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July 9, 2018

Knoxville-Knox County MPC
400 Main St. Suite 403
Knoxville, Tn 37902
commission@knoxmpc.org

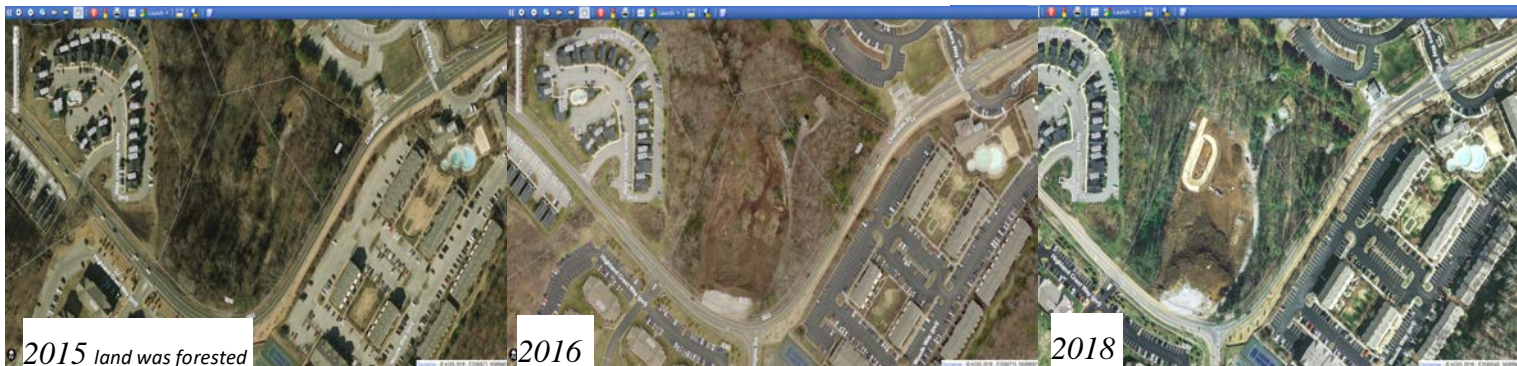
Dear Planning Commission,

I am writing concerning Value Added Concepts petition for rezoning 7-H-18-RZ of 1201 Cherokee Trail at the MPC meeting this Thursday July 12, 2018. I believe it is not in the best interest of not only myself, owner of the adjoining property 1155 Cherokee Tr., but for the South Knoxville Community, natural beauty and environmental resources.

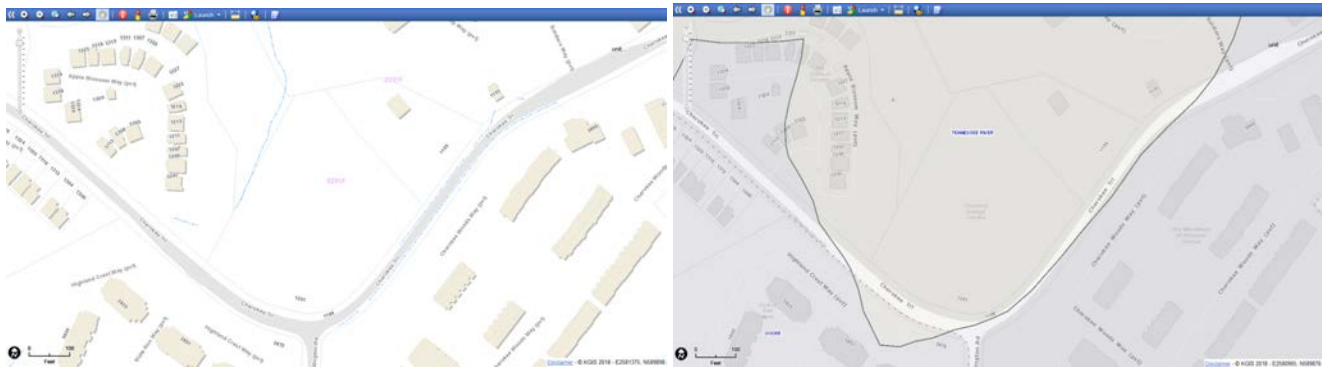


The first map shows the property, 1201 Cherokee Trail, labeled Cherokee Cottage Condos. The second map shows this property was included in the MPC Hillside and Ridgetop Protection Area.

I believe the Hillside and Ridgetop Protection area regulations were circumvented by going directly to the Knox County Engineering Department even though the property is in the city. In February of 2016 Knox County Engineering Department awarded a permit to use the property as a fill site before getting the land re-zoned. The trees were cut down in 2016 and has been regraded with dirt and fill.



The property is bordered by a stream that empties into the Tennessee River Watershed.



The labeling of the plot as “Cherokee Cottage Condos” makes it seem that the developers fully expect that the land will be used for condos before it has been approved by the MPC or the City of Knoxville. Although the developers make some efforts to hide the ownership of the property. They are the same company that built “Knox Ridge” featured in this article in the Knoxville Mercury.

<http://www.knoxmercury.com/2015/11/11/how-knoxs-controversial-ridgetop-guidelines-are-put-to-use-and-when-theyre-not/>

While the article sites Chicago-based Strategic Holdings, LLC. The KGIS owner card has the same Athens, Ga address for both properties. The owner car also reflects that the 1201 Cherokee Trail is in the City unlike the Knox Ridge Development which is in the county

Address Information: [info](#)

Site Address: 2211 CHEROKEE RIDGE WAY
KNOXVILLE - 37920
Address Type: APT
Site Name: KNOX RIDGE

Owner Information: [info](#)

KNOX RIDGE HOLDINGS LLC
8771 STE B MACON HWY
ATHENS, GA 30606
The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Parcel Information: [info](#)

Location Address: 2371 CHEROKEE RIDGE WAY
Parcel ID: [108 00301](#)
Parcel Type:
District: D9
Ward:
City Block:
Subdivision: RIDGE S/D FINAL PLAT
Rec. Acreage: 20.11
Calc. Acreage:
Recorded Plat: -
Recorded Deed: [20161130-0034634](#)
Deed Type: Deed: Gift Deed
Sale Date: 10/3/2016
Tax Levy: [KNOX COUNTY](#)

[Owner Card](#) [Property Report](#)

Address Information: [info](#)

Site Address: 1201 CHEROKEE TRL
KNOXVILLE - 37920
Address Type: UNUSED LAND
Site Name:

Owner Information: [info](#)

VALUE ADDED CONCEPTS LLC
8771 MACON HWY
ATHENS, GA 30606
The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Parcel Information: [info](#)

Location Address: 1201 CHEROKEE TRL
Parcel ID: [108 007](#)
Parcel Type:
District:
Ward: 25
City Block: [CityBlock24/24810.pdf](#)
Subdivision: ANNEXED BY ORD# 0-215-88
Rec. Acreage: 0
Calc. Acreage: 3.31
Recorded Plat: -
Recorded Deed: [20160129-0044088](#)
Deed Type: Deed: Full Coven
Sale Date: 0/28/2016
Tax Levy: [KNOX COUNTY CITY OF KNOXVILLE](#)

The Knox Ridge Complex was built on a large slope next to a natural cypress wetland and a wetland research area on property owned by the University of Tennessee. This particular company has already shown that it has no qualms about using sloppy construction practices that contribute to polluted runoff, mudslides and erosion. At Knox Ridge pictured below they have built densely packed condos on very steep man-made or dug out rock slopes. Only patches of vegetation have been planted allowing most runoff to empty directly onto the pavement then into the UT wetland or Cherokee Trail.



Knox Ridge vast pavement and crowded buildings. Most of the vegetation was removed, hillsides were dug back to rock or made into earthen walls.

Water management is already a problem in the area surrounding 1201 Cherokee Trail. Edington Road which intersects Cherokee Trail in front of 1201 is already having significant flooding. To our memory this road very rarely flooded before all of the student housing was built.

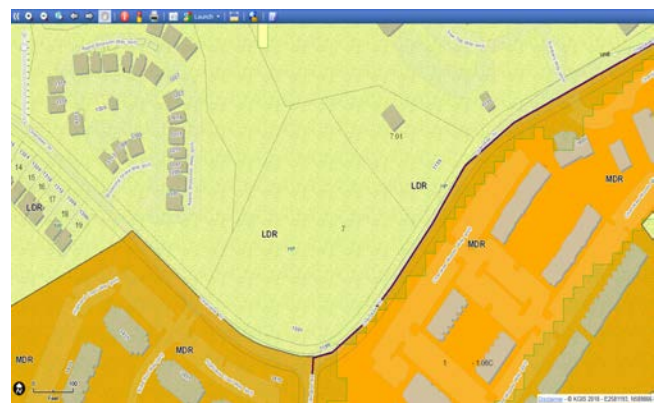


Edington Road on June 28, 2018 flooding did not dissipate for several hours after it has stopped raining.



July 6, 2018 from WATE.com post "Heavy rains lead to flooding on Knoxville roads" picture is taken from the opposite direction on Edington Rd.

According to the KGIS maps the property is still zoned R-1, and is slated for Low Density Residential in the MPC One Year and Sector plans.



We believe the MPC should not let outside entities like Value Added Concepts waltz in and abuse our beautiful natural resources. All the money from their rentals could stay here in Knoxville instead of going to rich developers in other states. This is especially true in my case in that I had to lower the rent

on my single-family dwelling next-door significantly to retain tenants. Perspective tenants don't want to end up living next to an ugly dirt pile or construction zone. Because of the Hillside and Ridgetop protection area I thought there was no way the land could be mistreated like this without input from the community. Instead, overnight the company cleared four acres of trees and began replacing the hillside and valley with tons of fill from "Knox Ridge". It is the classic abuse of Appalachian communities and resources that has been going on since the early coal days.

This particular company has already shown that it has no qualms about circumventing the ideals and rules of our community. Their transformation of 1201 Cherokee has taken irreplaceable woodland and replaced it with an ugly dirt heap. The current condition of the site is an eyesore showing total lack of regard for the neighborhood.



Going forward I hope my property at 1155 Cherokee Trail and its close proximity will be taken into account before any rezoning is awarded. If the zoning is left as it is, R-1, houses could still be built, and the impact would be much more environmentally friendly. This kind of development would add to a diversified community in that area, not just another student housing complex

As with so many community minded individuals who have transformed South Knoxville, my family and I give back to Knoxville in so many ways. I have been on a few board of directors of local non-profit organizations, and we belong to, volunteer for and give to several local charities. We are but a few of the people who stand to lose if this company is allowed to build another large complex in South Knoxville.

Thank you for your time and your service to our community.

Sincerely,

Cathy Scott