

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

RE: Agenda Item #42, March 11th 2010 Meeting, Knox Metropolitan Planning Commission

To all Knox Metropolitan Planning Commission Members:

I am writing concerning 3-A-10-SP, a Northeast County Sector Plan Amendment from Neighborhood Commercial to General Commercial. The companion rezoning request that went along with this Sector Plan Amendment was denied by Knoxville City Council at its March 9th, 2010 meeting.

I believe that the Sector Plan is already appropriately labeled as Neighborhood Commercial and should not be changed to General Commercial for the following reasons:

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 for this project in the future. 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.
 - a. Increased traffic could be caused by uplifted zoning allowed under GC designation, which constitutes a direct adverse affect on the County.
3. There have been no changing conditions in the area. The zoning has stayed the same since November 2007 (11-N-07-RZ).
4. General Commercial plan designation is incompatible with the adjacent parcels that lie to the east (A), south (RA) and west (PR).
5. The proposed amendment to General Commercial is not compatible with the historic character of the area.
 - a. The parcel to the east is part of a documented Tennessee Century Farm.
 - b. The parcel under consideration is within the direct view and setting of the (Hugh Murphy House).
 - i. The Hugh Murphy House has been identified by the Tennessee Historic Commission as eligible for the National Register of Historical Places.
 - ii. 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."
6. There is no transition zone or buffer area between the proposed General Commercial and the adjacent agricultural and residential areas.

For these reasons I do not think that General Commercial is appropriate for the Northeast County Sector Plan; it should be remain as Neighborhood Commercial. I ask you to deny this proposed sector plan amendment.

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
Nick Della Volpe, Knoxville City Council, 4th District
Bob Becker, Vice Mayor, City of Knoxville