



Dori Caron <dori.caron@knoxplanning.org>

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**[MPC Comment] Fwd: File No. 1-SC-19-C/1-F-19-UR (Garrison Heights - Smithbilt Homes LLC)**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Mon, Jan 7, 2019 at 2:59 PM

Reply-To: terry.gilhula@knoxplanning.org

To: "Brechko, Tom" <tom.brechko@knoxmpc.org>, Gerald Green <gerald.green@knoxplanning.org>, Commission <commission@knoxplanning.org>

----- Forwarded message -----

From: <cdgreenwood@cs.com>

Date: Mon, Jan 7, 2019 at 2:23 PM

Subject: File No. 1-SC-19-C/1-F-19-UR (Garrison Heights - Smithbilt Homes LLC)

To: <contact@knoxmpc.org>

Mr. Brechko, Mr. Green, and Planning Commissioners,

I am writing to request that the above-referenced item on the January 2019 Planning Commission Agenda be postponed for at least 30 days in order to give the community a chance to better understand the details of the proposed Concept Plan, as well as the conditions being recommended by staff, and to suggest changes as needed. It seems that this proposal has been rushed through, during the busy Thanksgiving/Christmas holiday season, when many of us have been occupied with other matters, out of town, and unable to spend the time needed to understand and discuss what is being proposed. The Sector Plan Amendment and Rezoning of that property that MPC approved at the December meeting has not even been considered by the County Commission yet.

I live off Garrison Drive, about 1/4 mile from this property. The developer has not reached out to any neighbors, as far as I know, but with additional time, we could try to reach out to the developer and to Planning staff to help answer a number of questions that neighbors have and to help ensure that specific concerns about this proposal are adequately addressed. With 191 units, this would be a very different type of development from anything around it (which is all zoned either Agricultural, Industrial, or Open Space), so we need to make sure that its likely impacts are considered carefully and that the Concept Plan addresses valid concerns appropriately. For example, this property is almost surrounded by Beaver Creek, a significant community asset and source for our drinking water, so additional time would allow questions and concerns about the impact to Beaver Creek to be adequately addressed.

Thank you.

Carolyn Greenwood  
3224 Boomerang Lane  
Knoxville, TN 37931  
(865) 254-5039

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)