



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Agenda Item #8 7-A-20-SP 7-A-20-RZ - Kimberlin Heights**

2 messages

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

Sun, Jul 5, 2020 at 4:01 PM

2020 July 5

RE: Agenda Item #8 7-A-20-SP 7-A-20-RZ

Dear Planning Commissioners,

A sector plan and zoning amendment are requested for property at the corner of Kimberlin Heights Rd and Bays Mountain Rd intersection. The changed condition stated is that "The Johnson University campus and student population continues to grow in this area of South Knox County, warranting additional opportunities for residential development."

The applicant has not presented any information in their application about increasing population at Johnson University, thus this is a stretch to claim there is justification for a sector plan amendment. The Sector Plan is predominantly Agricultural in this area. The South County Sector Plan does not contain any references to developing a residential or mixed-use node at Johnson College.

This is far in the Rural Area of the county. If some residential growth is needed to support Johnson University, which is reasonable, then it should be intentionally planned as part of the Sector Plan process. A rural town center / cluster vision should be set out.

I oppose the haphazard sector plan amendment in this area. If Johnson University needs additional off-campus housing for faculty, staff, and students, then there should be an intentional effort made to do a small area plan to ensure that infrastructure and needs are supplied without undue sprawl or haphazard sector plan amendments.

If this amendment is approved, then it opens the door to converting this area from agricultural to residential in a spot-plan manner, which we should avoid.

Sincerely,

--Kevin

Kevin Murphy  
4508 Murphy Rd  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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Tue, Jul 7, 2020 at 7:49 PM

Discussion today about the density for this planned residential rezoning brought up the [Growth Policy Plan](#). Section 3.2 limits rezoning to two dwelling units per area in the Rural Area.

Section 3.5 controls "extensions of low density residential development (densities of 1 to 3 dwelling units per acre) into the rural area shall be limited to the following conditions:

- (a) the property must be zoned Planned Residential (PR);
- (b) provision of sanitary sewer and public water services;
- (c) connecting collector and arterial roads from the proposed development to the Urban Growth Boundary or Planned Growth Area which meet the standards of the Knox County Engineering and Public Works Department or its successor; and
- (d) a traffic impact analysis demonstrating to the satisfaction of the planning commission that the effect of the proposed and similar developments in the traffic analysis zone will not unreasonably impair traffic flow along the arterial roads through the adjacent Planned Growth Area.

In the Rural Area, these four conditions must be met to approve up to three (3) dwelling units per acres; otherwise section 3.2 controls and limits it to two (2) dwelling units per acres.

Additional discussion points asked about the justification. The applicant and staff reports do not detail the expansion of Johnson University - the increased faculty, staff, and/or student size. That information would be helpful for Thursday's meeting.

I agree that this should probably be a Rural Crossroads area with some concept of where and what increased development is appropriate. However, that hasn't been considered as part of the Sector Plan update process, and to do this haphazardly, one parcel at a time, isn't the best way to encourage growth in the Rural Area.

--Kevin

[Quoted text hidden]





Dori Caron <dori.caron@knoxplanning.org>

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