



Kevin Murphy <murphysprings@gmail.com>

RE: postponing Simmons' Farm for community input

1 message

Josh Sanderson <josh@smithbilthomes.com>

Tue, Nov 12, 2024 at 4:11 PM

To: Kevin Murphy <murphysprings@gmail.com>

Cc: Commissioner Adam Thompson <adam.thompson@knoxcounty.org>, Commissioner Kim Frazier <kim.frazier@knoxcounty.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>, Gibbs PA <gibbspa@kcpa.us>

Hey Kevin,

Thanks for reaching out regarding our upcoming community on Roberts Road.

Unfortunately, we're already in a time crunch on this project, as we had to wait until school was in session to conduct a traffic study, which delayed us by a couple of months. So, we're already on a tight timeline. Also, while I'm sure there are many design ideas we could explore, our goal is to create a family-friendly, affordable single-family development that local first-time homebuyers from Gibbs can realistically afford. We believe our current plan achieves this without needing to go the "attached" route that's becoming more common.

That said, we are beginning design our 600+ acre tract(s) on Washington Pike, and we'd be glad to sit down with you and other planning advocates to discuss ideas and gather input.

Best regards,

Josh

From: Kevin Murphy <murphysprings@gmail.com>**Sent:** Tuesday, November 12, 2024 12:10 PM**To:** Josh Sanderson <josh@smithbilthomes.com>**Cc:** Commissioner Adam Thompson <adam.thompson@knoxcounty.org>; Commissioner Kim Frazier <kim.frazier@knoxcounty.org>; Mike Reynolds <mike.reynolds@knoxplanning.org>; Gibbs PA <gibbspa@kcpa.us>**Subject:** postponing Simmons' Farm for community input

Dear Josh,

I am writing to ask if you would postpone the Simmon's Farm proposal on Thursday's Planning Commission agenda

(11-A-24-DP)

This is the first PR development under the Rural Conservation Placetype in the Rural Area. It's located well into the Rural Area of Northeast Knox County, and the area is a predominately agricultural context.

There is an opportunity to put together a Development Plan that could be a showcase of how to do these developments in the Rural Area. There is an opportunity to propose building styles, landscaping and layout that complement and reflect the rural heritage of the area. The vision for the open space could be set and an implementation proposal documented, which could incorporate components such as community garden space, forest / timberland, single farmer agriculture, etc.

The model conservation subdivision ordinance in the Hillside and Ridgetop Protection Plan (attached) provides some context for this. Section 1.4 covers the Open Space in a subdivision and is worth looking at.

There are several groups that I've spoken to that are interested in meeting with you to work on this - Gibbs Planning Advocates, Knox Community Planning Alliance, the Knox County Soil Conservation District staff, District 8 County Commissioner Adam Thompson, and Corryton Community Club. They are all willing to contribute their ideas and suggestions.

There is an opportunity to submit a Development Plan that's an example of what can be done. Would you be willing to postpone the item on Thursday to meet with these groups over the next 30-60 days?

--Kevin