

August 6, 2024

The Knox Community Planning Alliance believes that CN Neighborhood Commercial would be a better fit for this.

The Yarnell Farm is a listed Century Farm. According to MTSU, "Tennessee Century Farms are shining examples of Tennessee's agricultural history. Century Farm families have played leading roles in not just the state's agricultural history but in its educational, religious, and economic history. Countless Century Farm families founded rural schools and churches across the state. These farms are jewels of historic and landscape preservation."

A commercial establishment in the middle of a Century Farm is a jarring change in character. If commercial uses are to be considered for this parcel, we should use zoning and tools that provide for maximum mitigation of the commercial impact on the remaining agricultural setting.

The CA zone allows a variety of commercial uses, and it does not contain landscaping requirements. Nor does it require uses on review for more intensive uses, including restaurants, drive-thrus and fueling stations, where conditions could be applied and Planning Commission can review the site plan.

CA is, quite honestly, an old, legacy zone that was written over 50 years ago. CN was written in the mid 2000 decade with an emphasis on uses and design standards that are more compatible with residential and smaller scale development.

The CN zone requires landscaping that would provide a better transition to the adjacent Century Farm's agricultural character. It requires Use on Review approval for drive-thrus, fueling stations, and restaurants, allowing planning staff and commission to use their expertise to help guide the most compatible development that has the least impact to the historic and agricultural character of the Yarnell Century Farm.

In addition, there are proposed road improvements to Hardin Valley Road that will be implemented in the next 1-2 years. This zoning may conflict with some of the road alignment requirements, and grading.

Please approve CN instead of the requested CA, as CN is far more compatible than the requested CA zone.

Kevin Murphy, Board President

Knox Community Planning Alliance