



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-B-20-UR**

2 messages

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 7:49 PM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

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**9 attachments**

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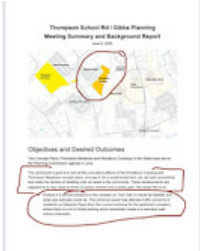


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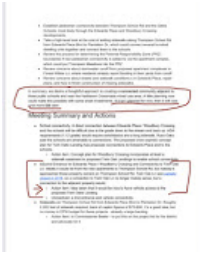


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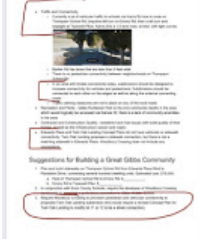


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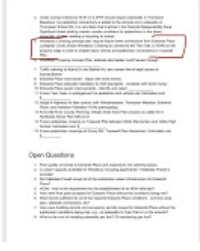



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'Jessica Nirmaier' via Commission <commission@knoxplanning.org>  
Reply-To: jessicanirmaier@yahoo.com  
To: commission@knoxplanning.org

Thu, Aug 6, 2020 at 10:33 PM

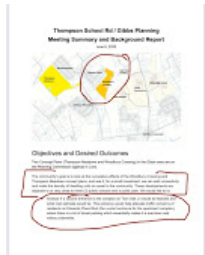
Just notice some of the images were blurry, correcting those 3.  
[Quoted text hidden]

Jessica Nirmaier

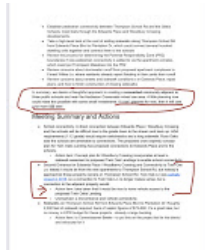
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**3 attachments**



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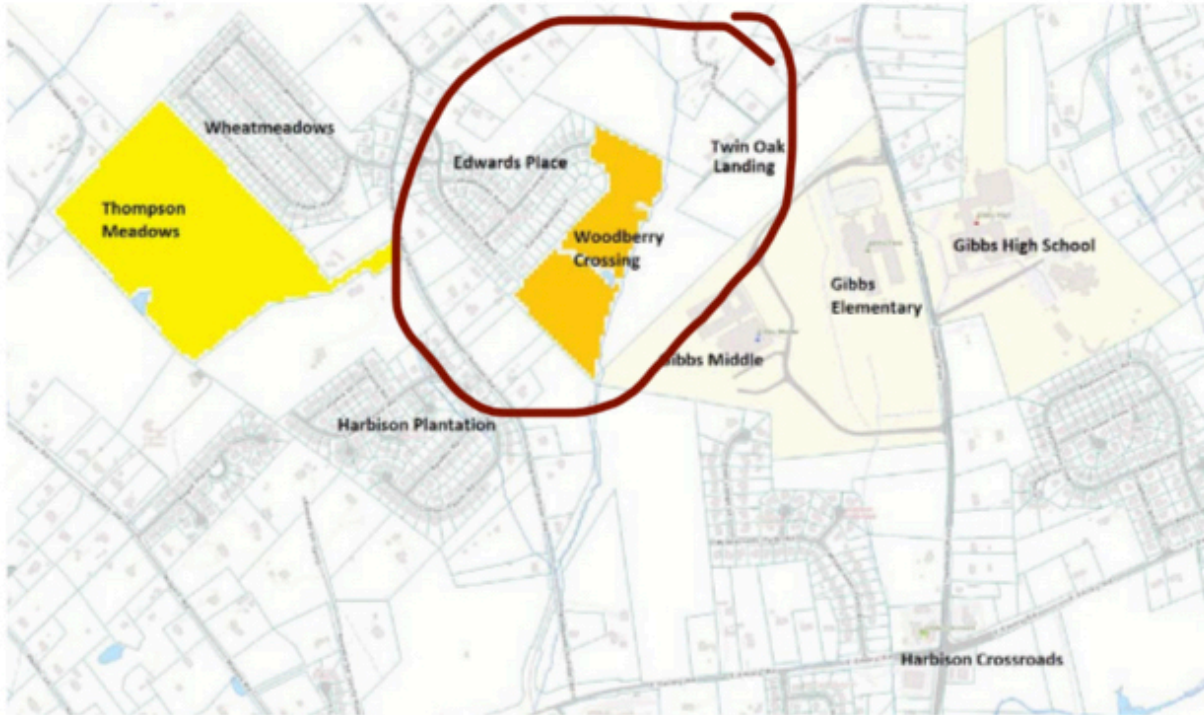
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# Thompson School Rd / Gibbs Planning Meeting Summary and Background Report

June 8, 2020



## Objectives and Desired Outcomes

Two Concept Plans (Thompson Meadows and Woodberry Crossing) in the Gibbs area are on the Planning Commission agenda in June.

The community's goal is to look at the cumulative effects of the Woodberry Crossing and Thompson Meadows concept plans, and see if, for a small investment, we can add connectivity and make the density of dwelling units an asset to the community. These developments are adjacent to or very close to three (3) public schools and a public park. We would like to to:

- Analyze if a second entrance to the complex on Twin Oak Ln would be feasible and what cost estimate would be. This entrance would help alleviate traffic concerns of residents on Edwards Place Blvd (the current entrance for the apartment complex), where there is a lot of street parking which essentially makes it a one-lane road without sidewalks.

- Establish pedestrian connectivity between Thompson School Rd and the Gibbs Schools, most likely through the Edwards Place and Woodbury Crossing developments.
- Take a high-level look at the cost of adding sidewalks along Thompson School Rd from Edwards Place Blvd to Plantation Dr, which could connect several hundred dwelling units together and connect them to the schools
- Review the process for determining the Parental Responsibility Zone (PRZ) boundaries if new pedestrian connectivity is added to via the apartment complex, which could put Thompson Meadows into the PRZ
- Review concerns about stormwater runoff from proposed apartment complexes to Forest Willow Ln, where residents already report flooding in their yards from runoff
- Review concerns about streets and sidewalk conditions s in Edwards Place, repair plans, and how to finish construction of missing sidewalks

In summary, we desire a thoughtful approach to creating a **connected** community adjacent to three public schools and near the Harbisson Crossroads mixed use area. A little planning now could make this possible with some small investments. If it isn't planned for now, then it will cost a lot more \$\$\$ later.

## Meeting Summary and Actions

- School connectivity. A direct connection between Edwards Place / Woodbury Crossing and the schools will be difficult due to the grade down to the stream and back up. ADA requirements (1:12 grade) would require switchbacks and a long sidewalk. Russ Oaks said the schools are amenable to connections. The proposed (now expired) concept plan for Twin Oaks Landing has proposed connections to Edwards Place and to the schools.
  - Action item: Concept plan for Woodbury Crossing incorporates at least a sidewalk easement to proposed Twin Oak Landings to enable school connectivity
- Second Entrance for Edwards Place / Woodberry Crossing and Connectivity to Twin Oak Ln: Ideally it would be from the new apartments to Thompson School Rd, but nobody's approached those property owners on Thompson School Rd. Twin Oak Ln was [partially closed in 2018](#), so a connection to Twin Oak Ln no longer makes sense, but a connection to the adjacent property would.
  - Action item: Idea taken that it would be nice to have vehicle access to the proposed Twin Oaks Landing
  - Unresolved: a 2nd entrance and vehicle connectivity
- Sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Dr: Roughly 2,000 feet of sidewalk required, back of napkin figures of \$75-80K. It's a good idea, but no money in EPW budget for these projects - already a large backlog
  - Action Item: to Commissioner Beeler - to put this on the project list for his district and advocate for it



- Traffic and Connectivity
  - Currently a lot of vehicular traffic to schools via Karns Rd due to route on Thompson School Rd (requires left turn on Emory Rd, then a left turn and stoplight at Tazewell Pike). Karns Dr is a 1.5 lane road, at best, with tight curves



- Barker Rd has lanes that are less than 8 feet wide
- There is no pedestrian connectivity between neighborhoods on Thompson School Rd
  - In an area with limited connectivity today, subdivisions should be designed to increase connectivity for vehicles and pedestrians. Subdivisions should be connected to each other on the edges as well as along the external connecting roads
    - Traffic calming measures are not in place on any of the local roads
- Recreation and Parks - Gibbs Ruritanian Park is the only community facility in the area which would logically be accessed via Karnes Dr; there is a lack of community amenities in the area
- Contractor and Construction Quality - residents have had issues with build quality of their homes, as well as the infrastructure (sewer and roads)
- Edwards Place and Twin Oak Landing Concept Plans do not have vehicular or sidewalk connectivity. Twin Oak Landing proposes a sidewalk connection, but there is not a matching sidewalk in Edwards Place. Woodbury Crossing does not include any connections.

## Suggestions for Building a Great Gibbs Community

1. Plan and build sidewalks on Thompson School Rd from Edwards Place Blvd to Plantation Drive, connecting several hundred dwelling units. Estimated cost: \$75,000.
  - a. Rest of Thompson School Rd to Emory Rd: \$ \_\_\_\_\_
  - b. Emory Rd to Tazewell Pike: \$ \_\_\_\_\_
2. In conjunction with Knox County Schools, require the developer of Woodbury Crossing apartments to complete a pedestrian connection to Gibbs Middle School.
3. Require Woodbury Crossing to provision pedestrian and vehicular connectivity to proposed Twin Oak Landing subdivision (this would require a revised Concept Plan for Twin Oak Landing to modify lot 11 or 12 to be a street connection).



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-B-20-UR**

1 message

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 7:46 PM

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To: commission@knoxplanning.org

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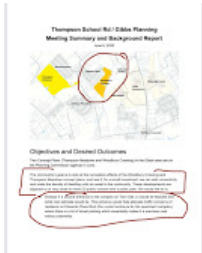


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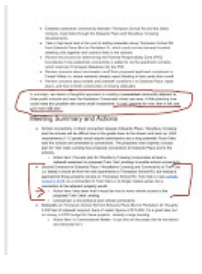


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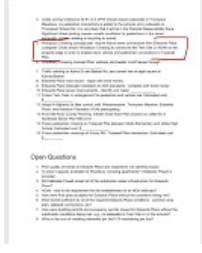



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Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] background report and meeting summary for Gibbs area meeting, Compass article - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR)**

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Kevin Murphy <murphysprings@gmail.com>  
Reply-To: murphysprings@gmail.com  
To: Commission <commission@knoxplanning.org>

Mon, Jun 8, 2020 at 2:24 PM

Dear Commissioners,

County Commissioner Beeler, 8th District, coordinated a meeting (public noticed) with Engineering and Public Works staff, Planning Staff, and some of the residents of the Gibbs area regarding items 15 and 16 - Thompson Meadows (5-SA-20-C / 5-A-20-UR) and Woodbury Crossing (6-SA-20-C, 6-A-20-UR). It was held on Thursday, June 4. I prepared a Background Report for the meeting, which I have updated with some summary notes, and have attached those to this email.

The Compass also published an article today covering the meeting, which is available here and also is attached: <https://compassknox.com/2020/06/08/at-a-crossroads/>

It was a good, collaborative meeting. We didn't resolve everything and still have some significant concerns about Woodbury Crossing which I will detail later, but everybody has a better understanding of the background, issues, and pros/cons of some approaches. I hope you will have the opportunity to review this material prior to the Agenda Review meeting and the Planning Commission meeting this week.

This covers two agenda items, but we think it is important to understand the cumulative impact of both of these applications.

--Kevin

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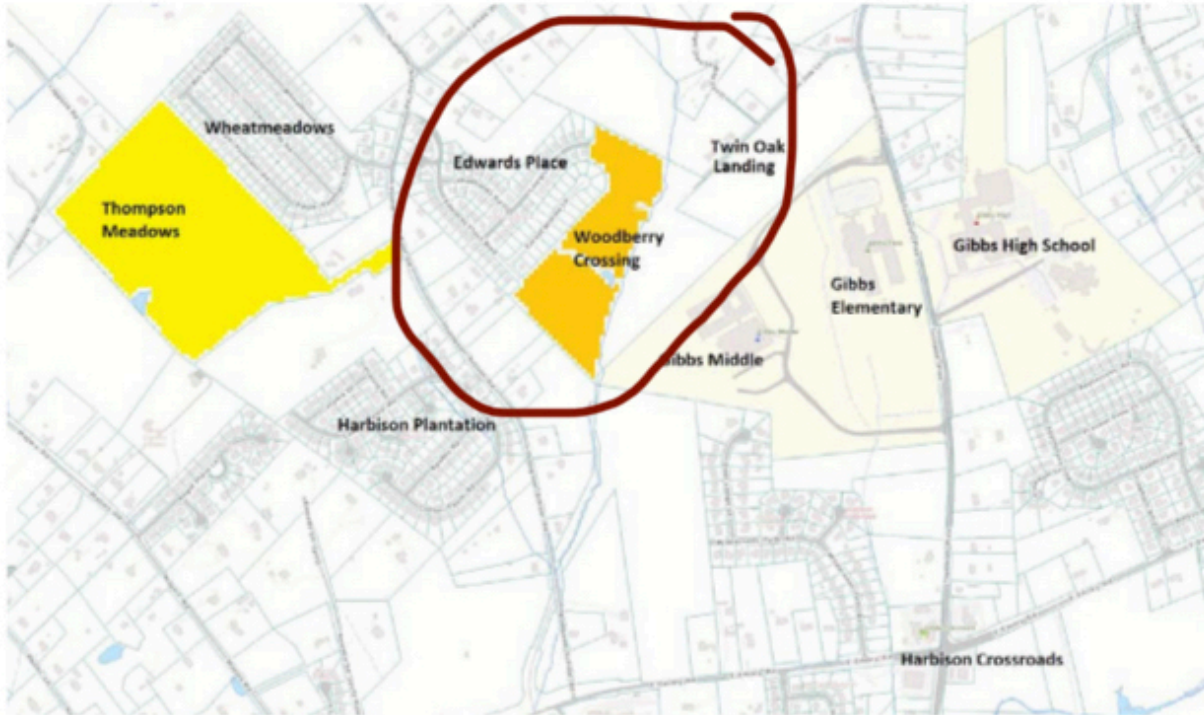
**Gibbs Planning Meeting Summary and Background.pdf**  
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**2020-06-08 Compass - At a Crossroads - Gibbs Developments.pdf**  
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June 8, 2020



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- Thompson Meadows sidewalks - would be in the Parental Responsibility Zone once connectivity is established. The sidewalk ordinance doesn't require sidewalks on streets posted for 25mph or less, except if it has a average daily trip count of more than 1,000 vehicles AND meets other levels. Knox County Engineering and Public Works determined the entrance road into the subdivision, from Thompson School Rd, would likely be above 1,000 vehicles and would require sidewalks, but no other locations in the subdivision would.
  - Action Item: Add sidewalks on the connector rd as a condition of concept plan approval
- Revised Thompson Meadows plan includes a dedicated playground / park area, improved vehicular connectivity to adjacent undeveloped properties.
- Stormwater and erosion: EPW in semi-recent time cleared a clogged storm drain which seems to have alleviated the issue.
- Street parking in subdivisions: Jim referred to the street parking issue. 26 foot wide streets, but if you have two vehicles parked on it, then it's too narrow. County Parking ordinance [Sec 62-187\(b\)](#) provides some relief
  - Sec 62-187(b): No person shall park any vehicle upon a street in such a manner or under such conditions as to leave available less than 18 feet of the width of the roadway for the free movement of vehicular traffic.
  - Action item: residents call sheriff's office if cars parked on both sides of the road
- Sidewalk and road conditions in Edwards Place: surrendered bond funds to be used to repair the streets, curbs, and existing sidewalks. The county will use remaining funds and additional money to finish the uncompleted sidewalk segments on Edwards Place Blvd and Lawgiver Circle



## Issues (original list)

- Edwards Place unfinished items from Concept Plan approvals:
  - Common Area of 1.63 acres not created
  - Supposedly a Home Owners Association was established but is a mess, split amongst the multiple developers. Some owners have never paid into it. Where is the money and how is it managed?
  - Sidewalks within subdivision along Edwards Place Blvd not installed
  - Sidewalk connectivity to Twin Oaks Lane not built
  - Pedestrian connection to schools not built, but the developer did have a conversation with the schools and they were amenable to it.
- Edwards Place - road and sidewalk conditions - Knox County Engineering to rebuild roads after bond surrendered



- Edwards Place Sewer System
  - Additional underground pumping stations required
  - Sewer overflows happening in residents' homes, compounded by construction debris in the pipe
  - Sewer gases leaking into rooms - issues with incorrect installation of sewer line under foundation

- Traffic and Connectivity
  - Currently a lot of vehicular traffic to schools via Karns Rd due to route on Thompson School Rd (requires left turn on Emory Rd, then a left turn and stoplight at Tazewell Pike). Karns Dr is a 1.5 lane road, at best, with tight curves



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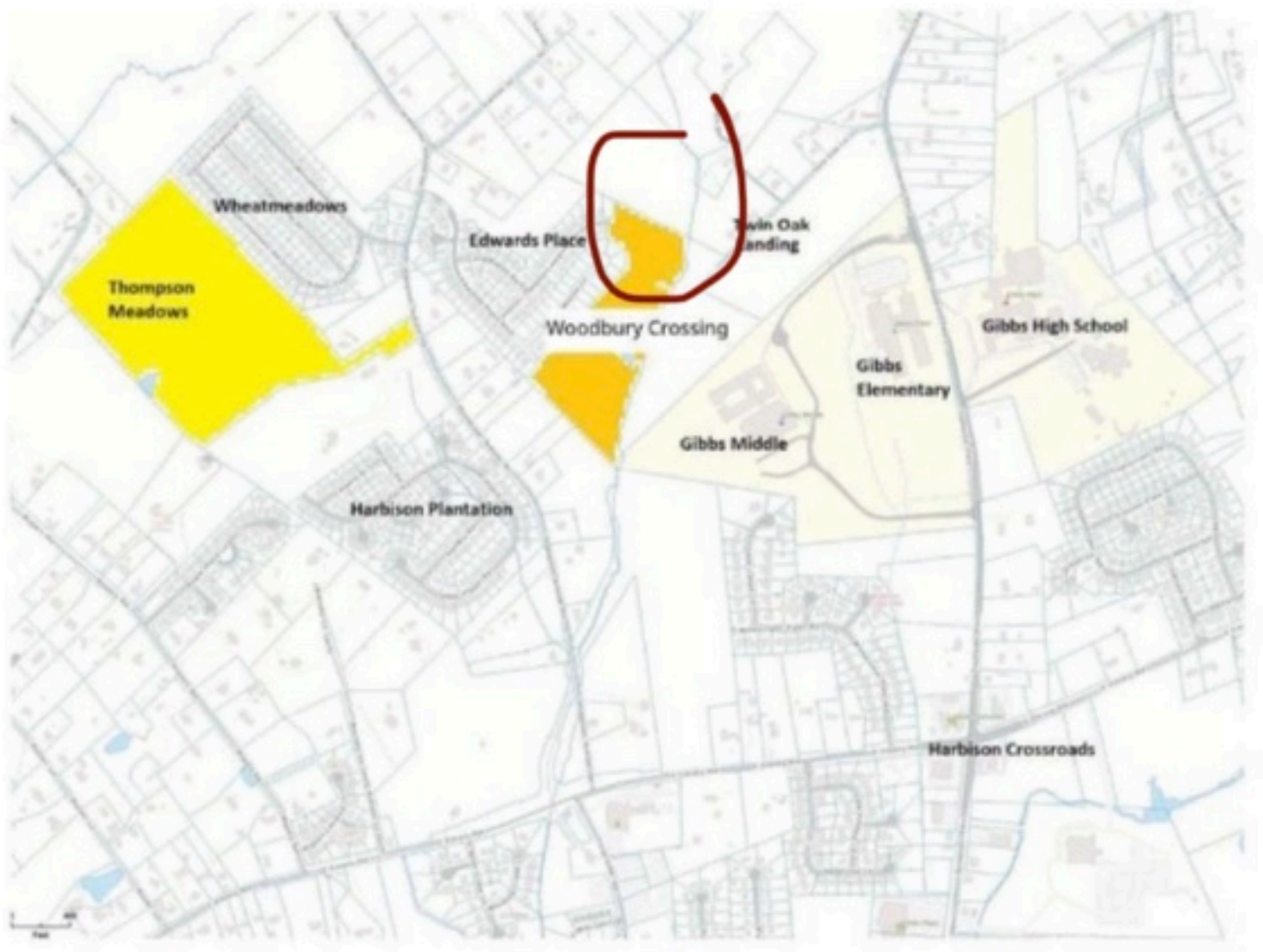
4. Under zoning Ordinance 54-81-A-4, EPW should require sidewalks in Thompson Meadows. As pedestrian connectivity is added to the schools and a sidewalk on Thompson School Rd, it is very likely that it will be in the Parental Responsibility Zone. Significant street parking creates unsafe conditions for pedestrians in the street, especially children walking or bicycling to school.
5. Woodbury Crossing concept plan: require future street connections from Edwards Place (Lawgiver Circle) and/or Woodbury Crossing to connect to the Twin Oak Ln ROW on the property edge in order to enable future vehicle and pedestrian connections to Tazewell Pike.
6. Woodbury Crossing Concept Plan: address stormwater runoff issues through \_\_\_\_\_
7. Traffic calming on Karns Dr and Barker Rd, and correct line-of-sight issues at Karnes/Barker
8. Edwards Place road issues - repair with bond money
9. Edwards Place sidewalk installation to ADA standards - complete with bond money
10. Edwards Place sewer improvements - Identify and repair \_\_\_\_\_
11. Future Twin Oaks Ln enlargement for pedestrian and vehicle use. Estimated cost: \$ \_\_\_\_\_
12. Adopt-A-Highway for litter control, with Wheatmeadow, Thompson Meadow, Edwards Place, and Harbison Plantation HOAs participating
13. Knoxville-Knox County Planning: Initiate Small Area Plan process as called for in Northeast Sector Plan NECO-01
14. Future pedestrian crossing on Tazewell Pike between Gibbs Elementary and Gibbs High School. Estimated cost: \$ \_\_\_\_\_
15. Future pedestrian crossings at Emory Rd / Tazewell Pike intersection. Estimated cost: \$ \_\_\_\_\_

## Open Questions

1. Poor quality of homes in Edwards Place and inspections not catching issues
2. Is sewer Capacity available for Woodbury Crossing apartments? (Hallsdale Powell is provider)
3. Did Hallsdale Powell accept all of the subdivision sewer infrastructure for Edwards Place?
4. HOAs - how is the requirement for the establishment of an HOA enforced?
5. How were final plats accepted for Edwards Place without the conditions being met?
6. Were bonds sufficient for all of the required Edwards Place conditions - common area plan, sidewalk connections, etc?
7. How were building permits and occupancy permits issued for Edwards Place without the subdivision conditions being met, e.g.. no sidewalks to Twin Oak Ln or the schools?
8. What is the cost of installing sidewalks per foot? Of maintaining per foot?



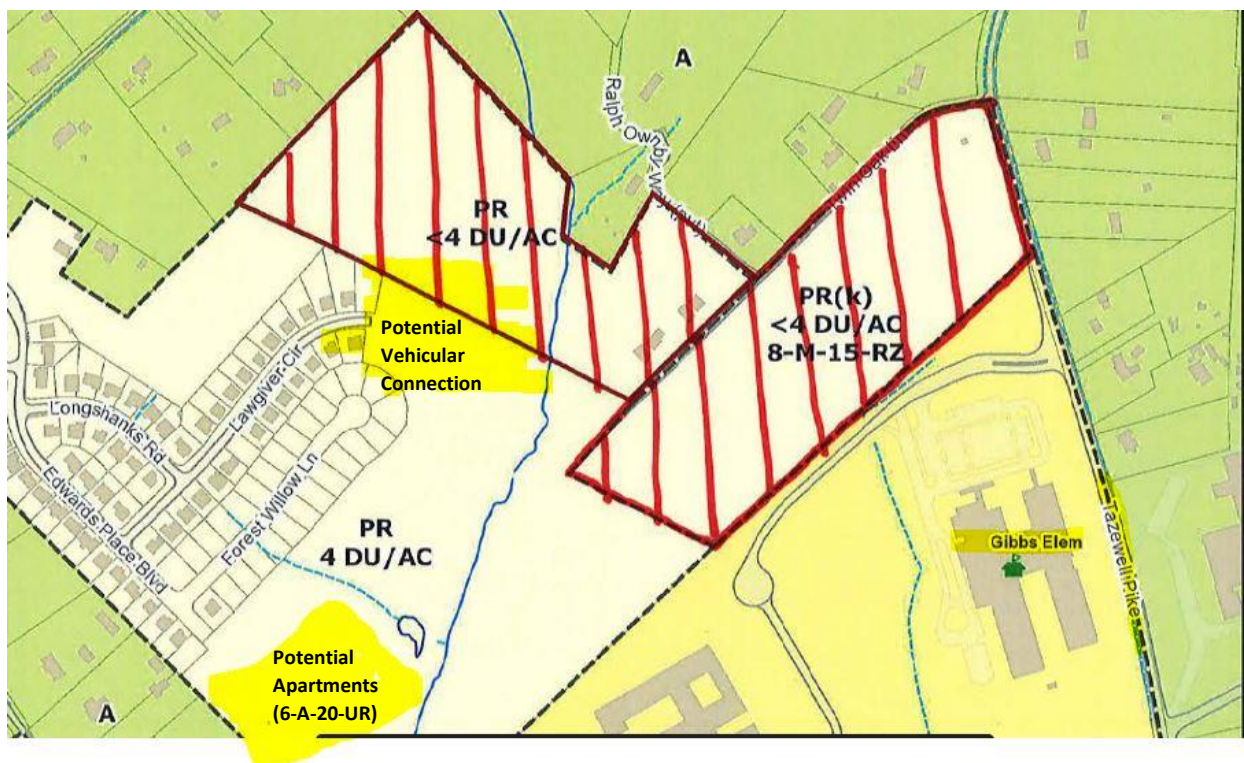
BY JESSE FOX MAYSHARK • JUNE 8, 2020



## 8-B-20-UR- IN APPROVAL WITH CONDITIONS

I would like to state my support of this development with the following conditions:

- Sidewalks that connect to Edwards Place subdivision to provide walking access to the schools for both developments.
- Vehicular Access tied directly into Lawgiver Cir of Edward's Place to provide a second access point to the proposed apartment development (6-A-20-UR). This would not only allow connectivity for a better community feel, but would also help alleviate school/county budget because it would place both developments into the PRZ zone, and parents would have direct access to the schools. This would help tremendously with the current traffic issues Corryton experiences during school hours. By having this second access point, it would also allow Corryton to finally have the affordable housing we have been lacking over the years. This will make our community stronger, and better, and allow us to provide to every socioeconomic status.







Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] 8-A-20-UR & 6-A-20-UR**

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'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Wed, Aug 5, 2020 at 11:24 AM

Reply-To: jessicanirmaier@yahoo.com


To: Mike Reynolds <mike.reynolds@knoxplanning.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

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