land on Bakertown Rd that is for sale that has been changed to PR and is currently for sale. I have some concerns with all the subdivisions that have been going up in our community and I was advised to email you as I am not able to attend the hearings due to having three small children at home. Although I love how Karns once was considered a rural farming community, I realize it cannot be kept that way forever and change is unavoidable, however we can be responsible with how the land is changed. Having so many homes on each acre, without addressing hardly any of the infrastructure is having a negative impact on our community. There is now flooding where there never used to be. When the subdivisions are put in, they have a designated drainage area, but where it dumps out near the roadway leads to major flooding (any one of Smithbilt's subdivisions could be cited as an example of this).

Increased traffic is a huge problem on almost every road in Karns and Hardin Valley, and in the winter, there are potholes on all the roads as well due to all the traffic. Almost every road here is a small, two lane road with double yellow lines and a speed limit of no more than 40 miles per hour (most are 30). On a daily basis, I find myself, or witness someone else, being passed by a vehicle easily going 20-30 miles over the speed limit. One example of an area that is fast becoming a problem is the intersection of Andes Rd and Ball Camp, and Byington Solway Rd and Ball Camp Rd, near the rail road tracks. It is nearly impossible to make left turns onto Ball Camp during peak traffic hours, and a traffic light is not an option due to the rail road tracks. More homes/subdivisions will only add to this problem. Additionally, in the morning and afternoons, traffic backs up for over a mile due to school and train traffic near those intersections. It is not uncommon for traffic to be backed up to Middlebrook Pike.

Are there any current rules in place that dictate how many homes can be built on an acre? What factors are taken into consideration when builders ask for the maximum amount of homes per acre? When citizens of the community protest the builder's plan, does it have any affect on the decision of the MPC? It doesn't appear that there have been proper impact studies performed to take into account the increased population from all the homes, and the burden this has put on the land, roads, traffic flow, schools, etc. if impact studies were performed, are they available as public records?

I appreciate your time,

Sarah Bryant

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This message was directed to commission@knoxmpc.org