



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 11-D-19-UR Cate Rd Community Input.docx

1 message

Tom Brechko <tom.brechko@knoxplanning.org>
Reply-To: tom.brechko@knoxplanning.org
To: Commission <commission@knoxmpc.org>

Wed, Nov 13, 2019 at 7:44 AM

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

From: **Brittany** <adpibritt@yahoo.com>
Date: Tue, Nov 12, 2019 at 8:22 PM
Subject: 11-D-19-UR Cate Rd Community Input.docx
To: <tom.brechko@knoxplanning.org>

Dear Mr. Brechko,

I am writing today in regards to the proposal to develop a duplex subdivision at 0 Cate Rd. This is very concerning to my family, as well as, the neighbors impacted by this proposal.

Due to the time of the Planning Commission Meeting I am unable to attend in person due to work obligations made prior to this notice; please consider this email in my absence.

This development will considerably increase traffic along Cate Road which is already heavily traveled. The impacts of other recent developments within the area have not yet been fully realized and allowing this number of properties will likely create a more dangerous and congested roadway on both Cate Road and exiting onto West Emory Road. The current residents of Cate Road have repeatedly asked the MCP for a traffic study prior to allowing rezoning, but this has not happened. The MPC suggested that this development would cause "minimal impact" to current residents, however with the addition of 30 duplexes with likely multiple drivers it is unlikely that possibly 250 additional trips (as previously speculated in MPC reports) along Cate Road daily would be "minimal."

Second, this type of development is not consistent with neighboring properties. Most of the Cate Road residents in this area have lived here prior to the rezoning and feel that there was a reasonable expectation that the property would continue to be single family zoned, but instead the home that formerly occupied this property was razed to make way for this proposed development.

Lastly, this development is proposed in an area that is already experiencing overcrowding at Karns Elementary with additional teachers needing to be hired after the start of school for the current year just to accommodate current students. Additionally, most classrooms have 20 or more students with some at 26 for upper grades. All rooms are currently in use with no room for expansion. The MPC suggested that only "2 new students" would result from this development, however that seems like a grossly low estimate, particularly with multiple other developments already happening in Karns.

The traffic congestion, noise from the high number of residences, incongruence with current properties, additional crowding to our schools, and lack of neighbor support for this development should be considered prior to approving this development.

In addition, I have attached the letter sent by Cate Road neighbors to the MPC prior to considering rezoning for your review.

Thank you for your time,
Brittany Jaynes
Cate Road Resident

Sent from my iPhone

--
Thomas Brechko, AICP
Principle Planner
865-215-3794



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to commission@knoxplanning.org

7-L-19-RZ Cate Rd Community Input.docx
15K

To:
Knox County Planning Commission

Re:
Case 7-L-19-RZ (Cate Rd rezoning request)

Dear Commissioners,

I author this letter on behalf of the undersigned residents along the Cate Rd corridor. We have collectively discussed the application to rezone 0 Cate Rd, and feel the planning commission cannot make a fair decision without consideration of the concerns hosted by persons in the vicinity most impacted by the rezoning. As a neighborhood, our feelings regarding the rezoning and subsequent development at 0 Cate Rd are as follows:

1. Neighborhood incongruence

As stated in the rezoning report, the Cate Rd corridor is primarily single family residential and rural residential. Rezoning to accommodate duplex development would be both incongruent with the large majority of established housing within our neighborhood and inconsistent with the desires of our community.

2. Traffic volume and safety

The rezoning report fails to consider the impact to local traffic this development will produce. Additionally, our neighborhood is concerned that Cate Road traffic calculations may be falsely low as the road takes in considerable traffic volume from Anderson county to the north. We feel strongly that rezoning cannot proceed without an accurate assessment of traffic impact as it pertains to resident safety, vehicle volume, and road wear.

3. Neighborhood input

At present we are unaware of what community consultation occurred prior to the application for rezoning being submitted to Knox county. Securing the long-term strength of Knox county neighborhoods requires neighborhood input as fundamental to success, as neighborhood longevity is not a byproduct of one homeowner but the collective efforts of all vested interests.

By **rejecting** rezoning application 7-L-19-RZ, the Knox County Planning Commission would:

- reinforce its mission and duty to act in the best interest of existing Knox County neighborhoods
- acknowledge that insufficient data presently exists (e.g., traffic) to allow any rezoning to proceed
- encourage developers to collaboratively plan new sites with neighborhood stakeholders

In summary, the undersigned Cate Road homeowners request the Knox County Planning Commission to **reject** rezoning application 7-L-19-RZ.

Respectfully,

Jason Kiernan and Family, 6112 Cate Rd

Co-petitioners:

The Lewis Family, 6125 Cate Rd

The Burley Family, 6124 Cateland Lane

The Jaynes Family, 6106 Cate Rd

The Wease Family, 6110 Cate Rd

The Lowery Family, 6114 Cate Rd

The Monday Family, 6109 Cate Rd

The Hurst Family, 6107 Cate Rd