



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Thompson Meadows concept plan

Scott Davis <swd444@gmail.com>

Thu, Jun 11, 2020 at 9:15 AM

Reply-To: swd444@gmail.com

To: jn porter <jnporterhouse@gmail.com>

Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspublicinfo@gmail.com, Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Good morning Nadine,

As a follow up to previous conversations regarding Thompson School Road, we have made changes to the design plan and have agreed to the following to address questions and concerns. I sincerely appreciate the way you and the other concerned citizens have handled this issue. Everyone has been respectful, professional and rational.

We have agreed to the following:

- 500' of sidewalks running along the entrance to the subdivision
- More convenient mail areas which, again, are driven by the USPS but they will allow us to make recommendations
- Connectivity to both the Butler property and Davis property to the west
- A 50' access to our new road for the Davis property to the east of the entrance
- We will be landscaping the entrance
- We will save as many trees as we can around the periphery of the development
- Reallocation of the open spaces and a larger common area/pocket park, with multiple points of access

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Thompson Meadows concept plan

Scott Davis <swd444@gmail.com>

Wed, Jun 10, 2020 at 3:55 PM

Reply-To: swd444@gmail.com

To: jn porter <jnporterhouse@gmail.com>

Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspublicinfo@gmail.com, Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Nadine,

Thank you for your follow up and very sorry for the delay getting back.

5.13. - PR Planned Residential Zone.

modified

[SHARE](#) [LINK](#) [PRINT](#) [COMMENT](#)

5.13.01. *General description.* The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

Contrary to what is sometimes misconstrued in the Planned Residential Zone, amenities are not a requirement. As per above, PR Zoning recommends open space as a potential character addition to a subdivision. Thus, open space for recreation is requested, not required, and nowhere are amenities required. In fact, amenities are never mentioned in the Planned Residential Zoning Regulations.

As you may or may not be aware, we do not actually build homes, we develop property and sell lots to builders. When we sell these particular lots on Thompson School Road, we will allow the builder to determine what amenities they would like to have for their customers. The budget for the amenities requested by the builder will be factored into the lot price which will provide the seed money for the builder to construct the amenities the builder deems most suitable for their home buyers.

Please let me know if you have additional questions or concerns.

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]
[Quoted text hidden]

**[Planning Commission Comment] Fwd: Thompson Meadows concept plan**

3 messages

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Tue, Jun 9, 2020 at 4:25 PM

Sent from my iPhone

Begin forwarded message:

From: Scott Davis <swd444@gmail.com>
Date: June 9, 2020 at 3:37:38 PM EDT
To: jn porter <jnporterhouse@gmail.com>
Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspubicinfo@gmail.com
Subject: Re: Thompson Meadows concept plan
Reply-To: swd444@gmail.com

Nadine,

Thank you very much for the email and I hope this finds you well. I appreciate the kind words as we want to work with the local community and create a development that all parties can be happy with. In regards to the common area/pocket park, we intend to dedicate the open space areas to the HOA and the type of active/passive recreational amenities can be decided by the resident and the HOA, whether that installation consists of a fenced in dog park with seating, a playground area for children, among other options. We believe any of these aforementioned uses would work on the pocket park/playground given its size and accessibility.

Please feel free to reach out with any other questions and we appreciate your time.

Thank you,

Scott Davis
865-806-8008

On Mon, Jun 8, 2020 at 2:48 PM jn porter <jnporterhouse@gmail.com> wrote:

Mr. Davis,

On behalf of the North East Knox Planning Advocates, we would like to thank you for listening to our concerns and implementing some changes to the Thompson Meadows concept plan. We understand how difficult it can be to make changes at a moments notice and without having much direction to follow.

In order to answer community questions and concerns, do you have any more information you can provide regarding the common area/pocket park that was discussed during last months planning commission meeting?

What type of active and/or passive recreational uses will it be configured for?

We are grateful for any information you could provide.

Have a wonderful day.

Nadine Porter
North East Knox Planning Advocates
Jnporterhouse@gmail.com
(865) 258-4031

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: swd444@gmail.com

Tue, Jun 9, 2020 at 4:35 PM

Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspubicinfo@gmail.com, commission@knoxplanning.org

Mr. Davis,

Thank you for your response.

Without there being a specific plan as to what will become of the common area/pocket park, the community would like to know if you will be providing seed money to the HOA to put in the park amenities?

The concern is that since no plan is being brought forth to the planning commission on Thursday June 11, 2020, what guarantees do future home owners have that this project will result in completion?

Thank you in advance for your efforts,

Nadine Porter
North East Knox Planning Advocates

Jnporterhouse@gmail.com
Gibbspublicinfo@gmail.com
(865) 258-4031

Sent from my iPhone

On Jun 9, 2020, at 3:37 PM, Scott Davis <swd444@gmail.com> wrote:

Nadine,

Thank you very much for the email and I hope this finds you well. I appreciate the kind words as we want to work with the local community and create a development that all parties can be happy with. In regards to the common area/pocket park, we intend to dedicate the open space areas to the HOA and the type of active/passive recreational amenities can be decided by the resident and the HOA, whether that installation consists of a fenced in dog park with seating, a playground area for children, among other options. We believe any of these aforementioned uses would work on the pocket park/playground given its size and accessibility.

Please feel free to reach out with any other questions and we appreciate your time.

Thank you,

Scott Davis
865-806-8008

On Mon, Jun 8, 2020 at 2:48 PM jn porter <jnporterhouse@gmail.com> wrote:

Mr. Davis,

On behalf of the North East Knox Planning Advocates, we would like to thank you for listening to our concerns and implementing some changes to the Thompson Meadows concept plan. We understand how difficult it can be to make changes at a moments notice and without having much direction to follow.

In order to answer community questions and concerns, do you have any more information you can provide regarding the common area/pocket park that was discussed during last months planning commission meeting?

What type of active and/or passive recreational uses will it be configured for?

We are grateful for any information you could provide.

Have a wonderful day.

Nadine Porter
North East Knox Planning Advocates
Jnporterhouse@gmail.com
(865) 258-4031

Sent from my iPhone

[Quoted text hidden]

Scott Davis <swd444@gmail.com> Wed, Jun 10, 2020 at 3:55 PM
Reply-To: swd444@gmail.com
To: jn porter <jnporterhouse@gmail.com>
Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspublicinfo@gmail.com, Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Nadine,

Thank you for your follow up and very sorry for the delay getting back.

5.13. - PR Planned Residential Zone.

modified

SHARELINKS: [SHARE](#) [LINKS](#) [PRINT](#) [PDF](#) [EMAIL](#)

5.13.01. *General description.* The regulations established in this zone are intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

Contrary to what is sometimes misconstrued in the Planned Residential Zone, amenities are not a requirement. As per above, PR Zoning recommends open space as a potential character addition to a subdivision. Thus, open space for recreation is requested, not required, and nowhere are amenities required. In fact, amenities are never mentioned in the Planned Residential Zoning Regulations.

As you may or may not be aware, we do not actually build homes, we develop property and sell lots to builders. When we sell these particular lots on Thompson School Road, we will allow the builder to determine what amenities they would like to have for their customers. The budget for the amenities requested by the builder will be factored into the lot price which will provide the seed money for the builder to construct the amenities the builder deems most suitable for their home buyers.

Please let me know if you have additional questions or concerns.

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]
[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Thompson Meadows concept plan

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org

Tue, Jun 9, 2020 at 4:25 PM

Sent from my iPhone

Begin forwarded message:

From: Scott Davis <swd444@gmail.com>
Date: June 9, 2020 at 3:37:38 PM EDT
To: jn porter <jnporterhouse@gmail.com>
Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspublicinfo@gmail.com
Subject: Re: Thompson Meadows concept plan
Reply-To: swd444@gmail.com

Nadine,

Thank you very much for the email and I hope this finds you well. I appreciate the kind words as we want to work with the local community and create a development that all parties can be happy with. In regards to the common area/pocket park, we intend to dedicate the open space areas to the HOA and the type of active/passive recreational amenities can be decided by the resident and the HOA, whether that installation consists of a fenced in dog park with seating, a playground area for children, among other options. We believe any of these aforementioned uses would work on the pocket park/playground given its size and accessibility.

Please feel free to reach out with any other questions and we appreciate your time.

Thank you,

Scott Davis
865-806-8008

On Mon, Jun 8, 2020 at 2:48 PM jn porter <jnporterhouse@gmail.com> wrote:

Mr. Davis,

On behalf of the North East Knox Planning Advocates, we would like to thank you for listening to our concerns and implementing some changes to the Thompson Meadows concept plan. We understand how difficult it can be to make changes at a moments notice and without having much direction to follow.

In order to answer community questions and concerns, do you have any more information you can provide regarding the common area/pocket park that was discussed during last months planning commission meeting?

What type of active and/or passive recreational uses will it be configured for?

We are grateful for any information you could provide.

Have a wonderful day.

Nadine Porter
North East Knox Planning Advocates

6/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Thompson Meadows concept plan

Jnporterhouse@gmail.com
(865) 258-4031

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Thompson Meadows concept plan

jn porter <jnporterhouse@gmail.com>

Tue, Jun 9, 2020 at 4:35 PM

Reply-To: jnporterhouse@gmail.com

To: swd444@gmail.com

Cc: "Kevin P. Murphy" <murphysprings@gmail.com>, gibbspublicinfo@gmail.com, commission@knoxplanning.org

Mr. Davis,

Thank you for your response.

Without there being a specific plan as to what will become of the common area/pocket park, the community would like to know if you will be providing seed money to the HOA to put in the park amenities?

The concern is that since no plan is being brought forth to the planning commission on Thursday June 11, 2020, what guarantees do future home owners have that this project will result in completion?

Thank you in advance for your efforts,

Nadine Porter
North East Knox Planning Advocates
Jnporterhouse@gmail.com
Gibbspublicinfo@gmail.com
(865) 258-4031

Sent from my iPhone

On Jun 9, 2020, at 3:37 PM, Scott Davis <swd444@gmail.com> wrote:

Nadine,

Thank you very much for the email and I hope this finds you well. I appreciate the kind words as we want to work with the local community and create a development that all parties can be happy with. In regards to the common area/pocket park, we intend to dedicate the open space areas to the HOA and the type of active/passive recreational amenities can be decided by the resident and the HOA, whether that installation consists of a fenced in dog park with seating, a playground area for children, among other options. We believe any of these aforementioned uses would work on the pocket park/playground given its size and accessibility.

Please feel free to reach out with any other questions and we appreciate your time.

Thank you,

Scott Davis
865-806-8008

On Mon, Jun 8, 2020 at 2:48 PM jn porter <jnporterhouse@gmail.com> wrote:

Mr. Davis,

On behalf of the North East Knox Planning Advocates, we would like to thank you for listening to our concerns and implementing some changes to the Thompson Meadows concept plan. We understand how difficult it can be to make changes at a moments notice and without having much direction to follow.

6/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Thompson Meadows concept plan

In order to answer community questions and concerns, do you have any more information you can provide regarding the common area/pocket park that was discussed during last months planning commission meeting?

What type of active and/or passive recreational uses will it be configured for?

We are grateful for any information you could provide.

Have a wonderful day.

Nadine Porter
North East Knox Planning Advocates
Jnporterhouse@gmail.com
(865) 258-4031

Sent from my iPhone

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-5A-20-C / 5-A-20-RZ

1 message

Kim Frazier <hvpa2018@gmail.com>

Tue, Jun 9, 2020 at 11:42 AM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: Kevin Murphy <murphysprings@gmail.com>, Lisa Starbuck <lisamstarbuck@gmail.com>

Dear Commissioners,

I wanted to thank you for the thoughtful discussion at last month's meeting regarding Thompson Meadows.

Mr. Davis has responded positively by submitting an improved concept plan that reclassifies unusable space as Common Area / Open Space instead of "Dog Parks", moves the mail center to the front of the subdivision, reducing through traffic, dedicates a larger portion as a common park / playground with sidewalk access, and adds a street stub-out to the Butler property, which brings the plan into compliance with subdivision regulation 3.04.C.2.b.

We have asked Mr. Davis for clarification on the dedicated park / playground area, as well as, expressed our appreciation to him for these welcomed improvements.

I also understand that Knox County Engineering and Public Works has determined that sidewalks must be installed on the street that connects Thompson School Road to the subdivision. I would like to ask Commission to ensure that this becomes a part of the concept plan.

As always, thank you for your consideration.

In Service,
Kim Frazier

--

This message was directed to commission@knoxplanning.org

2020 June 8

RE: Thompson Meadows 5-SA-20-C

Dear Planning Commissioners,

Thank you for the robust discussion on Thompson Meadows last month. In the intervening time, the applicant has submitted an improved concept plan that:

- Reclassifies unusable space as Common Area / Open Space instead of “Dog Parks”
- Moves the mail center to the front of the subdivision, reducing through traffic
- Dedicates a larger portion as a common park / playground with sidewalk access
- Adds a street stub-out to the Butler property, which brings the plan into compliance with subdivision regulation 3.04.C.2.b.

We appreciate these meaningful changes. We have also reached out to the applicant, Scott Davis, to ask if a plan of improvements for the common park / playground is available. If you have not received it, a condition should be added to the Concept Plan:

- “Prior to final plat approval, submit to planning staff for review and approval a detailed plan for improvements to the park / playground area that will incorporate both active and passive recreational uses”

I do believe that this subdivision will, within the next several years, fall within the Parental Responsibility Zone (“PRZ”) for Gibbs Middle and Gibbs Elementary Schools once pedestrian connections are finished in Edwards Place to the schools. It is disappointing that the recently adopted sidewalk ordinance does not automatically mandate sidewalks on new residential subdivisions within the PRZ unless the average daily trip count exceeds 1,000 vehicles, or the posted speed limit is greater than 25mph.

I also understand that Knox County Engineering and Public Works has determined that sidewalks must be installed on the street that connects Thompson School Road to the subdivision. I suggest that, given the traffic levels on this street and the length, approximately 500’, that the planning commission require the sidewalk be installed with a sidewalk buffer of grass and trees between the street and the sidewalk. This will create a visually pleasant entrance to the subdivision, and provide shade on hot days for pedestrians and bicyclists, thus encouraging use of those amenities.

Sincerely,

Kevin Murphy
4508 Murphy Rd
Knoxville TN 37918



Dori Caron <dori.caron@knoxplanning.org>

[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)

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

--

This message was directed to commission@knoxplanning.org

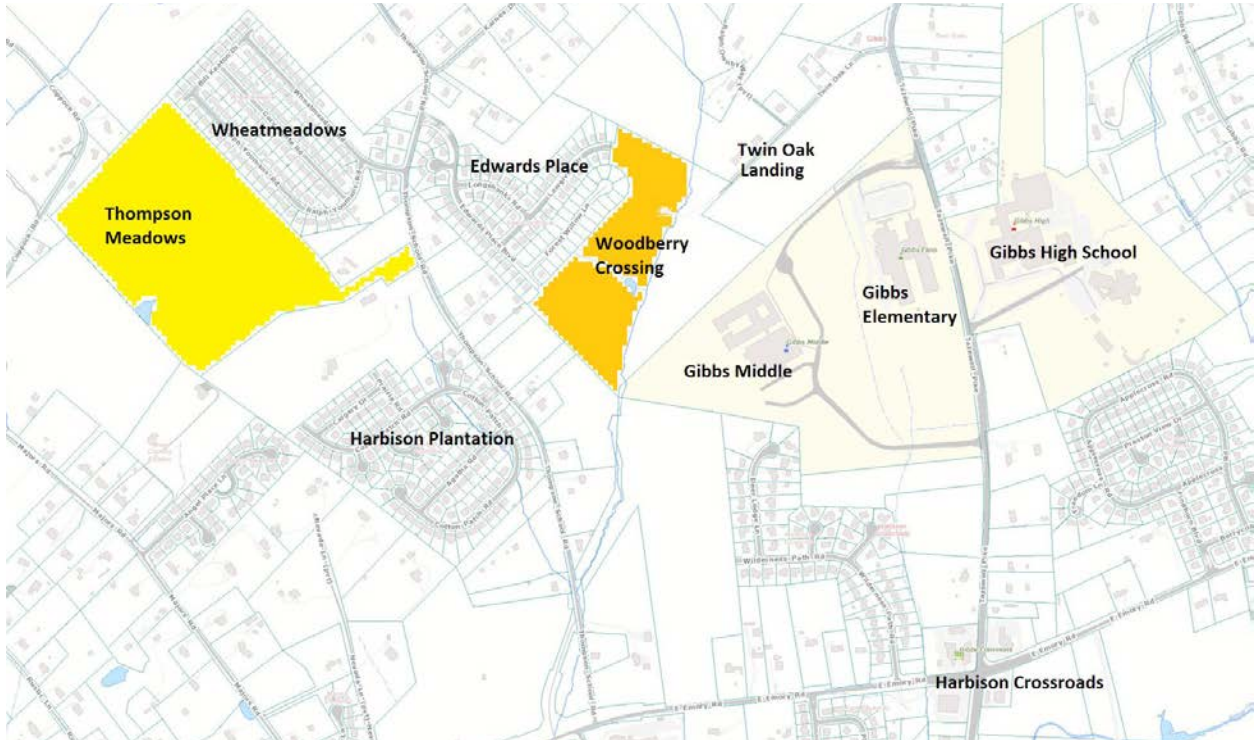
2 attachments

 **Gibbs Planning Meeting Summary and Background.pdf**
2399K

 **2020-06-08 Compass - At a Crossroads - Gibbs Developments.pdf**
419K

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 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

- 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

- Sidewalks and Parental Responsibility Zone
 - If pedestrian connectivity between Edwards Place / Woodbury Crossing and the Gibbs schools is established, what is the new Parental Responsibility Zone boundary?
 - Would Thompson Meadows be in the PRZ? Shouldn't Thompson Meadows be required to install interior sidewalks to accommodate likely pedestrian traffic to the schools?
 - No sidewalks on Thompson School Rd between subdivisions - several hundred dwelling units
- Street Parking
 - Increased housing density results in less off-street parking, and residents use on-street parking
 - Pedestrian safety issues created by lack of sidewalks, forcing bicyclists and pedestrians to occupy a narrow road with cars parked on both side



- Lack of places to recreate. Edwards Place common area not completed, and Thompson Meadows has little common space.
 - Results in kids, and adults, playing in the streets. Also note kids toys on public streets



-
- Runoff in Edwards Place subdivision and lack of sediment controls from grading



- Litter along roads
 - About 1,000 feet of road, fills two bags each time it's picked up



- 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 Karns 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).

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?

9. What are the street design standards for Knox County?
10. What is the process for the county accepting new streets and subdivision facilities - i.e. sidewalks?

Background

All of the below documents have been copied to this folder:

https://drive.google.com/drive/folders/1U4Zq_UxtxZ74M9wDCaAxSqmcq6tFBORH

1. July 1993 - Harbison Plantation Rezoned to Planned Residential at 4 du/ac ([7-R-93-RZ](#))
2. Oct 1993 - Use on Review ([10-B-93-UR](#)) and Concept Plan ([10-SB-93-C](#)) for 115 dwelling units approved for Harbison Plantation
3. Jun 1997 - second concept plan for Habrison Plantation with 111 lots, down from original 114 ([6-SA-97-C](#))
4. Jan 2000 - Rezoned Wheatmeadows to Planned Residential @ 1-4 du/ac ([1-I-00-RZ](#))
5. Sep 2000 - Use on Review (9-G-00-UR) and Concept Plan (9-SA-00-C) approved for 114 dwellings. ([Case Summary](#), note other documents are not available prior to July 2005 on the KGIS or MPC websites)
6. Jan 2007 - 58.42 acres (Edwards Place + Woodbury Crossing) rezoning to Planned Residential at up to 4 du/ac ([Staff Report](#) and [Case Summary](#))
7. May 2007 - Initial Edwards Place Use on Review ([2-K-07-UC application](#)) and Concept Plan ([S-K-07-C Site Plan](#)) approved ([Use on Review Case Summary](#), [Concept Plan Case Summary](#), and [meeting minutes](#)).
 - a. Substantial public comments submitted for the meeting, emphasizing future schools in the area, sidewalk connectivity, safe neighborhood access, maintaining area natural beauty, as well as a petition signed by numerous residents. Comments available in the Application <https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf>
 - b. Use on review required the sidewalk network to be extended to connect to Twin Oaks Ln (condition #4), an HOA (condition #5), and detailed plan for the common area (condition #2).
 - c. The concept plan required a 70' wide stream buffer (condition #5),, 4' sidewalks as shown on the drawing (condition #9), and a conversation with the school system about a sidewalk to Gibbs Elementary (condition #10).
 - d. Concept plan was extended in 2009 ([4-B-09-OB](#)) and 2011 ([4-E-11-OB](#)).
8. Feb 2009 - [Transportation Planning Report](#) completed for SR 331 (Tazewell Pike) and SR 131 (Emory Road) intersection. Bicycle lanes were provided in each of the build options, but pedestrian accommodations were not analyzed. Only Option #5 includes additional right-of-way for installation of future sidewalks (section 6.1).
9. Nov 2013 - Second Edwards Place Concept (11-SA-13-C, [Application](#), [Case Summary](#), [Site Plan](#)) required since it was more than 5 years since initial concept plan. Filled by Ideal Engineering Solutions.

- a. Nearly identical staff comments and approval conditions, except that the stream buffer was changed from 70' to "as required by the Knox County Dept of Engineering and Public Works".
 - b. Sidewalks still required and still depicted on the plan (condition #8)
 - c. Required condition #9 "Prior to final plat approval, the applicant shall propose to the Knox County Schools administration providing a direct pedestrian connection from this development to the adjoining Gibbs Elementary School. If desired by the school system, the developer will be responsible for all costs associated with making this connection."
 - d. Concept Plan extended in 2015 ([11-B-15-OB](#)) and 2017
10. 2015 - [Northeast County Sector Plan](#) adopted. Page 29 identifies NECO-1 Harbison Crossroads Mixed Use Special District, which says that "Planning and Connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years).
11. Aug 2015 - 12 acres on Twin Oak Ln rezoned to Planned Residential up to 4 du/ac (8-M-15-RZhttps://agenda.knoxmpc.org/packages/8-M-15-RZ_PKG.pdf, [Case Summary](#)), calling for Twin Oak Ln to be the access and for Twin Oak Ln to be improved and widened from the development entrance to Tazewell Pike.
12. 2017 - Tazewell Pk and Emory Rd stoplight and turning lane Improvements completed. No sidewalks, pedestrian crossings, or bicycle lanes were installed.
13. May 2017 - Twin Oak Landing Use on Review (4-E-17-UR) and Concept Plan (4-SA-17-C) for 102 dwelling units approved, using the south acreage rezoned in 2015 and north acreage already at PR. ([Application](#), [Case Summary](#), [Site Plan](#)).
 - a. Included sidewalk connection to Edwards Place (Lawgiver Circle) and a greenway connection to Gibbs Elementary School driveway, and a greenway easement throughout the development
 - b. Traffic impact study required a left-turn lane from Tazewell Pike to Twin Oak Lan
 - c. Reconstruction of Twin Oak Ln to Knox County standards, and closing Twin Oak Ln just past current Ralph Ownby Way, which would preclude vehicular connections to Edwards Place
 - d. A final plat was never filed for this development, and the concept plan has expired.
14. July 2018 - partial closure of Twin Oak Ln, Knox County Commission ([packet](#))
15. July 2018 - Gibbs Middle School opens ([Knox TN Today article](#))
16. 2018 - Builder DR Horton identifies sewer issues that need to be fixed in Edwards Place, including adding underground pumping stations
17. Feb 2020 - Thompson Meadows Rezoning ([2-D-20-RZ Application](#), [Case Summary](#)) to Planned Residential at up to 4.25 du/ac. County Commissioners named proximity to the schools as a reason to have higher density.
18. May 2020 - Thompson Meadows Use on Review ([5-SA-20-UR](#)) and Concept Plan (5-SA-20-C [Site Plan 2020-06-02 Revision](#)) - Active ([Public Comments](#))
19. June 2020 - Woodbury Crossing Use on Review ([6-A-20-UR](#)) and Concept Plan (6-SA-20-C [Site Plan](#)) - Active ([Public Comments](#))

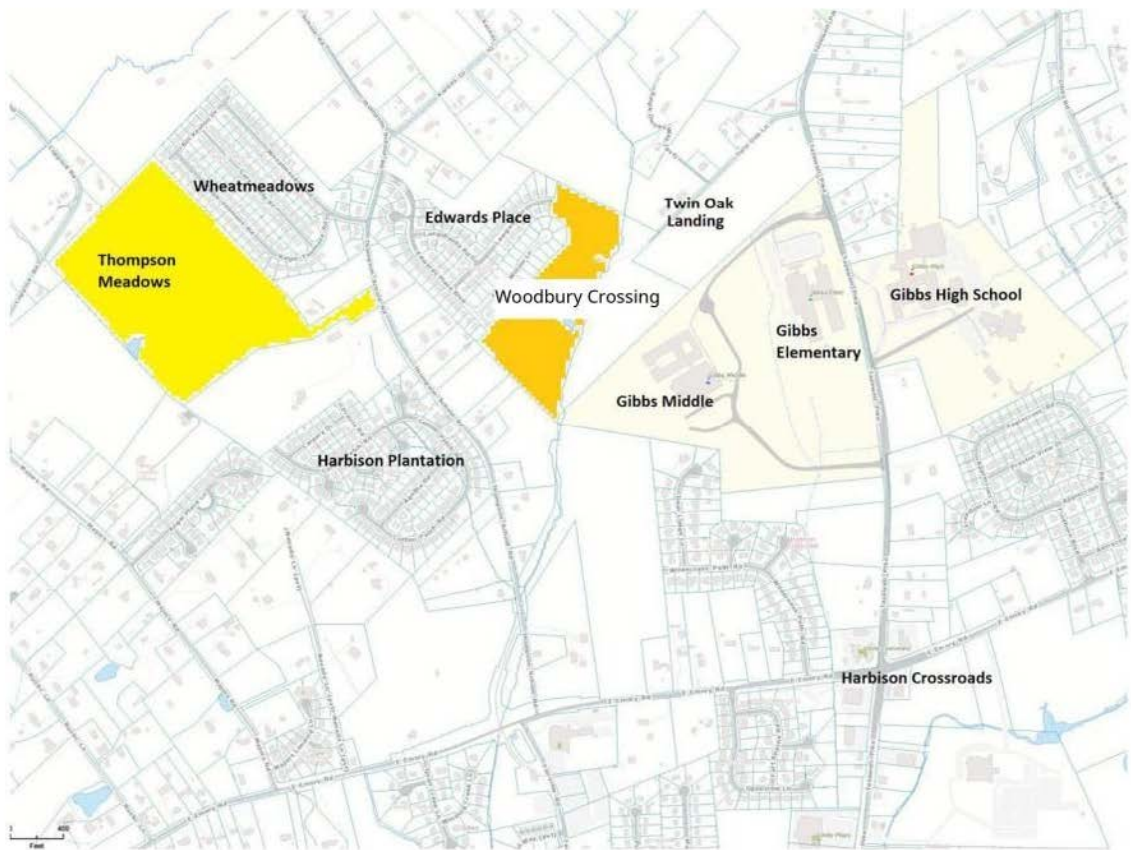
COMPASS



At a Crossroads

Knox County says it wants to do a better job of providing infrastructure for new development. Growth in the Gibbs community shows hard that is.

BY JESSE FOX MAYSHARK • JUNE 8, 2020



NEW DEVELOPMENTS IN GIBBS ARE WITHIN WALKING DISTANCES OF SCHOOLS AND STORES,
BUT THEY LACK CONNECTIONS.

Two proposed projects in a rapidly developing area of East Knox County are highlighting the challenges of providing infrastructure to support suburban growth.

The county lacks resources to build sidewalks and has limited what it requires of developers.

The developments, a subdivision and an apartment complex near Harbison Crossroads at the heart of the Gibbs community, are close to other subdivisions, to the commercial center at the intersection of Tazewell Pike and Emory Road, and to the Gibbs elementary, middle and high schools. Close, at least, on a map.

But at the moment, there are no good ways to travel between most of those locations except by car. That's something local residents would like to see addressed.

"This is an area that's in the planned growth area of the county," community advocate Kevin Murphy said last Thursday during a meeting that included Gibbs residents, three county commissioners and representatives of county government and Knoxville-Knox County Planning. "It's got three schools right there, it's got a park right there, it's got a built-up mixed-use area at Harbison Crossroads. There's a lot of opportunities for something really good here."

And yet, as the meeting Thursday at the county's Engineering and Public Works complex showed, there is no easy way to follow through on those opportunities. Developers in Gibbs have failed to deliver on promises to provide sidewalks and other public amenities for the area, and the county simply doesn't have the estimated \$75,000 or so it would take to build them itself in the foreseeable future.

“We’re in the month where we’re passing a budget that has less money for everything,” said Commissioner Larsen Jay, who attended the meeting along with his colleagues Richie Beeler — who represents the area — and Justin Biggs. “To me, there’s not a chance I see (of) Knox County investing in infrastructure and sidewalks in this area in the next decade.”

County Commission has spent a lot of time in the past year and a half talking about planning and infrastructure. At a retreat last summer, commissioners identified the need to better match infrastructure with new growth as one of their top priorities. But that talk so far hasn’t produced much in the way of action.

A promised comprehensive updating of the county’s General Plan — last revamped in 2003 — has yet to materialize, after an amendment to its Growth Policy Plan was derailed in January by the Farragut Board of Mayor and Aldermen. The county estimated last year that it will take 40 years to bring existing infrastructure, including

sidewalks, up to standards mandated by the Americans With Disabilities Act, never mind building new facilities.

Meanwhile, the county has been reluctant to require too much infrastructure investment by private developers who are building new subdivisions across the county. Despite lobbying from Bike Walk Knoxville and other pedestrian advocates earlier this year, Commission approved a new sidewalk ordinance that requires developers to build new sidewalks only in specific areas. And one of County Mayor Glenn Jacobs' first acts on taking office in 2018 was to cancel a planned countywide sidewalk master plan.



EDWARDS PLACE SUBDIVISION IN GIBBS.

That means that no matter how easy it may be to draw connecting lines on a map between developments and public amenities or commercial centers, the political will

and public resources to make them real have so far been hard to come by.

The Gibbs developments provide good examples. When Edwards Place subdivision on Thompson School Road was built in 2007, the developers were required by the Metropolitan Planning Commission (now the Knoxville-Knox County Planning Commission) to build sidewalks and other public amenities. But residents at Thursday's meeting said that never happened and the original developer relinquished ownership before finishing the project. It is now on its third developer.

In the years since, the new Gibbs Middle School was built on property behind Gibbs High School on Tazewell Pike, which runs roughly parallel to Thompson School Road. The school complex sits tantalizingly close to the back end of Edwards Place, where a new 80-unit apartment development called Woodbury Place is under consideration this week by the Planning Commission.

Those new apartments, which have been recommended for approval by Planning staff, would be less than 1,000 feet

from the middle school — but at the moment the only path between them will be nearly two and a half miles of roadway.

Meanwhile, just across Thompson School Road, the proposed Thompson Meadows subdivision would put 189 new homes adjacent to the existing Wheatmeadows subdivision.

County and Planning officials at Thursday's meeting said some small pieces of infrastructure could be required of the developers: a dedicated right-of-way at the back of the apartment complex, which could eventually be built into a path or roadway leading to the schools, and a section of sidewalk leading from Thompson Meadows out to Thompson School Road.

Jim Snowden, the county's senior director of engineering and public works, said the county was also planning to build a section of sidewalk connecting Edwards Place to Thompson School, using forfeited bond money from the developer that failed to build it in the first place. But with no sidewalks on the road itself, neither that nor the

Thompson Meadows sidewalk would at the moment connect to anything.

Snowden also noted that connecting the subdivisions to the schools could create another issue: It would move them into the Parental Responsibility Zone, meaning there would be no bus service. That could be fine for the middle and elementary schools, but it would put high school students in the position of having to cross busy Tazewell Pike — which would probably mean needing to install a pedestrian crossing signal or a footbridge.

In other words, spending money on some infrastructure could require spending money on more infrastructure.

“I’m not trying to be Captain Doom and Gloom,” Jay told the community members at Thursday’s meeting. “It’s great (to have ideas), but there’s no commitment to invest in infrastructure on this scale, and there hasn’t been for some time.”

Murphy, an East Knox County resident who is a member of the Knox County Planning Alliance, which advocates for better planning and infrastructure investment, said in an interview after the meeting that he hopes county leaders will nevertheless see the opportunity to act now and get ahead of growth in the area.

“This is an area where cluster development and increased density make a lot of sense,” Murphy said. “But when you want more density, you require more infrastructure there to support that.”



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Please forward to KPPC Board

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Fri, May 29, 2020 at 3:05 PM

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

From: **Glenn Jacobs** <Glenn.Jacobs@knoxcounty.org>
Date: Fri, May 29, 2020 at 3:01 PM
Subject: Please forward to KPPC Board
To: Gerald Green <gerald.green@knoxplanning.org>
CC: Amy Brooks <amy.brooks@knoxplanning.org>, Jim Snowden <Jim.Snowden@knoxcounty.org>

Gerald,

Please forward the attached letter and the memorandum from the Law Department to the Planning Commissioners.

Thank you,

Glenn Jacobs*Mayor*

Office: 865-215-2005

400 West [Main Street, Suite 615](#)[Knoxville, TN 37902](#) <https://knoxcounty.org/signature2/index.fld/image001.png>

Confidentiality Note: This e-mail is intended only for the person to whom it is addressed and may contain information that is privileged, confidential, or otherwise protected from disclosure. Dissemination, distribution, or copying of this e-mail or the information herein by anyone other than the intended recipient is prohibited. If you have received this e-mail in error, please notify by reply e-mail and destroy the original message and all copies.

--

Sent from Gmail Mobile

--

This message was directed to commission@knoxplanning.org

2 attachments **Letter to Gerald Green.pdf**
319K **Law Department Opinion on Sidewalks.pdf**
1280K



OFFICE OF COUNTY MAYOR GLENN JACOBS

400 Main Street, Suite 615, Knoxville, TN 37902

May 29, 2020

Gerald Green
Knoxville-Knox County Planning

RE: Knoxville-Knox County Planning Commission Authority to Require Sidewalks

Mr. Green,

At its May 14th, 2020 meeting, the Knoxville-Knox County Planning Commission voted to postpone the decision on approving a proposed subdivision along Thompson School Road, Agenda Item 19. It is my understanding this action was taken as the result of a discussion among the Commissioners regarding the need for sidewalks within this subdivision.

As you stated during the meeting, the decision concerning the need for sidewalks within this subdivision falls under the purview of the Knox County Department of Engineering and Public Works, not the KKPC.

Failing to abide by applicable regulations and ordinances could expose KKPC and Knox County to civil liability. Therefore, I request that, in the future, KKPC refrains from any arbitrary actions such as this which could undermine Knox County ordinances and expose the County to potential liability.

I have attached a memorandum from the County's Law Department containing its opinion in this matter.

If anyone has any questions or requires clarification, please contact me at (865) 215-2005.

Sincerely,

Glenn Jacobs
Knox County Mayor

cc: Files

RICHARD B. ARMSTRONG, JR.

KNOX COUNTY LAW DIRECTOR

David L. Buuck
Chief Deputy Law Director

Daniel A. Sanders
Charles F. Sterchi, III
David M. Sanders
Evan E. Hauser
Amanda Lynn Morse
David S. Wigler
J. Myers Morton
Gary T. Dupler
Houston S. Havasy
Deputy Law Directors



400 W. Main Street
Suite 612, City-County Bldg.
Knoxville, TN 37902


tel (865) 215-2327
fax (865) 215-2936
lawdir@knoxcounty.org

Caroline E. H. Sudlow, ACP
Advanced Certified Paralegal

Terry Moran
Investigator

MEMORANDUM

TO: MAYOR GLENN JACOBS

FROM: DANIEL A. SANDERS, DEPUTY LAW DIRECTOR 

DATE: MAY 29, 2020

RE: KNOXVILLE-KNOX COUNTY PLANNING COMMISSION AUTHORITY
TO REQUIRE SIDEWALKS

You have requested a legal memorandum regarding Knoxville-Knox County Planning Commission's (KKPC) authority to require sidewalks in a proposed subdivision along Thompson School Road (5-SA-20-C). According to KKPC staff, "sidewalks are not proposed within the subdivision and are not required according to the County's recently adopted sidewalk policy." After review of the subdivision application and applicable legal authorities, I conclude that KKPC does not have authority to require sidewalks in the proposed subdivision.

KKPC is a regional planning commission. Under Tenn. Code Ann. § 13-4-310, the a regional planning commission may "**promulgate provisions in its subdivision regulations and recommend amendments to the zoning ordinance** for the establishment of review and approval powers for site plans and the establishment under the zoning provisions for review and approval of planned unit developments, overlay districts, mixed use developments, condominiums and other types of sustainable design and development of property."

KKPC has promulgated standards for installing sidewalks in Knox County subdivisions in Knoxville-Knox County Minimum Subdivision Regulation 3.05.A.2:

Sidewalk Improvements. Any required sidewalks shall be provided by the developer in accordance with the design and construction standards of the City of Knoxville or Knox County.

...

Within Knox County, the developer should contact the Knox County Department of Engineering and Public Works regarding the applicable requirements and design standards from the County's adopted ordinances and regulations.

KKPC has also recommended standards for sidewalks in new residential developments. Those recommendations have been adopted by the Knox County Commission and codified in Knox County Zoning Ordinance ("KCZO") Sec. 54-81:

(a) Except in subdivisions of five or fewer lots, all developers of real property in Knox County shall:

(1) Install sidewalks in developments that create a connection between two collector (or higher) classified streets. The sidewalks required by this subsection shall be along at least one side of each street within the development that creates the connection between classified streets.

(2) Install sidewalks on local streets designed and posted at speeds greater than 25 mph. The sidewalks required by this subsection shall be along at least one side of each such street.

(3) Install sidewalks along the developments' frontage of existing adjoining roadways and on one side of any internal road segments that are designed and posted for 25 mph or less and the anticipated average daily traffic exceeds 1,000 vehicles per day where the proposed development is:

a. Within the parental responsibility zone;

b. Within ¼ mile of public facilities such as libraries, parks, senior centers, and greenways or proposed greenways per the Knox County Greenway Corridor Study;

c. Within ¼ mile of commercial facilities such as convenience stores or similar uses that would generate pedestrian traffic; or

d. Within ¼ mile of other established pedestrian facilities.

(4) Install sidewalks in locations where the Director of Engineering determines that sidewalks are necessary to provide significant pedestrian connectivity, enhance pedestrian safety, or are in the overall best interest of the county taxpayer.

It is well settled that the administration of existing land use regulations and ordinances is a quasi-judicial act reviewed under the common law writ of certiorari. Land use decisions that are illegal, arbitrary, or fraudulent are subject to challenge and can expose the county to substantial risk. *See, State v. Thompson*, 197 S.W.3d 685, 693-94 (Tenn. 2006) (awarding up to \$10,000 in attorney fees to prevailing party in each stage of litigation where governmental decisions were arbitrary or not supported by evidence). "In proceedings involving a common law writ of certiorari, illegal, arbitrary, or fraudulent actions include: 1) the failure to follow the minimum standards of due process; 2) the misrepresentation or misapplication of legal standards; 3) basing a decision on ulterior motives; and 4) violating applicable constitutional standards. *Harding*

Acad. v. Metro. Gov't of Nashville & Davidson Cty., 222 S.W.3d 359, 363 (Tenn. 2007) (citing *Hoover, Inc. v. Metro. Bd. of Zoning Appeals*, 924 S.W.2d 900, 905 (Tenn. Ct. App. 1996).

It is equally well settled that governing bodies acting in an administrative capacity must apply the existing standards contained in applicable regulations and ordinances. The denial of an application "which meets all the requirements of the ordinance when there is no valid ground for denial is arbitrary and unreasonable." *Id.* (citing *Merritt v. Wilson County Bd. of Zoning Appeals*, 656 S.W.2d 846, 854 (Tenn. Ct. App. 1983). Applying some other undefined, undisclosed and unanticipated standard would make a decision illegal, arbitrary and, perhaps, fraudulent. *See, Harding*, at 363 ("In proceedings involving a common law writ of certiorari, illegal, arbitrary, or fraudulent actions include: . . . the misrepresentation or misapplication of legal standards..").

As noted by KKPC staff, the proposed subdivision off Thompson School Road does not require sidewalks. This is based upon the County Commission's recently adopted ordinance incorporating a sidewalk policy. Specifically, the subdivision does not create a connection between two collector (or higher) classified streets, include streets designed and posted at speeds greater than 25 mph, or meet any of the conditions included in KCZO Sec. (3)(a)-(d). For these reasons, I am of the opinion that requiring sidewalks in the proposed subdivision would be contrary to existing regulations and ordinances and, therefore, illegal, arbitrary and, perhaps, fraudulent.

Please do not hesitate to contact me if you have further questions.

DAS:rdB

cc: Bryan Hair, Knox County Chief of Staff
Jim Snowden, Director of Knox County Engineering & Public Works



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-UR

1 message

Idellane <Idellane@bellsouth.net>

Fri, May 15, 2020 at 7:28 AM

Reply-To: Idellane@bellsouth.net

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Mike, please allow me to respond to Mr Davis email responding to the communities concerns over the development 5-A-20-UR.

My main concern is children, yes it is true that the most resent subdivisions have no sidewalks. This was an error of the commission in approving that. I have witnessed many times children walking in the middle of the street after they have gotten off of the school bus. How is that safe for children at all. This is the real world, children of all ages walk from off the bus. The developments he spoke of, are all small developments and the buses do not enter the subdivisions, they get off the bus at the main roads. Our main job should be the safety of these kids in a neighborhood they can safely walk in.

Also has anyone considered handicapped citizens? Now that the USPS has mandated that mail centers be built instead of mailboxes in front of a house it will make it harder for elderly and handicapped people to get mail. Sidewalks would help this tremendously not perfect but better. Thank you for your time Lora Lane

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Re: Kevin Murphy Comments - Thompson Meadows Subdivision Concept Plan 5-SA-20-C

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

Thu, May 14, 2020 at 11:25 AM

Also, there are a number of comments from 2007 when the Edwards Place subdivision was being discussed that are still relevant today, about pedestrian connectivity, schools, etc.

<https://agenda.knoxmpc.org/2007/april/2-SI-07-C.pdf>

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 5913 West Emory Road

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Thu, May 14, 2020 at 8:24 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

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

From: **Christina wright** <cw6195@gmail.com>

Date: Wed, May 13, 2020 at 8:30 PM

Subject: **5913 West Emory Road**

To: <liz.albertson@knoxplanning.org>

Good evening Liz,

We've contemplated this email since receiving the notice of rezoning and a possible sub-division in our back yard. We recently retired to Knoxville from the US army, we've only been here a year. We have concerns with the traffic on West Emory currently and a added sub division will increase this dramatically. West Emory being a state road , the state could not and would not provide a blind drive way sign at the curve of blacks ferry road. We ordered one and put it on the curve ourselves, pulling out of our driveway is a daily suicidal mission. (5911 west Emory). Add 200+ plus cars daily and we'll definitely have more accidents. What is the plan for this increased traffic?

Entry to this sub division? I read multiple places patriots way, blacks ferry and the last was right next door off Emory road. What will you provide for noise reduction? Privacy? Seeing how the entry right off Emory will be our next door neighbor, Will the builder compensate for a privacy fence, security?

Will this sub division "drop"/"lower" property values? What benefit as neighbors will We see from this? Will this increase property taxes?

I sincerely hope that when this is discussed tomorrow all parties keep in mind the current residents of the surrounding properties and the approval is not motivated by monies. We hope the government officials will keep in mind the concerns, the current traffic issues, quality of life (years of construction), current residents being evicted because of this proposal.

Considering the current climate, we ultimately would like this to be postponed until we (surrounding) neighbors could attend this meeting. We understand we could virtually, but we would be hindered with offering information and asking questions.

Regards,

Shannon & Christina Wright

--

Liz Albertson, AICP
Senior Planner
865.215.3804



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Re: Kevin Murphy Comments - Thompson Meadows Subdivision Concept Plan 5-SA-20-C

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

Thu, May 14, 2020 at 9:50 AM

Another excellent reason to postpone this request:

A concept plan application ([6-SA-20-C](#)) was filed for 7605 Twin Oak Ln. As you can see in the attached map, it is adjacent to Gibbs Middle and Elementary Schools. If planned correctly, it could provide pedestrian connectivity to them and would probably place Thompson Meadows within the Parental Responsibility Zone, thus requiring interior and exterior sidewalks.

It seems prudent to postpone Thompson Meadows (5-SA-20-C) to the June meeting so that both of these plans can be reviewed at the same time. It would allow the staff and commission to understand the cumulative impact of both of these developments and make any changes accordingly.

--Kevin

--

This message was directed to commission@knoxplanning.org



6-SA-20-C-location.jpg
1109K



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-UR and Gibbs road safety

1 message

Phillip Graves <pgraves06@hotmail.com>

Wed, May 13, 2020 at 10:34 PM

Reply-To: pgraves06@hotmail.com

To: "john.sexton@knoxcounty.org" <john.sexton@knoxcounty.org> ,

"commission@knoxplanning.org" <commission@knoxplanning.org> , Knox County Commission <commission@knoxcounty.org>

Good evening all. I wanted to share a photo of from an accident on Barker Rd this evening. Even though her parents know, I do not want to post this on social media while her condition is unknown. The driver was seriously injured with at minimum, a compound fracture to her leg. I don't want to guess her speed, but the impact was hard enough to send branches from the top of that walnut tree 50 ft in multiple directions.

Had the tree not been there, she could have struck our cars and possibly our house. Another time and my son could have been there in our driveway. I could have been mowing that bank or picking up litter as I do each week so the neighborhood looks nicer.

Planning commission will be voting on a nearby development on Thursday. As you see and vote on future requests in the area, please reconsider the infrastructure and traffic calming. Increased development will only make this area worse.

I have been on this corner my whole life. This road has become a drag strip. The intersection of Barker and Karnes is extremely dangerous. More houses will bring more cars, and more cars will only increase that danger. I am begging you, please help us make this road safe for my family again, and please keep issues like this in mind when considering developments.

Phillip Graves
7905 Barker Rd
Corryton, TN 37721



Get [Outlook for Android](#)

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Proposed Thompson School Road

1 message

Scott Davis <swd444@gmail.com>

Wed, May 13, 2020 at 3:47 PM

Reply-To: swd444@gmail.com

To: Mike Reynolds <mike.reynolds@knoxplanning.org>, Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Mike,

Thank you very much for keeping us updated and sending the emails regarding the Thompson School Road citizen's concerns. As a follow up, over the past several weeks, we have tried to answer citizen's questions and respond to all of their concerns. Please find our responses to Mr. Adam Thompson, Mr. Kevin Murphy (who lives almost 7 miles away) and others within the Corryton community below, adding additional commentary in response to recent emails from concerned citizens. Our response is highlighted in **Red** and our willing concessions in **Blue**.

1. This is located close to Gibbs Elementary, Middle, and High Schools. We think sidewalks are a great asset inside the development, and especially on the connector road that connects the houses to Thompson Meadows. As designed, the connector road is vehicle-only traffic that doesn't allow pedestrian or bicycle connectivity to the exterior street system.

Sidewalks make a community walkable, which makes it healthier, and gives our school-aged children a way to get to/from school. It also keeps them from being splashed when it rains; we have members in neighboring subdivisions who have noticed that issue.

When there is a need and it makes sense from a safety, location and economic standpoint, we are open to the idea of sidewalks in the subdivisions we develop and have installed multiple sidewalks to date to improve walkability in our Knox County communities. However, we do not feel there is a need in the proposed Thompson School Road development as there are no sidewalks on the exterior streets so, even if we were to install a sidewalk within the proposed subdivision, it would not lead to a connecting sidewalk and, thus, would have no effect on school-aged children getting to school in a safer manner or getting splashed. The closest connecting sidewalk is more than 1 mile away. I would also like to note that none of the surrounding subdivisions have sidewalks (except for the new phase of Edwards Place which has sidewalks that lead to nowhere). Sidewalks are exceptionally expensive and exceptionally expensive to maintain. Installing sidewalks, especially in what will essentially be a new phase to Wheatmeadows will, in my opinion, create no additional benefit to the proposed subdivision, surrounding neighborhoods or community and will unnecessarily drive up the cost of the new homes. Commissioner Beeler (who I have the utmost respect) is pushing for sidewalks on Tazewell Pike, E. Emory, and eventually Thompson School Road. With that said, We agree sidewalks along Thompson School Road may one day be available and we are willing to install sidewalks along our Thompson School Road frontage.

2. We don't have any playgrounds in the community, except for the Gibbs Ruritan Park. A very attractive amenity would be adding a playground to the development. Also, the dog parks don't look large enough to be fenced in and usable. Will they be fenced, and what will be provided in terms of features in each fo the dog parks?

Gibbs Ruritan Park is less than 3/4 of a mile away from the proposed subdivision. Playgrounds in subdivisions are generally built for the benefit and use of the residents of that particular subdivision and not for the benefit of the community at large. Although playgrounds are appealing to some younger families, there is a very high level of liability and long term maintenance expense incurred. There is always a strong chance of a child getting injured on a playground, even if it is a minor injury, and we, nor the HOA, generally desires not to take on the associated risk and expense. Most of our dog parks are not fenced as fencing (chain-link or otherwise) is generally deemed unsightly from the street and adjacent property owners. We prefer to have a more open and natural environment. We do consider the open dog park areas beneficial. The various dog parks proposed throughout are open areas for the benefit and use of the entire neighborhood and are spread out to create open spaces convenient to each resident. In most cases, these areas would be added to proposed lots and not open to the neighbors. If the HOA for the subdivision desires the dog parks be fenced in with other amenities, we will gladly provide.

3. Placement of the mail area at the back means that every resident will need to drive to the back of the development to get their mail. Wouldn't a placement at the front entrance off Thompson School Rd be more logical?

We agree that a mail area could make sense closer to the front of the subdivision and are in discussions with our engineers and the Postal Service to see what that would look like and what is most suitable.

4. The cul-de-sac at the bottom (southwest) side should have a vacant lot to provide connectivity to any future developments on the adjacent Butler property.

I am slightly confused by this request as we would think the community would not want future development increasing the traffic in the area and, specifically, within and through the proposed subdivision and Wheatmeadows. The main opposition and concerns made by the CPA is increased traffic. We agree with Planning and will provide a 50' access to the adjacent Davis property (no relation :-)) because it makes sense and the Davis property does not have adequate Thompson School Road frontage or separation between entrances for any future development. We provide connectivity to adjacent properties when and where it makes sense to do so.

5. Peripheral setbacks should be the full 35 feet instead of a reduced 30 feet. This is a rural area, and we want to respect our neighbors who have large setbacks and agricultural uses.

We have requested a 5' reduction in the peripheral setback which potentially allows for a slightly deeper home and creates more space between homes on the side setback.

6. We also think some additional buffer between the Davis property and the entrance road would be appropriate, along with a landscaping buffer and nice fence. Have you spoken with the Davis's?

We have agreed to provide a 50' access to our road for the Davis property and will be landscaping the entrance. Not sure why we should, would, or could be responsible for landscaping or fencing for someone else's adjacent property benefit which, to my knowledge, has not been done for any adjacent property owners for any other subdivisions in the Corryton community. If we are required to provide the buffering and fencing for the Davis', would we not be expected to do the same for all adjacent owners?

7. Will there be landscaping at the entrance? And what about around the peripheral of the development?

We will have landscaping at the entrance. Also, we will save as many trees as we can around the periphery of the subdivision, which will be dictated by topography and grading constraints as well as detention pond requirements. Removing trees costs us money.

8. Thompson School Road is narrow and dangerous.

Thompson School Road is one of the better roads in Knox County. Thompson School Road is center-lined with white shoulder markings which generally means the road is at least 20 feet wide. Knox County has spent a considerable sum of money making substantial improvements to the Thompson School Road/Emory Road intersection.

With regard to the dog parks, I have reviewed the Petsafe webpage referenced (<https://www.petsafe.net/learn/how-to-design-a-dog-park>). The Petsafe's guidelines referenced are for City/County public community dog parks.

In my opinion, developers should not be responsible for developing community parks in their subdivisions. Subdivision amenities should be for the benefit and use for the residents of that particular subdivision.

It is our desire to make this subdivision an asset to the community.

**Please do not hesitate to call if you have any questions.
Thank you for your time and attention to this important matter.**

**Scott Davis
865-806-8008**

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-UR

1 message

jn porter <jnporterhouse@gmail.com>

Wed, May 13, 2020 at 4:21 PM

Reply-To: jnporterhouse@gmail.com

To: commission@knoxplanning.org

Commissioners,

The more that I read the concept plan and the current staff recommendations, the more uneasy I get.

There are currently too many unanswered questions to the 8th district community regarding this plan to warrant an approval by the staff.

I request that staff move to postpone this agenda item, 5-A-20-UR for 30 days so the developer can have time to answer these questions and submit appropriate changes in coordination with community cooperation.

The labeling of 4 dog parks without any additional information is not acceptable. This leaves us to believe that 4 open grassy areas will be left sitting there vacant with unused potential. We would like to make the growth in this district just as beautiful as developments we see in other districts. They have sidewalks, actual dog parks that fit the guidelines of Petsafe (fencing, trash, disposal bag, fountains, shading, at least 1 acre), common areas including picnic tables and grills).

I do not see any plan to include any beautification to the entrance of the subdivision (a sign or any landscaping). We would like this to be included.

A postponement of a minimum of 30 days is the only way I can see that we can correct these mistakes in the concept plan.

Thank you,

Nadine Porter
North East Knox Planning Advocates
(865) 258-4031
Jnporterhouse@gmail.com

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

Brianne Graves <brigraves13@hotmail.com>

Wed, May 13, 2020 at 2:53 PM

Reply-To: brigraves13@hotmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Dear Planning Commission,

I am writing to you regarding the concept plan submitted for Thompson Meadows (5-A-20-C). It would be nice for this development to be an asset for our community. As closely as this is located to Gibbs Elementary, Middle, and High Schools, sidewalks should be included in this subdivision, and especially on the connector roads connecting the houses to Thompson Meadows. Sidewalks help to make the community walkable, which makes it healthier, and gives our school-aged children a SAFE way to get to and from school. Our community desires more sidewalks, and we are asking our county commissioner to get them installed.

We also need representation on the MPC. There is no reason that we shouldn't have someone from the 8th district on the committee. It is a shame that we don't.

Also, my biggest concern as a resident of Barker Road is the traffic that this development will bring to Barker. Currently, the majority of the residents who live on Thompson School, Karnes, and Lett Roads use Barker as a pass through road to not have to wait in school traffic (when taking their children to school). They will avoid having to wait in the extra long line turning left into the school from Tazewell Pike, and this has caused so many problems. Karnes Road is already much too small to handle the traffic this has caused, and nobody obeys the stop sign that is located directly next to my house at the corner of Barker and Karnes. Almost every single day when I leave my house, I have to dodge a car that speeds through the stop sign. This is not an exaggeration. It is only a matter of time before myself, someone from my family, or a neighbor is involved in a serious accident here. The traffic that yet another development is going to bring needs to be addressed with these roads. Putting a red light in at Thompson School isn't going to address these issues either because people are still trying to avoid school traffic by coming down Karnes/Barker and turning right into the school instead of waiting to turn left. We need Karnes widened AND we need speed bumps or something to control the speeding from the extra traffic down Barker. My husband has contacted the guy in charge of the traffic a few months ago no avail.

Thank you for your me. We are interested in seeing our community grow, but it needs to be the right kind of growth, and it needs to be dealt with in the proper ways. As it stands now, our unique community is not equipped to handle the developments that we have, let alone adding even more to it.

Brianne Graves

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

BRANDI BRANSON <bb688@comcast.net>

Wed, May 13, 2020 at 1:28 PM

Reply-To: bb688@comcast.net

To: commission@knoxplanning.org

Cc: richie.beeler@knoxcounty.org, hugh.nystrom@knoxcounty.org

Dear Planning Commissioners:

This letter is regarding the proposed subdivision development on Thompson School Rd. in the Gibbs community in Corryton (5-A-20-C).

I hope you will prioritize some features that would improve the overall appeal of that new development--particularly sidewalks, a kid's playground, basketball court and an enclosed dog park with appropriately high fencing, a water spigot for water bowls and benches for dog owners.

Please consider that Commission Chairman Hugh Nystrom's parting words to developer Scott Davis at the April 27, 2020 zoning meeting (after approving the density of the development over the objections of the Gibbs community) were "Mr. Davis, please work with the neighborhood".

I believe enhancements such as I described above (plus moving the mail center to a more convenient location than the back of the development) would demonstrate that Mr. Davis is taking Chairman Nystrom's admonishment seriously and would go a long way toward creating goodwill with a community that is watching to see how Mr. Davis and the Planning Commission respond to our requests.

Thank you for your consideration,

Brandi Branson
7525 Ridgeview Rd.
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-UR

1 message

'Porter, Joshua' via Commission

Wed, May 13, 2020 at 12:49

<commission@knoxplanning.org>

PM

Reply-To: joshua.porter@cns.doe.gov

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

To whom it may concern,

I am writing this email out of concern for the future of the Gibbs community. As we go forth to bring development to this area, I'd like the focus to be not only what's best for the developers and tax revenues. The subject for this email is regarding the subdivision breaking ground on Thompson School Road. After looking over the plans, one can't help but laugh at the areas labeled "dog parks". Can we not find anything else we could utilize this property for? A park for children to play in would be a great idea along with picnic tables or a common area. I also noticed there are no sidewalks in the subdivision. As a homeowner in Fort Reynolds subdivision I can tell you that our sidewalks are used on a daily basis. Can we find a way to add them to subdivisions requirements? I'm not totally opposed to the dog parks but they do need to meet certain guidelines such as the Petsafe dog park guidelines. Requirements include items such as pet waste disposals, waste bag dispensers, and water fountains for dogs just to name a few. Also the lot between units 41-45 should to be left vacant for future connectivity. How are so many issues overlooked? Developments need to bring value to the community, not just profit the developer. I do not think any of the suggested items are asking a lot and will bring value to the 8th district.

Thank you for your time,

Joshua Porter

865.254.4031

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Kevin Murphy Comments - Thompson Meadows Subdivision Concept Plan 5-A-20-C

1 message

Kevin Murphy (via Google Docs) <murphysprings@gmail.com> Wed, May 13, 2020 at 11:03 AM
Reply-To: murphysprings@gmail.com
To: commission@knoxplanning.org

murphysprings@gmail.com has attached the following document:

 **Kevin Murphy Comments - Thompson Meadows Subdivision Concept Plan 5-A-20-C**



I would like to speak at Thursday's meeting on item 5-A-20-C - Thompson Meadows

Google Docs: Create and edit documents online.

Google LLC, [1600 Amphitheatre Parkway, Mountain View, CA 94043, USA](#)



You have received this email because murphysprings@gmail.com shared a document with you from Google Docs.

--

This message was directed to commission@knoxplanning.org



Kevin Murphy Comments - Thompson Meadows Subdivision Concept Plan 5-A-20-C.pdf
68K

Dear Planning Commissioners,

I've looked at the Concept Plan submitted for Thompson Meadows ([5-A-20-C](#)) and have some feedback. Given the amount of feedback and many of your comments at the Agenda Review session on Tuesday, **I request that you postpone Thompson Meadows (5-A-20-C)** for a month to allow the developer to correct some mistakes and propose some ways for this to be an asset to the community.

As a citizen, I desire developments to be assets to their communities - to do more than just add housing units. Homes are assets; homes located in desirable neighborhoods appreciate because the neighborhood is desirable. Neighborhoods with amenities are places for families to *live*, not just reside - they provide spaces to socialize, exercise, recreate, and become a community.

The proposed subdivision is very close to the Harbison Crossroads Mixed-Use Special District (NECO-1) identified in the [Northeast County Sector Plan](#). It is also located close to Gibbs Elementary, Gibbs Middle, and Gibbs High Schools, and it is located in the Planned Growth Area. As such, the higher density and proximity to these commercial and education nodes requires increased infrastructure for the residents.

Sidewalks. Sidewalks promote connectivity and community. While there are very few sidewalks in the community today, residents are now asking for them. The argument that existing subdivisions don't have sidewalks, and there aren't any sidewalks on Thompson School Rd, is a chicken and the egg problem. We have to start somewhere. The community is pressing for sidewalks outside Thompson Meadows. It is likely that a property will develop between Thompson School Rd and the Elementary/Middle schools in the next 5-10 years, which will provide pedestrian linkage to the schools. When these are built, then Thompson Meadows will be deficient. We have to start somewhere, and this is a great place to start.

Sidewalks along the access road that connects the homes to Thompson School Rd should be a no-brainer. As proposed, this connector road is vehicle-only traffic that doesn't allow pedestrian or bicycle connectivity to the exterior street system.

Sidewalks make a community walkable, which makes it healthier, and gives our school-aged children a way to get to/from school. It also keeps them from being splashed when it rains; we have members in neighboring subdivisions who have noticed that issue. The Gibbs and Corryton Communities desire more sidewalks. Our county commissioner is working to get more sidewalks installed on Tazewell Pike, Emory Rd, and eventually Thompson School Rd.

Sidewalks may slightly increase the cost of the homes, but they facilitate making a subdivision into a community; interactions between residents; decrease isolation; and increase physical fitness. Members of the community have commented that they would love to be able to walk to places instead of always having to get in their cars and drive.

Common Areas (depicted as “dog parks”) The common areas noted as “dog parks” are not dog parks. They are open yard areas with no amenities to make them pet friendly. Knoxville’s own PetSafe has guidelines for dog parks

(<https://www.petsafe.net/learn/how-to-design-a-dog-park>) that recommend dog parks be a minimum of one acre. The proposed “dog parks” have none of the amenities suggested by Petsafe, such as:

- Seating and shade for humans as they let their dogs use the park
- Water sources for dogs and humans - drinking fountains, maybe a stream
- Waste stations and trash cans - 4 per acre
- Entry gates that allow dogs to be put on leash and unleashed as they leave the park

If a serious dog park amenity is sold as part of this concept plan, then it needs to be an actual dog park, not just open grass area with no shade, water, or fencing. Nobody wants an open grass area, because what happens is owners will bring their dogs there, not clean up after them, and the HOA has to deal with a small lot with a lot of dog poop. Yuck.

These areas, while distributed amongst the subdivision, are really just residual land that cannot be accommodated. They’re not useful as small sports areas for children, have no benches, shade trees, or any other features.

The applicant could re-allocate space in the subdivision to make 1-2 smaller pocket parks where a playground. I don’t think the developer has conversed with Knox County Parks and Recreation about the idea of putting in a county park or playground in the subdivision. Perhaps it’s not owned by the HOA, or maybe it should be. What does Knox County Parks and Recreation say to the addition of more residences in an area that needs more parks?

Mail area The mail area should be towards the Thompson School Rd entrance. The proposed location requires most residents to drive through the subdivision to get their mail every day.

Stub outs for future connectivity The cul-de-sac at the bottom (southwest) side, lots 41-45, should have a vacant lot or a stub-out street to provide connectivity to any future developments on the adjacent Butler property. Connectivity alleviates isolation, encourages community. Then we’re not just building homes and subdivisions, we’re building relationships. This would also help children residing in a future Butler property development to be able to walk to the Gibbs Schools, and we feel our schools are a primary asset of the community. Please see the separate email I sent this week regarding connectivity.

Peripheral setbacks should be the full 35 feet instead of a reduced 30 feet. This is a rural area, and the development should provide the maximum buffer to the existing adjacent neighbors who have large setbacks and agricultural uses. The large peripheral setbacks are part of minimizing the detrimental impact of land development on the neighbors. Land development involves

design that blends into the community, and in the generally rural area the full 35' peripheral buffers are an important contribution to transitioning between residential and rural uses.

Landscaping A landscaping buffer and nice fence on the peripheral boundary are part of integrating into the area, because neighbors who are agricultural are being impacted by this development. Also, no entrance landscaping is noted on the concept plan. Will that be required? These should be either depicted on the concept plan, or added as conditions.

To address a concern raised at Agenda Review, it would be helpful for the applicant to identify and document existing features that will be preserved and undisturbed - trees, native vegetation, etc.

I urge the Planning Commission to think creatively on how to design developments in the Planned Growth Area that have adequate schools but lack connectivity and recreational infrastructure. I also urge the planning commission to help the transition to our valued Rural Area in northeast Knox County, and to promote designs that are a long-term asset and are desirable neighborhoods.

Sincerely,

Kevin Murphy
4508 Murphy Rd
Knoxville TN 37918



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

Idellane <Idellane@bellsouth.net>

Wed, May 13, 2020 at 8:57 AM

Reply-To: Idellane@bellsouth.net

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Dear Planning Commissioners, In this era of Covid-19, the Gibbs and Corryton community is experiencing growth and development. We have good voices from our community but unfortunately the public as a whole is being silenced. Our collective voices can only be heard through email.

We also do not have any voice on the planning commission from our North East sector. This is most unfortunate.

Regarding File # 5-A-20-C

The developer is trying to get approved a subdivision with no sidewalks, where children will be walking to and from school IN THE ROAD.

This development is very close to the elementary, middle and high schools, so it can be assumed there will be a lot of children walking. This is not safe or even healthy especially in the rain.

This development will connect to other neighborhoods and new developments. Sidewalks and connections to the other developments should be a requirement so that kids going to and from schools will not be forced to walk through other peoples yards. Another potential safety hazard if there are no sidewalks.

The safety and comfort of our children should be at the forefront of our decisions. They are our future!

He is also calling a grassy area where he cannot build houses a "dog park". If you are going to allow this to be called a "dog park" I feel it should be developed as a proper park. Fences, benches, trash cans would be a "dog park" and not just a bare grassy area.

You have the authority to determine how this company develops this property. More development is coming our way. Please take our citizens into consideration when you make your decisions. Our county and the many other communities depend on you to look out after our best interest and the interest of the developers. There can be balance and you are the deciding voice.

Lora Lane 865-680-2961

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Additional comments in 5-A-20-UR

1 message

jn porter <jnporterhouse@gmail.com>

Tue, May 12, 2020 at 4:21 PM

Reply-To: jnporterhouse@gmail.com

To: commission@knoxplanning.org

Cc: Liz Albertson <liz.albertson@knoxplanning.org>, gibbspubinfo@gmail.com

Good afternoon,

I would like to add additional comments to my earlier email. Upon reviewing the site plan more excessively, there are 4 separate areas labeled as "dog park." There is no need to have 4 dog parks on unused land. Because of this, there is no reason not to include a park or other communal functions to any of these 4 areas designated as a dog park.

Additionally, if one of these areas is approved as a dog park, fencing needs to be provided by the developer to contain said dogs and trash can disposal areas/ bag dispensers provided in order to dispose of pet waste.

I have attached a photo of these four locations.

Additionally, I request access to Thursday's telemeeting. My email address for invitation is jnporterhouse@gmail.com.

--

This message was directed to commission@knoxplanning.org

Nadine Porter
North East Knox Planning Advocates
(865) 258-4031
Jnporterhouse@gmail.com

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org

image0.jpeg
376K





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-UR

1 message

jn porter <jnporterhouse@gmail.com>

Tue, May 12, 2020 at 4:08 PM

Reply-To: jnporterhouse@gmail.com

To: commission@knoxplanning.org

Cc: Liz Albertson <liz.albertson@knoxplanning.org>, gibbspbublicinfo@gmail.com

Good afternoon,

This is regarding agenda item 5-A-20-UR.

In order to make this development an asset to our 8th district community, I would like to request that the developer of this property be required to include sidewalks along the neighborhood, especially near the central mailbox location. The location of this mailbox system will be in the back of the neighborhood, which is already not a convenient location. Residents will require a safe path to walk along that does not include walking on the street, along the street, or along the ditches next to the street or grass next to the street.

We would like to see incoming developments in our 8th district to add value to our beautiful community. This includes neighborhoods that have sidewalks for pedestrians to safely walk and exercise, lighting for increased visibility and parks for children to play.

I understand that the unusable land in the development has been labeled for a "dog park." We would like to see this area developed into a park for children to play instead or a common area with picnic tables for the residents of this future neighborhood.

Thank you for your consideration,

Nadine Porter
North East Knox Planning Advocates
(formerly know as Corryton Planning Advocates)
(865) 258-4031
Jnporterhouse@gmail.com

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

Phillip Graves <pgraves06@hotmail.com>

Mon, May 11, 2020 at 4:01 PM

Reply-To: pgraves06@hotmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Good a. ernoon commissioners.

I am wring in r egard to the concept plan for Thompson Meadows subdivision. I live very close to this development, and so it will have an impact on my family. In my 36 years, I have seen many changes in the Gibbs community. One thing that hasn't changed is connued gr owth.

I am not opposed to change or growth, however, if we are going to connuea developing this area, we as a community would like to see properes thaàt are an asset and improvement and not only an investment opportunity for a developer to make money at our expense.

We would humbly ask that you as a commission would require Mr. Davis to include sidewalks and other amenies such as gr een spaces in his concept plan. As it is, our residents need to get in a car and drive to the elementary or middle school or church parking lots to find spaces for their kids to run or ride bikes. Without sidewalks, this trend will only become worse.

The "dog park" Mr. Davis has included is an obvious ploy to give us "something" at no cost to him since the area in queson is undeavelopable for houses.

The Gibbs area is beauful, and w e know more people will want to live here. We only ask that you work with us so any future developments including Thompson Meadows will be required to add to and not take away from that beauty.

Thank you for your consideraon.

Phillip Graves
7905 Barker Rd
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Points for Consideration

1 message

Kim Frazier <hvpa2018@gmail.com>

Mon, May 11, 2020 at 2:22 PM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: Kevin Murphy <murphysprings@gmail.com>, Lisa Starbuck <lisamstarbuck@gmail.com>,
Mandi Benedict <mandi.benedict@knoxcounty.org>, Jim Snowden

<jim.snowden@knoxcounty.org>, Gerald Green <gerald.green@knoxplanning.org>

Dear Planning Commissioners,

I hope that this email finds you and your families well. I'm sure that we can all agree that our lives, both personally and professionally, look a little differently lately. With that said, I wanted to express to you the importance of your voice during these times when citizen participation is limited.

Those of us who are frequent attendees know how physical presence at these meetings can and do often make a difference in the decision making process. So as you might expect, as a community advocate, I have concerns that emails and zoom meetings do not hold the same weight. I am asking you to please keep this in mind when considering each land use decision and how that decision affects the people of its community. I have already witnessed several land use decisions that I am confident would have had a different outcome should our circumstances be different...for instance 5-A-20-C Thompson Meadows Subdivision.

I also wanted to take this time to remind you of the efforts of the various community groups, like Hardin Valley Planning Advocates, Knox County Planning Alliance, and the North East Planning Advocates. There have been many volunteers working tirelessly to bring attention and awareness to the need for managed growth with coordinated infrastructure, more creative developments, and the need to improve standards and expectations. During this time, we look to you to uphold and continue our planning efforts.

Although this crisis has set us back economically, it has also provided us with the opportunity to “reset” and be more intentional, especially when it comes to land use. I have had many conversations with those that I have relationships within the development community, and all agree, that there are growth opportunities ahead of us...but...we must spend some time evaluating our current practices and growth areas. We must expect more and provide citizens of all socioeconomic groups the same state of living.....why should one class be afforded sidewalks and another not.....why should one class enjoy connectivity and another not....why should one class pay for road improvements and another not....and so on. And this crisis has also placed additional stress on our government and we should not look to them to address infrastructure improvements needed as a result of a development. Knox County has so many basic infrastructure needs that are vital to developing our communities smarter, more efficient, and with a greater quality of life for all.

Thank you, as always, for your time and service to this important work. I encourage you to consider all of these points and be mindful that although we can not be there in person, we are watching and counting on you to be our voice, to ask the tough questions, and to provide insightful and innovative land use alternatives.

In Service,

Kim Frazier

HVPA

KCPA

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

'Jessica Nirmaier' via Commission

Mon, May 11, 2020 at 12:24

<commission@knoxplanning.org>

PM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

I wanted to express my concern for the concept plan brought forth for item number: 5-A-20-C by Scott Davis. There are several issues I see with the current plan.

1. This plan shows a set back of only 30', when the standard is 35'. We would like to keep the standard set back due to the fact this new development will be connecting to an already developed Wheat Meadows subdivision. There is no reason Mr. Davis should be granted an exception for this rule.
2. Mr. Davis's concept plan shows no sidewalks in the subdivision. I currently live in Harbison Plantation, which is neighbors with Wheat Meadows. We also have no sidewalks and it is a constant issue. The kids are always playing in the street, joggers are running in the street and there have been several almost tragic accidents. It's irresponsible of Knox County to continue to allow these new developments without implementing mandatory sidewalks within the development and along street entrances for the possibility of connection at a later time when road improvements come in.
3. I noticed that Mr. Davis has labeled his undevelopable land as "dog parks". I propose one of these be switched to a play ground for the children that will be joining the neighborhood, and if he is going to label the other two as "dog parks", he needs to be required to follow the Pet Safe dog park guidelines, otherwise is just a piece of grass where dogs will be allowed to poop. These areas need to be fenced, with a water station, and dog bags so owners can pick up their dogs feces. Guidelines also state that dog parks should be a minimum of 1 acre. Allowing a developer to label an area a dog park, but not requiring them to actually follow the dog park guidelines is irresponsible and detrimental to the development itself.
4. The common mail area in Mr. Davis's plan is located in the very back of the subdivision. Why? It needs to be moved to the front of the development, possibly take place of one of the "dog parks". Having the mail center located in the back is highly inconvenient to the residents moving in.
5. The cuddle sac at the bottom of the development with lots 41-45 should contain a vacant lot for future connectivity. None of our subdivisions connect to each other, and it's extremely frustrating. We want connectivity, so at least one lot should be vacant to allow for this in the future.
6. I noticed there is no price point in Mr. Davis's plan. We would like to have craftsman type homes to beautify our area. We want growth and development and appreciate Mr. Davis

wanting to come to our area, but we want it to be responsible and well planned.

Thank you,

Jessica Nirmaier
Corryton Resident/ Thompson School Rd Resident
865-566-8162

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C Thompson Meadows Subdivision

1 message

Lisa Starbuck <lisamstarbuck@gmail.com>

Mon, May 11, 2020 at 10:59 AM

Reply-To: lisamstarbuck@gmail.com

To: commission@knoxplanning.org

Dear Planning Commissioners,

I hope you will consider the community's wishes in asking for thoughtful consideration of the Thompson Meadows subdivision.

Although the new sidewalk ordinance does not require them, I believe the developer should provide them in this case because of the proximity to the schools, both inside the development and on the connector road frontage. We have to start somewhere in creating connectivity. Because of the location, this subdivision should be designed with connections to future developments in mind.

A development of this size should contain some meaningful amenities for the homebuyers. Designating spots that cannot be developed anyway as "dog parks" without fencing, water fountains or benches is not acceptable. There should be real amenities required, such as a playground and walking trails.

The 8th District is the "final frontier" in terms of development, with the most available land for future development. We need to learn from past development mistakes and require future developments in this area to make sense for the community, not just the developer's bottom line.

Best regards,

Lisa Starbuck

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

Katy Bradford <joskt0204@gmail.com>

Mon, May 11, 2020 at 8:51 AM

Reply-To: joskt0204@gmail.com

To: Commission@knoxplanning.org

I'm writing to express my concerns regarding the proposed Thompson Meadow development.

It has already been approved for a ridiculous number of units per acre. This is a rural area, with tiny back roads. Two cars can't pass on the roads surrounding this proposed development without one pulling into an adjacent yard.

We need sidewalks, as a way for kids who aren't provided bus service to get back and forth to school. We need green spaces and communal areas, if houses are to be packed in so tightly. Our roads need improving, to handle 1,200 additional daily travelers. I am 1/2 a mile from the proposed development, and I often have to wait more than five minutes to pull out of my private street onto Emory Road already.

Katharine Bradford, M.S., C.R.C.

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 5-A-20-C

1 message

Richard Thompson <rthompson@allegiantfinancial.com>

Sun, May 10, 2020 at 1:38 PM

Reply-To: rthompson@allegiantfinancial.com

To: commission@knoxplanning.org

Dear Planning Commissioners,

The Corryton Planning Alliance (“CPA”) has reviewed the Concept Plan submitted for Thompson Meadows ([5-A-20-C](#)). We would like this development to be an asset to the Gibbs and Corryton communities, and we have some ideas and feedback on how it could fit the vision we have for this area of Knox County. We ask that the following issues be addressed before a concept plan is approved.

The proposed subdivision is very close to the Harbison Crossroads Mixed-Use Special District, NECO-1 called out in the [Northeast County Sector Plan](#). It is also located close to Gibbs Elementary, Gibbs Middle, and Gibbs High Schools, and it is located in the Planned Growth Area. As such, the higher density and proximity to these commercial and education nodes requires increased infrastructure for the residents.

This is located close to Gibbs Elementary, Middle, and High Schools. We think sidewalks are a great asset inside the development, and especially on the connector road that connects the houses to Thompson Meadows. As designed, the connector road is vehicle-only traffic that doesn't allow pedestrian or bicycle connectivity to the exterior street system.

Sidewalks make a community walkable, which makes it healthier, and gives our school-aged children a way to get to/from school. It also keeps them from being splashed when it rains; we have members in neighboring subdivisions who have noticed that issue.

The Gibbs and Corryton Communities desire more sidewalks. Our county commissioner is working to get more sidewalks installed on Tazewell Pike, Emory Rd, and eventually Thompson School Rd. The argument that existing subdivisions don't have sidewalks, and there aren't any sidewalks on Thompson School Rd, is a chicken and the egg problem. We have to start somewhere. The community is pressing for sidewalks in the exterior. We are hopeful a sidewalk will eventually connect Thompson School Rd to the Gibbs Middle and Elementary Schools. When these are built, then Thompson Meadows will be deficient, and how will those sidewalks be built?

Sidewalks may slightly increase the cost of the homes, but they facilitate making a subdivision into a community; interactions between

residents; decrease isolation; and increase physical fitness.

Members of the community have commented that they would love to be able to walk to places instead of always having to get in their cars and drive.

The common areas noted as “dog parks” are not dog parks. They are open yard areas with no amenities to make them pet friendly. Knoxville’s own PetSafe has guidelines for dog parks (<https://www.petsafe.net/learn/how-to-design-a-dog-park>) that recommend dog parks be a minimum of one acre. The proposed “dog parks” have none of the amenities suggested by Petsafe, such as:

- Seating and shade for humans as they let their dogs use the park
- Water sources for dogs and humans - drinking fountains, maybe a stream

- Waste stations and trash cans - 4 per acre

- Entry gates that allow dogs to be put on leash and unleashed as they leave the park

If a serious dog park amenity is sold as part of this concept plan, then it needs to be an actual dog park, not just open grass area with no shade, water, or fencing.

Instead of a dog park, a playground with playground equipment could be provided. We don’t think the developer has conversed with Knox County Parks and Recreation about the idea of putting in a county park or playground in the subdivision. Perhaps it’s not owned by the HOA, or maybe it should be. What does Knox County Parks and Recreation say to the addition of more residences in an area that needs more parks?

The mail area should be towards the Thompson School Rd entrance. The proposed location requires most residents to drive through the subdivision to get their mail every day.

The cul-de-sac at the bottom (southwest) side, lots 41-45, should have a vacant lot to provide connectivity to any future developments on the adjacent Butler property. Connectivity alleviates isolation, encourages community.

Then we’re not just building homes and subdivisions, we’re building relationships. This would also help children residing in a future Butler property development to be able to walk to the Gibbs Schools, and we feel our schools are a primary asset of the community.

Peripheral setbacks should be the full 35 feet instead of a reduced 30 feet.

This is a rural area, and we want to respect our neighbors who have large setbacks and agricultural uses. The large peripheral setbacks are part of minimizing the detrimental impact of land development on the neighbors.

Land development involves design that blends into the community, and in our generally rural area we believe the full 35’ peripheral buffers are an important contribution to transitioning between residential and rural uses.

To that end, we also think landscaping buffer and nice fence on the peripheral boundary are part of integrating into the area, because our neighbors who are agricultural are being impacted by this development.

No entrance landscaping is noted on the concept plan. Will that be required?

We have approached the developer with many of these issues and only received a receptive response regarding moving the shared mailbox area.

We urge the Planning Commission to think creatively on how to design developments in the Planned Growth Area that have adequate schools but lack connectivity and recreational infrastructure. We also urge the planning commission to help the transition to our valued Rural Area in northeast Knox County, and to promote designs that build the community and our values.

-signed the entire North East Knox Planning Advocates

--

This message was directed to commission@knoxplanning.org