

# NEKPA

Northeast Knox Preservation Association



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May 8, 2007

Metropolitan Planning Commission  
Knoxville, TN

VIA FAX

RE: 5-B-07-SP  
M.A. Schubert / Babelay Road / Harris Road

Dear Commissioners,

I am writing to you regarding the proposed rezoning and Sector Plan Amendment in the above-referenced matter.

There are several reasons why the proposed development is inappropriate for the subject property. To begin with, the Northeast Knox Sector Plan designates much of the property as Slope Protected and calls for uses consistent with the property's rural surroundings. Additionally, the property is located in the Rural Zone in the Growth Plan. Both Harris and Babelay Roads are very unsuitable for such a significant increase in the amount of traffic, especially Harris Road, which is very narrow with no shoulders.

The drainage for the property is also a big concern because of the steep slope and deforestation of such a large amount of the slope. Replacing the trees on the ridge with such a large amount of impervious surfaces will likely cause Babelay Road and surrounding properties to flood. Ritta Elementary School cannot handle all of the children that are slated to attend there because of the multitude of new developments that are springing up in this area.

Finally, a development of this size would be very inappropriate with the surrounding uses, and approval of this rezoning and Sector Plan Amendment would likely cause others to ask to rezone their property as well. There is not enough infrastructure to allow this to happen, and there are no plans to upgrade roads, schools and utilities that we are aware of.

Please - we would sincerely appreciate your consideration in opposing this property rezoning and the Sector Plan Amendment.

Thank you,

Lisa Starbuck  
President

5-P-07-RZ  
5-B-07-SP



May 8, 2007

Dear Commissioner:

I am writing to ask your support for the staff recommendation on Item 85 on this month's agenda

At issue is a Northeast County Sector Plan Amendment and a rezoning, both designed to allow development that staff has concluded is consistent with what is planned for the area.

The property in question is on the northwest side of Babelay Road in Commission District 8. Under the Sector Plan the area is designated Rural Residential. We are asking that it be changed to Low Density Residential. The zoning change would shift it from Agricultural to Planned Residential.

When the MPC staff examined our plan it concluded that "low density residential use on this site would be consistent with the low density residential development proposed for the west side of Harris Road and compatible with established residential uses found in the area...."

By supporting this change MPC can help develop the area while insuring that it is developed well, in a manner and density that is consistent with the Sector Plan for the area

While it will be some 7 years before all the homes are built, traffic engineers have already determined that the current roads can handle the traffic. Water and sewer is available and lines will be extended at our expense

We will, of course, be prepared to answer any questions you may have when you meet, but wanted to contact you in advance and urge you to support the staff recommendation.

Sincerely,

Alex Schubert

Haden R. Reid, Architect

5-P-07-RZ #85  
5-B-07-SP

FACSIMILE

TO: Mark Donaldson.  
COMPANY: Cox Property on Bababay  
PROJECT: Haden.  
FROM:

FAX NO: 215-2068  
DATE: 4/18/07  
TOTAL PAGES: covert/  
COPIES TO: Ken Pruitt



REMARKS:

Dear Mark & Ken,

Please consider the attached letter. I can talk to you specifically about development costs & profits from an architect & developers side. It is both profitable & desirable for the development in this area to remain agricultural / rural residential. Please call me if you have any questions for me. I can have a list of 20 families in the Fox Ridge Subdivision opposed to 3 units / acre. We have developed a beautiful neighborhood in Fox Ridge @ 1 house / acre in order to build in the agricultural zoning & to respect the land (and neighbors). Please help us protect the environment & preserve thoughtful planning (i.e. not stripping the land of all trees).

East Gate Architecture

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Corryton, TN 37721  
(865) 219-9377



5-P-07-RZ  
5-B-07-SP

To the Metropolitan Planning Commission  
Attention: Mark Donaldson

We are writing to state our opposition to the proposed rezoning and building project on the property located on Babelay Road. It is our understanding that the developer wants to build up to 3 homes per acre. We believe this type of development would benefit neither present residents of this beautiful community nor future home owners of such a neighborhood. Our neighborhood, Fox Ridge, adjoins this property and we stand opposed to these plans.

As the developer of Fox Ridge, I have had numerous discussions with neighbors that live in this area. In our discussions with them, we pledged to develop our ridge-top farm into a beautiful neighborhood with large lots and quality homes. With 28 lots occupying the 35 acre neighborhood, Fox Ridge is a development that brings quality homes to northeast Knoxville without violating the community's agricultural zoning. We still see turkey, deer, fox, and other indigenous wildlife wander across our generous yards. Beautiful ridge-top and Smokey Mountain vistas are enjoyed as we sit on our front porches and back decks. We believe that neighborhoods can be developed within the agricultural zoning parameters that bring growth to our community without destroying the beauty of the wildlife and the vistas of our northeast Knoxville ridges.

Building a neighborhood with up to three homes per acre on the hillside of these northeast Knoxville ridges would destroy the wooded areas that shelter and feed our wildlife, change natural vistas to views of rooftops and tightly packed dwellings, and endanger the purity and the course of creeks that meander through these lands.

Here, where hillsides roll toward the Smokeys and roads twist and turn through quaint homesteads and stretching farmland, neighborhoods need to develop with generous yards, gracious views, and quiet streets that are the hallmark of East Tennessee living. It can be done. It should be done. We are asking that you protect our northeast Knoxville ridges and control the developments that comes here. As the developer of Fox Ridge, I also speak for the residents and property owners in our neighborhood. We are asking that you preserve the agricultural zoning requirements for the property on Babelay Road.

Sincerely,

Haden Reid

Architect, and Developer of Fox Ridge Subdivision

215-9377