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November 22, 2023

Growth Policy Project Team
Via Email at: gpp@advanceknox.org

Re: Proposed Revisions to the draft Growth Policy Plan

Dear 2023 Knox County Growth Policy Coordinating Committee:

I represent the Home Builders Association of Greater Knoxville ("HBAGK"). The HBAGK, established in 1951, is a non-profit trade association for the home building industry. The primary function of the HBAGK is to serve as the homebuilding industry watchdog. Our membership includes over 500 companies engaged in building development, contracting, and professional services, and other complementary services that provide homes and developments to Knox County. Of these members, 295 members are based in Knox County including over 150 Knox County builders.

We appreciate your efforts on endeavoring toward the long-overdue updates to the Knoxville, Farragut, Knox County 2000 Growth Policy Plan ("GPP"). We have reviewed the proposed redline changes to the text of the current GPP and would suggest one essential change to the proposed text of Section 4.3. In lieu of the current text, the HBAGK would suggest the following would be more appropriate for the current climate of unprecedented growth and undersupply of housing stock in Knox County.


4.3 Residential development in the rural area shall be limited to all of the following conditions: (a) no more than **1 to 3** dwelling units per acre; and (b) sanitary sewer, **or an equivalent private system**, and public water must be available; and (c) must be on a collector road **or higher classification** with **either** a minimum of 18ft as defined in the Major Road Plan, adopted by City Council and County Commission, **or with a bonded development agreement in place to improve the road to 18ft or greater through the rural area to the adjacent Planned Growth or Urban Growth areas.** The intent of this section is to allow residential development in the rural areas where utilities and

infrastructure are currently available **or** easily expanded and in accordance with the Rural place types.

The HBAGK believes this change is in conformity with the existing GPP policies in the current sections 3.2 and 3.5 which allow densities of 2 units an acre where there are not adequate utilities and infrastructure and 1-3 dwelling units an acre when urban services (sanitary sewer, water, and adequate roads) become available. This current structure has been a staple of rural development for the past 23 years and has allowed reasonable density and growth in the rural areas that had adequate infrastructure. To now move away from this policy would be a step backwards for reasonable development in the rural areas. Additional considerations as to which zones would be appropriate for 1-3 dwelling units an acre could be incorporated when the forthcoming unified development ordinance and revised zoning ordinance are finally revised.

I appreciate your consideration of this modest revision to the proposed amendments to the Growth Policy Plan. We look forward to discussing this matter with you further as this process continues.

Sincerely,



Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:mlk

cc: Josh Sanderson (*via email*)
Mayor Glenn Jacobs (*via email*)
Mayor Indya Kincannon (*via email*)
Town of Farragut Manager David Smoak (*via email*)