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## [Planning Commission Comment] Agenda Item #19 7-SA-20-C Atkins Rd and Tazewell Pike

Kevin Murphy <murphysprings@gmail.com>

Mon, Jul 6, 2020 at 12:47 PM

Reply-To: murphysprings@gmail.com

To: Commission <commission@knoxplanning.org>

Cc: kcpa@kcpa.us, Kevin Murphy <murphysprings@gmail.com>, Gibbs public info <gibbspbublicinfo@gmail.com>

Dear Planning Commissioners,

A concept plan for an Agricultural parcel is new, and I'm glad to see it being reviewed for this situation.

I oppose the repurposing of this 28 acre agricultural parcel to something other than agricultural use. It contains a significant amount of Locally Important Soil and some Prime soils if drained. We have lost a lot of agricultural land in Knox County, and this needs to be considered during the land use processes. I have never seen this mentioned in a rezoning report, but it should be identified. Will the applicant be required to offset this conversion by purchasing a conservation easement on some other property to permanent?



The property is located in the Rural Area, it is in the Greenbelt designation, and is in the Agricultural Sector Plan designation in the Northeast County Sector Plan. That plan states "Many residents choose to live in

this area because of the rural character. Long term planning is necessary to balance future development with qualities inherent to the Northeast County” (page 1).

I urge the Planning Commission to carefully review this application and consider better ways to balance the applicant’s desire to develop the land with the rural characteristics of Northeast Knox County. I **urge you to consider changing this to a Planned Residential development of 5-6 dwelling units, with the remainder conserved as agricultural land - a Conservation Subdivision** as discussed on page 35 of the [Northeast County Sector Plan](#).

If that is not appropriate, then this land is being converted from Agricultural use to residential use. Would this be more appropriate to rezone to the [Estates \(E\) zone](#)? General description:

“Estates zone is for residential areas at very low population densities and for other uses compatible with the residential environment. These areas are intended to be defined and protected from encroachment of uses not compatible with residences.”

Finally, please consider: the expansion of residential in this area is “sprawl”. All access to this property will be by vehicle - there are no sidewalks along Tazewell Pike. It is 2.8 miles from Harbisson’s Crossroads and 5.2 miles to Smithwood, the closest commercial centers for essentials like groceries. The nearest park is 2.1 miles away at Beverly Park.

This is a large parcel - 28 acres - of good soil. Please elevate our planning in Knox County, use a Conservation Subdivision approach to keep a lot of this agricultural, and uphold the vision the area residents set forth in the Northeast County Sector Plan.

Sincerely,

--Kevin

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