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January 11, 2022

Knoxville-Knox County Planning

City-County Building
400 Main Street, Suite 403
Knoxville, TN 37902

Re: Agenda Item 14
1-E-22-RZ
0 E. Emory Rd.

Dear Planning Commission:

I represent the applicant in this rezoning. As you can see from the attached portions of the MU-MU-SD NECO-1 description in the [Northeast County Sector Plan](#), Medium Density Residential Zoning is allowed for the current Sector Plan without any need for a plan amendment. This property is also in the Planned Growth area of the Growth Policy Plan. Therefore, considerations for Planned Residential zone district for densities between 6 du/ac and 12 du/ac are appropriate for this location.

While our application asked for densities up to 12du/ac, staff's recommendation is for up to 9 du/ac which fits squarely in the allowable 6 to 12 du/ac allowed in a Medium Residential area. The applicant is in agreement with staff's recommendation for this density.

While there is some public comment in opposition, the balance of these comments are concerned about the ultimate plan of use. As the requested rezoning is for Planned Residential, any ultimate concept plan will come back before this body for full consideration under a Use on Review. Most of the stated concerns can be addressed in more detail at the time of that approval. I understand that this property is within the Parental Responsibility Zone and will require sidewalks along its frontage. Additionally, I further understand Knox County is planning to install pedestrian sidewalks at the Tazewell Pike/Emory Road intersection.

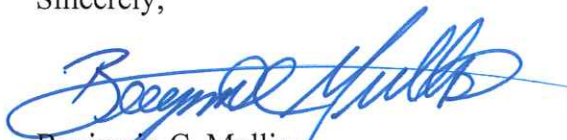
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On behalf of the applicant, I would respectfully request that this commission approve this rezoning application per staff's recommendation. I will be available at the meeting to address any additional questions or concerns at that time.

Sincerely,



Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl

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SPECIAL LAND USE RECOMMENDATIONS

The following are special land use recommendations that deal with a specific area or location in the Northeast County Sector.

**Mixed Use Special District
NECO-1**

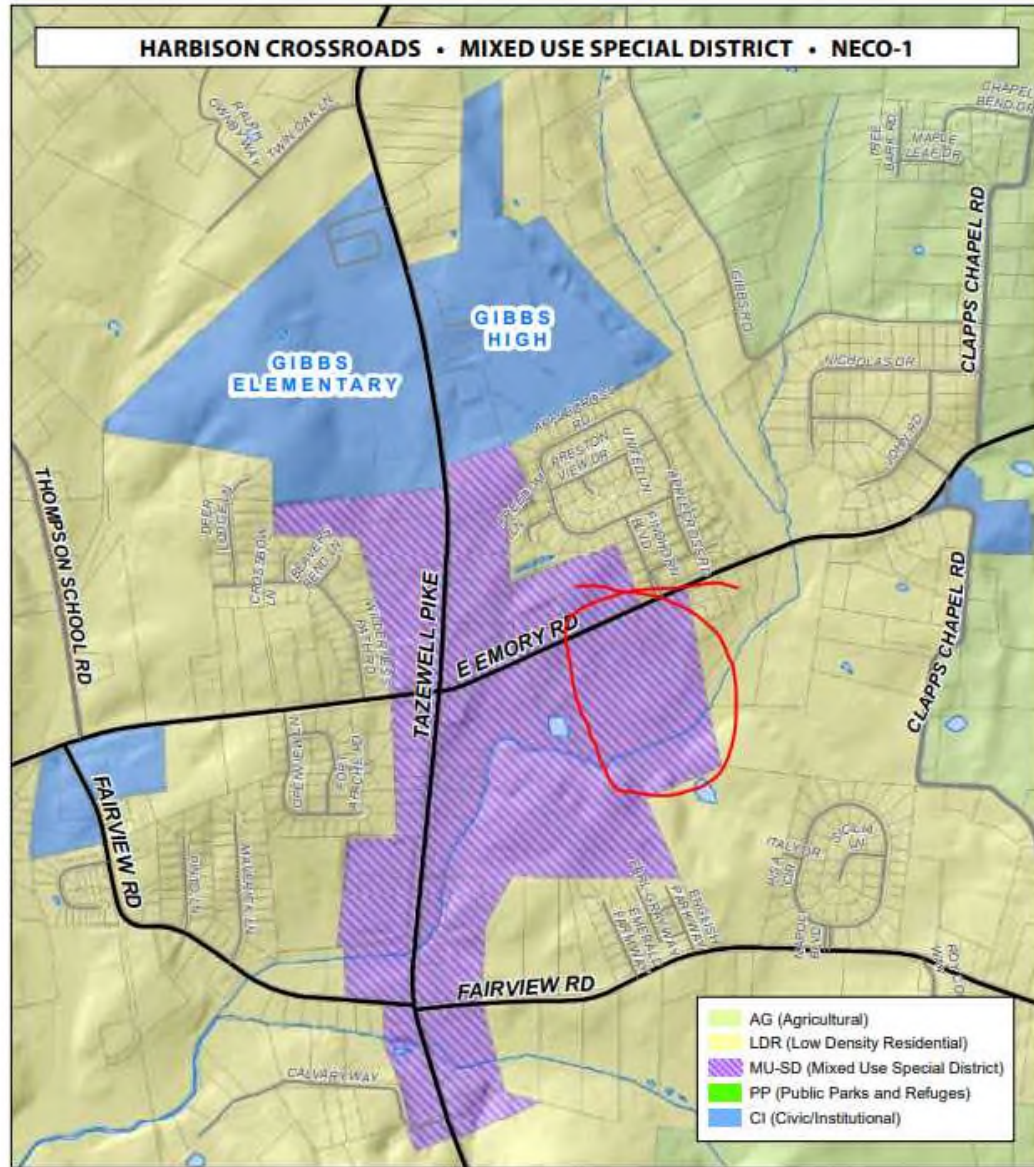
HARBISON CROSSROADS

Harbison Crossroads, located at the intersection of Tazewell Pike and Emory Road, is the primary commercial area for the greater Gibbs community. The zoning surrounding Harbison Crossroads is predominately commercial (CA – General Business) with the largest portions extending along Tazewell Pike. In the last twenty years, retail and service oriented businesses have developed along Tazewell Pike leading up to the intersection.

There are three transportation improvements to the Harbison Crossroads intersection. The current installation of a traffic light/turning lanes is scheduled to be complete in 2016. Future improvements propose to widen Emory Road and Tazewell Pike from two lanes to four lanes around years 2024 and 2029. These transportation improvements, coupled with steady residential activity will likely foster additional commercial development or redevelopment around Harbison Crossroads, similar to intersections along Emory Road in Halls (Emory Road and Maynardville Pike) and Powell (Emory Road and Brickyard Road).

In June 2015, the Knox County Mayor and School Superintendent agreed to fund the building of a new middle school in the Gibbs community. While a location has not been announced, the existing county owned property surrounding Gibbs Elementary is a candidate. A new middle school in this area will also foster additional residential and commercial development. Planning and connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years.

The mixed use special district is located at Harbison Crossroads and extends north along Tazewell Pike to Gibbs Elementary and High Schools, south to Beaver Ridge and east along Emory Road. The district boundary encompasses the parcels containing the current CA zoning, along with adjacent tracts likely to be developed with similar uses in the future. The current form and function of this special district is strip commercial with future development and redevelopment likely to occur in the same manner.



Recommendations

- Commercial and office uses are recommended along Tazewell Pike, while parcels along Emory Road should be restricted to medium density residential or office as a transition to the established residential neighborhoods adjacent to the mixed use district.
- Development of the parcel at the northeast corner of Fairview Road and Tazewell Pike intersection should incorporate the realignment of Fairview Road.
- Sidewalks and/or greenways should be constructed on parcels in the special district boundaries with connectivity to surrounding residential land uses and Gibbs Elementary and High Schools to the north.
- Once a new middle school site is confirmed, MPC recommends residents, property and business owners pursue a small area plan to guide future development and redevelopment in the Gibbs community.

