

“Vision Gibbs”

Hosted by Gibbs Planning Advocates



Meeting Agenda

Invocation

Introductions

Purpose and Goals

Background Brief - 15 min

Community Brainstorming and Forum - 60 minutes

Adjourn at 7:30PM



Purpose and Goals

- Started by Gibbs residents who SEE GROWTH PRESSURE HAS ARRIVED [We are not part of county govt or planning]
- Who love Gibbs, the feel and character and people that make it special
- Gibbs needs to have a VISION
- Provide Background and Context
- Begin Collecting Feedback from the Community for a Vision
- Get Gibbs engaged with county leadership to share its Vision
- Build connections

NOT: here to take land, advocate a position on a rezoning issue

Will not develop a Vision tonight. This is Step 1 of a conversation



“In the absence of local planning, someone else will make decisions for you”

Background Briefing

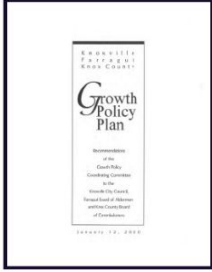
1995



2021



TN CODE § 6-58-101

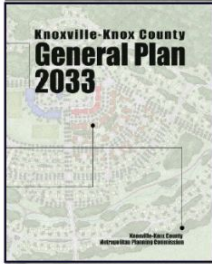


20-Year Growth Plan

Establishes policies and boundaries for growth and development



TN CODE § 13-3-304

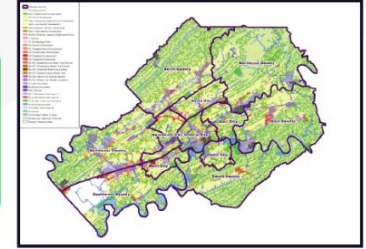


30-Year General Plan

Establishes policies, principals and concepts to guide future development

Sector Plans

15-year land use and 5-year implementation plan divided into 12 geographic sectors



TN CODE § 13-3-304

Corridor Plans

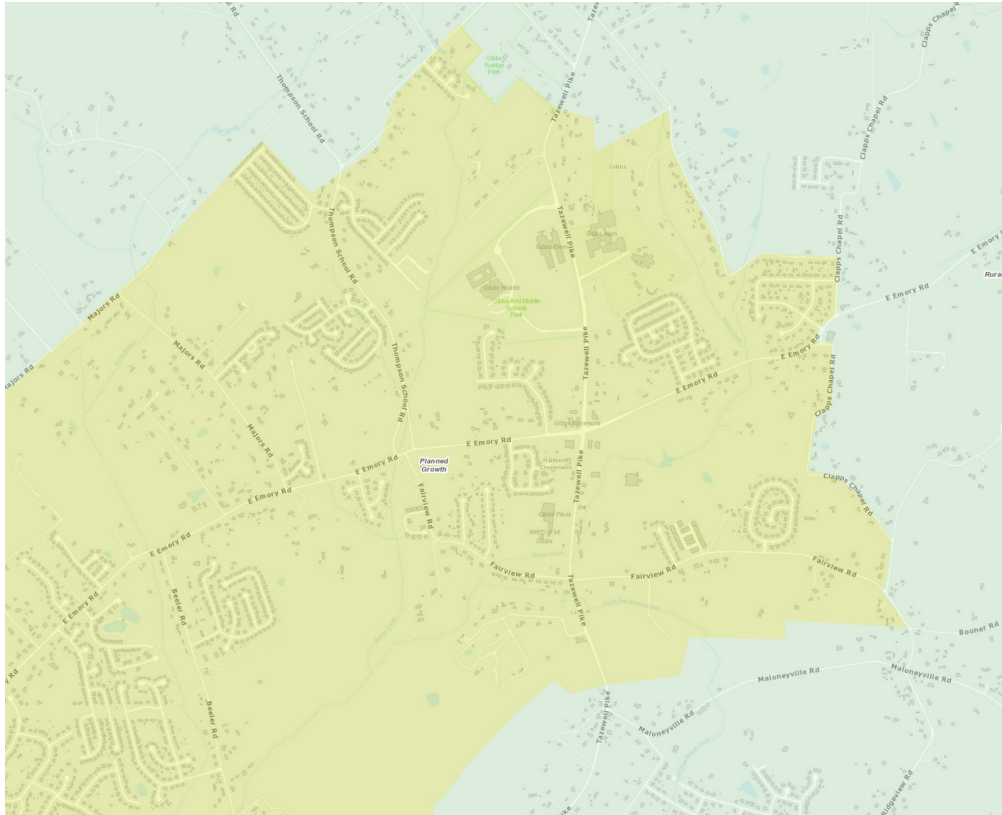
Small Area Plans

Parks & Facilities Plans

Special Studies



Growth Plan Map

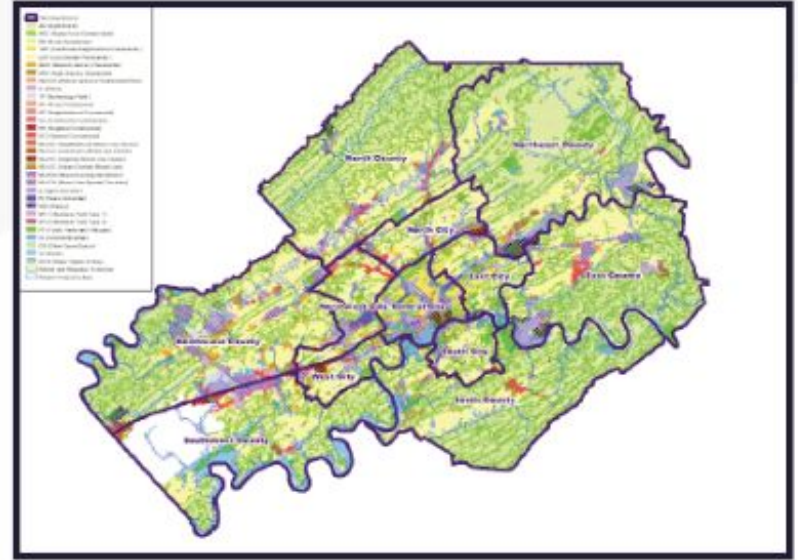


2002 Growth Plan established a “Planned Growth” and “Rural Area”. Planned Growth extends along Emory Rd to Harbison’s Crossroads and encompasses the schools

Gibbs has a similar situation to Hardin Valley - 3 schools built on the edge of the Planned Growth Area, attract residential development into the Rural Area, which was supposed to protect farmland and open space

Sector Plans

15-year land use and 5-year implementation plan divided into 12 geographic sectors



Northeast County Sector Plan, Adopted 2015
6 public meetings, 1 online survey
April 29, 2015 - Gibbs Ruritan Club

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

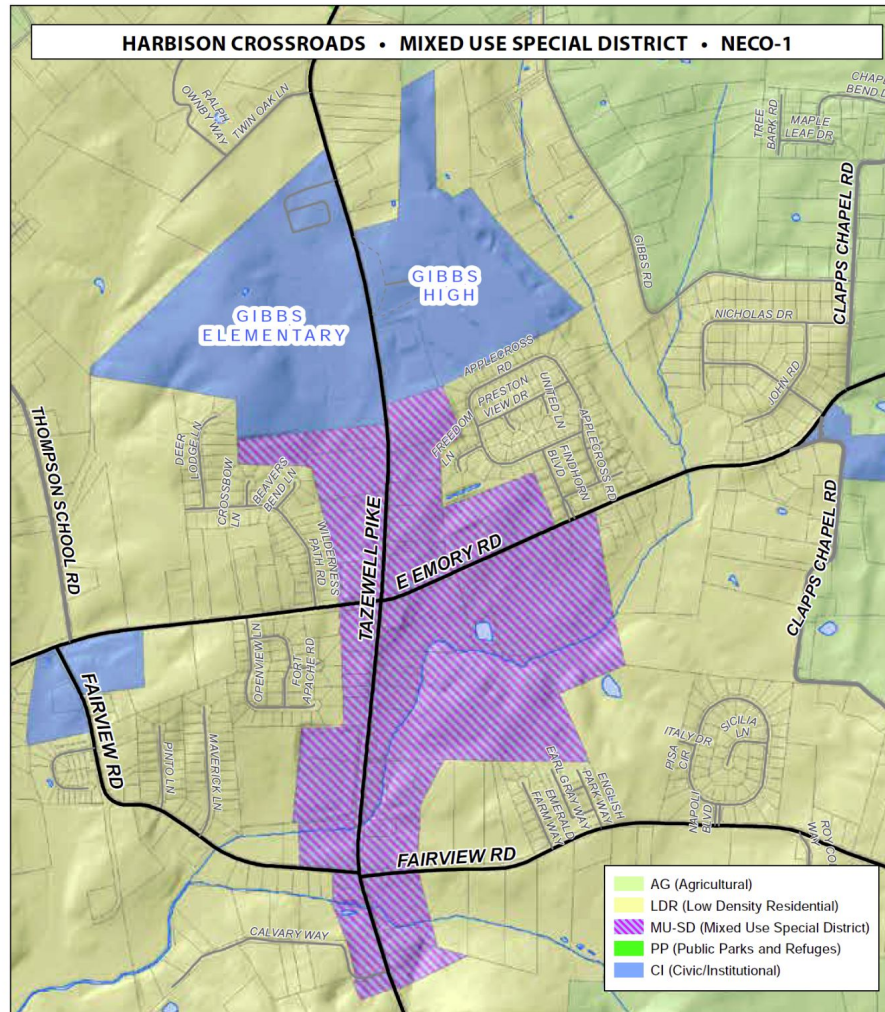
HARBISON CROSSROADS

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

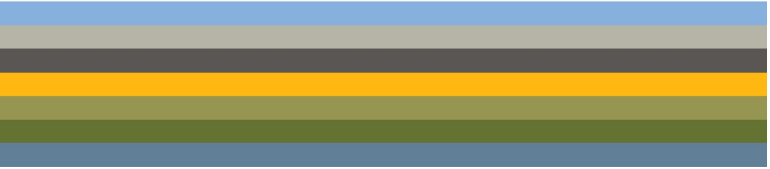
- Commercial and office uses are recommended along Tazewell Pike, while parcels along Emory Road should be restricted to medium density residential or office as a transition to the established residential neighborhoods adjacent to the mixed use district.
- Development of the parcel at the northeast corner 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 other community and high centers in 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.

An example: East Knox Community Plan



EAST KNOX COMMUNITY



DEVELOPMENT TRANSITIONS, THE PREFERRED DEVELOPMENT PATTERN FOR EAST KNOX COUNTY

Portions of Wedges, French Broad Corridor
Portions of Rural Corridors



Natural Areas*: These are designated parks, conserved lands, and floodplains (where development is discouraged). Protected habitats and riparian corridors are also included. The French Broad River Corridor is an important natural area in East Knox County.



Rural/Agricultural: Mostly farms and large residential parcels along country roads. These are lower density neighborhoods with some limited commercial activities (such as a corner grocery store, auto repair shop, or dry cleaner).



Rural/Suburban: Medium-density residential neighborhoods and limited neighborhood-scale mixed-use areas often grow in tandem with infrastructure. This might apply to some crossroads and corridors in East Knox County.



Urban/Development: Neighborhood centers, developed urban cores, and downtown areas. Planned development can follow transportation corridors or grow from intersections, maximizing in-fill space and density in strategic areas.

Rural Crossroads, Development Corridors
Midway Interchange



The character—from rural to urban—of each of the zones in the transect continuum is made up not only of the land uses and activities that take place in that zone, but the degree of development and the typology of that development.

Desired high-density, commercial, and industrial development can be targeted for specific corridors and crossroads, while encouraging preservation of nearby natural open spaces and rural areas.

**In rural and suburban areas, public access to open land may be appropriate. However, a conservation easement centered on a stream corridor or sensitive ecosystem may have public access restricted on steep slope areas, but a walking/bicycling trail may be located in the floodplain. Each situation must be considered separately based on the physical characteristics of the overall area.*



County is updating the General Plan under the “Advance Knox” initiative, which just kicked off

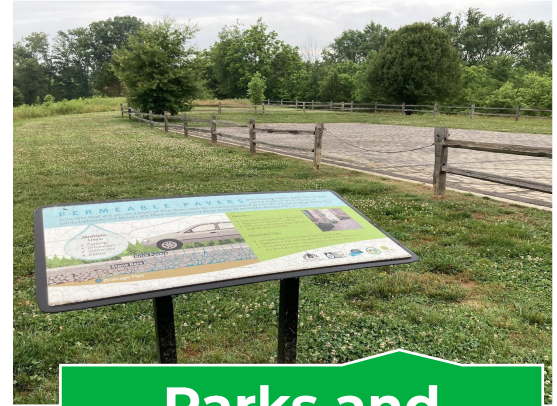
- Will probably replace sector plans
- Subscribe to updates at advanceknox.org



Land Use



Transportation



Parks and Recreation

Every Community Has Needs and Vision



- Long term planning to manage growth – balance current and future development with necessary infrastructure required to maintain quality of life
- Increased walkability and connectivity – greenways & trails - linking schools, neighborhoods, parks and commercial areas is a major interest
- Road improvements – safety and condition is a concern
- Community facilities – indoor, outdoor recreation, community gathering places
- Additional Parks & Amenities – pocket parks
- Preservation of the rural character and historical features
- Schools & Rezoning
- More Businesses – HV Business and Community Alliance



Housing Market Background

Housing market demands are historically high with inventory historically low

Local realtors report 45% fewer homes for sale compared to this time last year

Median purchase price is up 45% over the last five years

50% of homes sold in March 2021 were under contract in less than 6 days / paying over market price

Housing price increases in our area exceed those in metro areas like Nashville and Chattanooga

New construction accounts for 12% of new sales in 2020

Cash buyers account for 19.6%

Constraints on homebuilders is impacting new construction – materials cost and availability, skilled workers

Risk to lenders and homeowners to buy and sell within 2 years

The value of registered mortgages has increased 111%

Missing “middle” – healthy housing / average sales price is \$250k-275k

Homes listed for \$205k in January are now listed for \$240k-250k / avg increase of \$40k

Need for commercial and retail space – more small business space, less large



County Budget Background - Transportation / Sidewalks

Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Schaad Road	\$8,000,000	\$8,000,000	\$10,000,000	\$ -	\$ -	\$26,000,000
Beaver Creek and Brickyard Roundabout	1,500,000	-	-	-	-	1,500,000
Canton Hollow Road Improvements	2,000,000	4,000,000	-	-	-	6,000,000
Coward Mill Widening	2,000,000	600,000	-	-	-	2,600,000
Countywide Road Improvements	-	-	2,000,000	12,000,000	12,000,000	26,000,000
Hickory Creek Roundabout	1,000,000	-	-	-	-	1,000,000
Carter School Sidewalk Improvements	500,000	-	-	-	-	500,000
Ledgerwood Intersection Improvements	350,000	-	-	-	-	350,000
Midway Road LIC	800,000	-	-	-	-	800,000
Bridge Repair/Large Culvert Repairs	1,000,000	1,500,000	1,500,000	2,000,000	2,500,000	8,500,000
TDOT Partnerships	500,000	1,500,000	1,500,000	1,750,000	1,750,000	7,000,000
Interagency-Private Partnerships	250,000	500,000	500,000	500,000	750,000	2,500,000
Geometric Improvements	250,000	250,000	250,000	250,000	250,000	1,250,000
State Aid Projects	25,000	50,000	50,000	50,000	50,000	225,000
Total Highways	18,175,000	16,400,000	15,800,000	16,550,000	17,300,000	84,225,000

\$0 for Gibbs area projects. Emory Rd is TDOT / State funding



Current Situation - Gibbs

- Unprecedented Housing Market
 - Knox Housing Developers like 3 du/ac suburbs and cheap land - Gibbs is very attractive
- No land use policies or incentives in place to protect or conserve farmland
 - It's up to the land owners and community to drive that - "Save our Farms?"
- Gibbs needs a Small Area vision in time for Advance Knox
- Community needs a way to organize and advocate



Priming the Pump for Community Forum - Topics

Growth - what types of Residential, Dining, Stores?

Community Improvements: Greenways, sidewalks, parks, recreation

Services: emergency, social

Utilities: water / sewer / internet / electrical / other?

Schools: upgrade or improvements (i.e. Gibbs HS lunchroom)

Roads and Transportation: Sidewalks, roads, connections

Character: Subdivisions, town center, rural preservation, chains, local biz

What should we START doing, STOP doing, CONTINUE doing?

Community Brainstorming and Forum



Final Thoughts

1. Need helpers and volunteers for Gibbs Planning Advocates
2. Sign In if you Haven't - Back of Room or Scan QR code
3. Draft a vision and meet in a few months
4. Engage in Advance Knox project
5. **Showing Up is Vital**