

4508 Murphy Rd
Knoxville, TN 37918-9179
March 10, 2010

RE: Agenda Item #18, March 11th 2010 Meeting, Knox Metropolitan Planning Commission

To all Knox Metropolitan Planning Commission Members:

I am writing concerning an entry on the One Year Plan, North City Sector plan, [Ch 4, Page 8](#) related to annexation amendment 2-F-09-RZ.

I believe a more appropriate designation for this area should be Neighborhood Commercial (NC) instead of the proposed General Commercial designation. This is based on the following:

1. The Murphy Road extension project has not been funded by City Council or the State and it does not appear that there is any funding upcoming for this project. This extension project was the initial catalyst for a "commercial node" developing at the intersection of Washington Pike and Murphy Road and turning it into an attractive gateway to Northeast Knox County.
2. Proposed improvements to Washington Pike and Murphy Road have not been funded by private or public sources. The transportation infrastructure in the area is not sufficient to support a commercial node at the General Commercial level. Neighborhood Commercial would be more appropriate.
3. General Commercial is inconsistent with the sector plan designation for parcel 92.01, which calls for Neighborhood Commercial.
4. General Commercial plan designation is incompatible with the adjacent parcels that lie in the County (east and north). These parcels are LDR in the North City Sector Plan.
5. There is no transition zone or buffer area between the proposed General Commercial and the LDR area to the north, east or south.
6. The proposed amendment to General Commercial is not compatible with the historic character of the area.
 - a. The parcels to the north and east are part of a documented Tennessee Century Farm.
 - b. The parcel to the east has a structure (Hugh Murphy House) that has been identified by the Tennessee Historic Commission as eligible for the National Register of Historical Places.
7. The Knox County Historic Zoning Commission passed a resolution at its [January 2010 meeting](#) (page 5-6) endorsing historical significance of the Hugh Murphy house directly to the northeast and "every consideration directed at preserving the house and its setting, so that future citizens can understand the prominence and evolution of this significant farmstead."

For these reasons I do not think that General Commercial is appropriate for the One Year Plan Update, and that it should be changed to Neighborhood Commercial.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Murphy', with a long horizontal flourish extending to the right.

Kevin P. Murphy

CC: Betty Jo Mahan, MPC Staff
Mark Donaldson, MPC Executive Director
Mike Brusseau, MPC Staff
Nick Della Volpe, Knoxville City Council, 4th District
Bob Becker, Vice Mayor, City of Knoxville