

**[Planning Commission Comment] Rezoning in Karns**

1 message

**Beth Childress** <bethchildress80@gmail.com>  
 Reply-To: bethchildress80@gmail.com  
 To: commission@knoxplanning.org

Wed, Aug 12, 2020 at 1:26 PM

# Develop until no one can move

*By design on August 10, 2020* **No Comment**

By Joe Rector

If you are one of the many folks who travel Karns Valley Road and Emory Road, get ready for more headaches. Your drive time will grow; your frustration level will increase; and your chances of

being involved in an accident will multiply.

A tract of land located at the intersection of Henderson Road and West Emory Road is proposed for subdivision development. Another tract is also being considered for housing. It's located on Karns Valley between West Emory and Beaver Ridge Road. That's right. The second one is unbelievably close to the stop sign at Beaver Ridge Road. At present, cars line up at that bottle neck as they wait to continue the journey toward Powell or to Oak Ridge Highway.

During the morning and afternoon, Beaver Ridge Road backs up with parents dropping off or picking up their children at school. Now, cars traveling from Oak Ridge or from Hardin Valley will clog the road as they futilely try to get to work or return home with the addition of hundreds of cars at that intersection.

Ball Road in the Ball Camp community has no fewer than seven subdivision roads that have been added over the past few years. Heavy traffic piles up on this two-lane country road, and the back-up at the intersection of Ball Road and Ball Camp Pike can reach a half mile in the morning. Trains that cross the roads twice leave motorists apoplectic, and their angst is doubled when they drive another mile and hit the snarl of cars at Ball Camp School.

The same thing is happening in all parts of Knoxville. Developers seem to be building on any piece of ground that they can purchase. They slap up houses at 4-5 per acre. A small subdivision of fifty houses could possibly put 100 or more cars on the main roads.

What planning is going on with all of this development? I know that the county has the MPC to decide whether or not a project can proceed. Supposedly, that group of folks looks at the plans and makes a decision that is in the best interest of the citizens. However, some proposals are okayed in spite of the objections of the existing communities. If the MPC denies the application, the developer can appeal to the full county commission.

Of most concern to current residents of communities are infrastructure problems. Huge numbers of cars are added from new subdivisions, but they drive on the same old roads. In one case, community members objected to a subdivision because of a dangerous existing road. Residents presented photos of a fire truck that had run off the road in a curve that wasn't wide enough for it and a passing car. The proposed subdivisions were located no more than one-tenth of a mile from that curve. An official answered the complaint by saying that the county had many narrow roads and that people would just have to learn to live with them.

Other communities are up in arms about the environmental impact new subdivisions have. Roads, yards, and homes that never worried about heavy rains are now flooded due to the runoff from those new streets. Wildlife invade neighborhoods in search of food because their habitats have been scraped clean. Roads are lined with skunks, raccoons, possums, and even deer carcasses that have been hit by vehicles.

People aren't necessarily against development. What they detest is uncontrolled building that makes communities worse. Residents want local government to address the problems of roads that can't handle the traffic before allowing more cars to travel them. They also want developers and government officials to protect against flooding and erosion.

The explosion of subdivisions is surprising when the current health and economic problems are considered. No one wants to deny "progress," but everyone wants any progress to begin only after the infrastructure can accommodate it. That doesn't seem like too much to ask. Let's hope our boards and officials feel the same way.

*Develop until no one can move added by design on Aug*

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] No more**

1 message

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**John Stoehr** <basegasket@gmail.com>  
Reply-To: basegasket@gmail.com  
To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 10:48 PM

To whom it may concern,

Please no more sub-divisions in the Karns/ West Emory rd area.

These developers are ruining our community with these new developments.

8-A-20-RZ, reference #.

#voicesfortheKarnscommunity

John Stoehr

Sent from my iPhone

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] rezoning in Karns**

2 messages

**Beth Childress** <bethchildress80@gmail.com>

Mon, Aug 10, 2020 at 9:06 PM

Reply-To: bethchildress80@gmail.com

To: commission@knoxplanning.org

To Members of MPC;

I am a lifelong resident of Karns and a third generation Karns High graduate. I taught in Karns for much of my career with Knox County Schools. I love this community and have watched it grow and change over the years. Change can be good and development, if done appropriately, can be considered progress.

However, when rezoning happens to make way for too many homes for the infrastructure, it is not progress. The amount of traffic and the speed of growth in Karns is completely out of hand. Most of the roads were simply not built to accommodate the amount of traffic that is already in Karns.

Karns Valley was a great idea and has improved access to Oak Ridge and Hardin Valley. But traffic now bottlenecks at the strange three-way intersection and backs up for as far as can be seen. If the Hatmaker property is rezoned to add close to 100 homes, it will greatly impact traffic and the quality of life for everyone in the area.

I understand the process is to first rezone and then worry about traffic studies and infrastructure. I respectfully submit this is a backwards way to do things when an area is already saturated.

I implore you to **not** rezone for more residential development in Karns until something has been done to Emory Road, other roads widened and improved and the new elementary school is built.

Thank you for listening and considering the needs of the community and the quality of life of it's residents and not just giving builders a stamp of approval to make lots of money.

Sincerely,

Beth Butler Childress

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Wed, Aug 12, 2020 at 6:54 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: **Beth Childress** <bethchildress80@gmail.com>

Date: Mon, Aug 10, 2020 at 9:06 PM

Subject: rezoning in Karns

To: &lt;commission@knoxplanning.org&gt;

To Members of MPC;

I am a lifelong resident of Karns and a third generation Karns High graduate. I taught in Karns for much of my career with Knox County Schools. I love this community and have watched it grow and change over the years. Change can be good and development, if done appropriately, can be considered progress.

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Thank you for listening and considering the needs of the community and the quality of life of it's residents and not just giving builders a stamp of approval to make lots of money.

Sincerely,

Beth Butler Childress



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**Fwd: opposed to subdividing 8935 W. Emory Rd**

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Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

Tue, Aug 11, 2020 at 10:59 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: **Martie Wood** <martiewood@att.net>

Date: Tue, Aug 11, 2020 at 10:55 AM

Subject: opposed to subdividing 8935 W. Emory Rd

To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>, [liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org) <[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)>

The intersection of Karns Valley and W. Emory Rd right down from the property will not be able to handle the traffic from 140 homes there. Henderson Rd. leading to that property with all of its curves and no shoulders, only ditches, is not sufficient to handle that added traffic. Karns Valley to the Emory/Byington-Solway 3-way intersection when school and Oak Ridge are working regularly, already, has a 1 Hr.+ back up at times. At this time, this part of Karns is not able to add this amount of population to our traffic infrastructure. Thank you for listening. I live at 3508 Hackworth Rd. so this would definitely impact me as would the development of the Marshall property.

Martie Wood, MS, CALT Certified Academic Language Therapist 865-207-4918



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] August 2020 Agenda Item #7, Ball Homes, LLC (File # 8-A-20-RZ)**

1 message

**'Carolyn Greenwood' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 11:59 PM

Reply-To: cdgreenwood@cs.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;, "liz.albertson@knoxplanning.org" &lt;liz.albertson@knoxplanning.org&gt;

Planning Commissioners:

I am writing to urge you not to allow the above-referenced property to be rezoned at five dwelling units per acre. This property is located a little over a 1/4 mile from one of the worst intersections in Karns -- a three-way intersection with two stop signs. Much of the traffic from this development (which will generate roughly 1400 new vehicle trips per day) will exacerbate an already very bad traffic situation at this intersection. TDOT has considered putting a roundabout there and that might help, but to my knowledge that is not scheduled to happen anytime soon. This development should not even be considered to be allowed until that roundabout is in or the traffic problem is handled in some other effective way.

There are many other issues such as the narrow roads, the somewhat awkward and dangerous turn on to Henderson Rd, the additional drainage and flooding issues that will result that also make it clear that this area can not support this size of a development at this time.

Karns is growing faster than anywhere else in the County and cannot take this anymore. Please give some attention to infrastructure before burdening Karns with more safety issues and degrading our quality of life.

Thank you.

Carolyn D. Greenwood  
3224 Boomerang Lane  
Knoxville, TN 37931

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] 8-A-20-RZ, reference #**

1 message

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**Amy** <10derhart@comcast.net>  
Reply-To: 10derhart@comcast.net  
To: commission@knoxplanning.org

Tue, Aug 11, 2020 at 5:45 AM

As a lifelong Karns/birder line Powell resident, I oppose the development on W.Emory road. There is too much traffic, too many developments, and too many distractions down W.Emory.

#voicesfortheKarnscommunity

Amy Alley

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] W Emory Road development**

1 message

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**'Angela Kasefang' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 10:50 PM

Reply-To: akasefang@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Reference # 8-A-20-R2.

We do not the development on W. Emory Road. The road is to dangerous for more traffic. The development is wanting too many houses per acre. The community is against this development.

Angela Kasefang

**Angela F. Kasefang** 🍷*Independent Beauty Consultant**3300 Joseph Gate Lane**Knoxville, Tn 37931***(865) 789-5416**

**"Life is not a journey to the grave with the intention of arriving safely in a pretty and well preserved body, but rather to skid in broadside, thoroughly used up, totally worn out, and loudly proclaiming --WOW LORD--What a Ride!!"**

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-A-20-RZ**

1 message

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**Jennifer Huffaker** <jenniferrhuffaker@gmail.com>

Mon, Aug 10, 2020 at 11:19 PM

Reply-To: jenniferrhuffaker@gmail.com

To: commission@knoxplanning.org

Hello,  
My name is Jennifer Huffaker and I live at 8320 Beaver Ridge Rd, Knoxville TN 37931. I would ask that you take into consideration ALL the things that will be affected if a subdivision is built in this proposed location on West Emory at Beaver Ridge Rd. The amount of traffic this road, West Emory and Beaver Ridge, have is already extraordinary! I can't even imagine how this two lane road can even handle anymore vehicles. Also, at the proposed location, there is only a two way stop. Traffic headed west bound doesn't even have to stop! That intersection is already crazy enough, there is no way that it will be sufficient to withstand a neighborhood. Traffic backs up in front of my house already, with my driveway being blocked at certain hours of the day during the school year. I just ask that you please look at the entire area before making a quick decision because of the almighty dollar.

Thank you,

Jennifer Huffaker

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] ref # 8-A-20-RZ**

1 message

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**mrar15@frontier.com** <mrar15@frontier.com>

Mon, Aug 10, 2020 at 11:59 PM

Reply-To: mrar15@frontier.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it may concern ,We here in the Karns community protest this 4 to 5 houses per acre for this development and ALL developments hereafter in our community .We simply do NOT have the infrastructure to handle anymore of this over development of the remaining property in the Karns area . Our families have lived here since the late 40s and the traffic in the mornings and evenings is almost unbearable. we do understand that development will happen but the density levels allowed must be changed. please only allow this and all following developments the be of 2 or at a maximum of 3 homes per acre ,our roads just can NOT handle anymore of this .PLEASE HELP US, THANK YOU KINDLY Mike Roberts

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 8-A-20-RZ**

1 message

**'Mandy Swartz' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 10:25 PM

Reply-To: armywifeqc@yahoo.com

To: commission@knoxplanning.org

Good Evening,

I am writing to you about my concerns with the developments that are seeming to be built without concern to the infrastructure in the Karns community. I firmly believe that communities are wonderful, neighborhoods are great but the rumor mill is running that you're considering the approval of 4-5 houses per acre which is too much. The charm of Karns is that it is a smaller community with land-beautiful land and ecosystems that are being ruined by the approval of high quantities of homes per acre. The schools can't handle the influx of children, the roads need to be expanded to hold the massive number of new vehicles but the effect on the ecosystem is not something we can improve on to lessen the effect. Please don't ruin the charm of Karns by approving 4-5 homes per acre.

Thank you!

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ**

1 message

'leng69' via Commission &lt;commission@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 10:32 PM

Reply-To: leng69@aol.com

To: commission@knoxplanning.org

Sent from my U.S.Cellular® Smartphone

----- Original message -----

From: LISA ENGLAND &lt;leng69@aol.com&gt;

Date: 8/10/20 8:22 PM (GMT-05:00)

To: [comimission@knoxplanning.org](mailto:comimission@knoxplanning.org)Cc: [leng69@aol.com](mailto:leng69@aol.com)

Subject: 8-A-20-RZ

Good evening, Commissioners.

I am a Karns resident writing you in opposition of the proposed development on [West Emory Rd. \(8-A-20-RZ\)](#).

I don't know if any of you live in the Karns Community, but I would implore you to take a few minutes of your time to come and drive around the neighborhood, especially around 5 - 6 pm (just as an example, there are other heavy traffic times throughout the day). Our streets are narrow, 2 lane roads. In some cases, they are barely a little bit wider than 1 vehicle. When these streets were created, they were not intended to handle the heavy traffic load that they have been asked to handle with the rapid growth that has been occurring. We need to have our streets improved, widened, repaved, etc. PRIOR to more subdivisions (providing w hundreds more vehicle trips per day) are to be built in the area.

Our Karns schools are overflowing. We can not handle the additional children that will need to be educated. Yes, some property was just purchased to build a new school, but building & bringing in more children before the school is built is putting the cart before the horse.

Additionally, please look at Beaver Creek. In recent years, the Creek has begun flooding and washing out roadways and doing major damage to adjoining properties. Why? Because the new developments are creating more run-off into the creek, are disturbing the landscape that has held the Creek in the banks for many years.

As a concerned resident, I could not sit back without asking you to please deny the rezoning request until the Karns area has improved roads that are prepared for the influx of additional traffic has been addressed and the health of Beaver Creek has been considered.

Thank you for your time &amp; consideration.

Lisa England  
[6512 Rose Wine Way](#)

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Development on West Emory**

1 message

**BERT - MARIANNE MAY** <ekker100@comcast.net>

Mon, Aug 10, 2020 at 10:36 PM

Reply-To: ekker100@comcast.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

The sixth district, from Hardin Valley to Powell is being OVER-RUN with development!! Developers are crowding houses in at 5 houses per acre as fast as they can build them. These neighborhoods are often not connected by green ways or sidewalks and are isolated pockets that lack any connection to the rest of the community. In addition, the developers, who are becoming very greedy it seems, are not asked to put in money for keeping up the infrastructure such as roads, schools, water lines etc.

I recently had a conversation with a county commissioner who was telling me about his neighborhood. The first thing he said was, "The houses are on nice sized lots" Well, guess what? When you crowd houses in at the rate they are building them out here nobody in district 6 is going to have the privilege of saying that much longer. (BTW: It's hard for me to feel for the 5g plight of putting in towers in Farragut when nobody seems to carry about our neighborhoods over on this side!)

Regards,  
Marianne May

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] 8-A-20-RZ**

1 message

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**Rodney Holloman** <rodneyholloman@gmail.com>

Mon, Aug 10, 2020 at 9:01 PM

Reply-To: rodneyholloman@gmail.com

To: commission@knoxplanning.org

Dear KNOX planning commissioners,

We Urge to **not** grant the expansion off of West Emory. The traffic even without the added capacity along with everything else is just not wise.

Thanks for your consideration.

Rodney and Andrea Holloman

[7600 Asher Ln.](#)

Knoxville, TN 37931

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Karns**

1 message

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**KASEY** <kahm4@comcast.net>  
Reply-To: kahm4@comcast.net  
To: commission@knoxplanning.org

Mon, Aug 10, 2020 at 9:06 PM

I am writing to you concerning 8-A-20-RZ W. Emory Rd. Please know my husband and adult children (4 voters in our home) are completely against any more development in the Karns Community. This planned development on W. Emory would be disastrous in many ways; increased traffic, waterway flooding, roads and infrastructure.

Please consider voting this plan down.

Thank you

Kasey, David, Jonah and Jaret Kahm  
[7201 Regency Rd](#)  
[Knoxville 37931](#)

Sent from Xfinity Connect App

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] rezoning in Karns**

1 message

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**Beth Childress** <bethchildress80@gmail.com>

Mon, Aug 10, 2020 at 9:14 PM

Reply-To: bethchildress80@gmail.com

To: commission@knoxplanning.org

To MPC members:

My previous email was in specific reference to Item #8-A-20-RZ

Thank you,

Beth Butler Childress

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



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**[Planning Commission Comment] rezoning in Karns**

1 message

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To: commission@knoxplanning.org

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However, when rezoning happens to make way for too many homes for the infrastructure, it is not progress. The amount of traffic and the speed of growth in Karns is completely out of hand. Most of the roads were simply not built to accommodate the amount of traffic that is already in Karns.

Karns Valley was a great idea and has improved access to Oak Ridge and Hardin Valley. But traffic now bottlenecks at the strange three-way intersection and backs up for as far as can be seen. If the Hatmaker property is rezoned to add close to 100 homes, it will greatly impact traffic and the quality of life for everyone in the area.

I understand the process is to first rezone and then worry about traffic studies and infrastructure. I respectfully submit this is a backwards way to do things when an area is already saturated.

I implore you to **not** rezone for more residential development in Karns until something has been done to Emory Road, other roads widened and improved and the new elementary school is built.

Thank you for listening and considering the needs of the community and the quality of life of it's residents and not just giving builders a stamp of approval to make lots of money.

Sincerely,

Beth Butler Childress

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





Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Ref# 8-A-20-RZ**

1 message

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**DeeAnn Kelly** <dahkelly@hotmail.com>  
Reply-To: dahkelly@hotmail.com  
To: commission@knoxplanning.org

Mon, Aug 10, 2020 at 7:53 PM

Hello,

I am writing to express my opposition  
of the proposed development on  
W. Emory Road.

Please take my voice into consideration.

Many Thanks,  
DeeAnn Kelly

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Reference # 8-A-20-RZ**

1 message

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**'Lisa Sasser' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 6:43 PM

Reply-To: lisasasser@rocketmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

To whom it may concern,

My family is very concerned about the proposed subdivision on Emory Road, the main concerns is the traffic and the danger that 300 plus new vehicles will cause. All of these cars from said subdivision will have to approach the stop sign where Karns Valley and Emory Road intersect. The cars coming the other two directions do not stop, however this intersection is already very dangerous because people pull out in front of cars because they cannot see. Also the traffic that backs up in the mornings and evenings at the stop sign at Emory Road and Beaver Ridge Road is already ridiculous, let alone add half of these cars that will be traveling in the same direction. If there are to be more subdivisions approved, then there needs to be a light, round about, or 3 way stop at both of these intersections.

Please have the county to look into the traffic in this area before approving more subdivisions.

Sincerely,

Lisa Sasser  
concerned resident of Brookhaven Subdivision, Karns Valley Drive

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] A-8-20-RZ**

1 message

**Heather Parker** <heathernaparker@gmail.com>

Mon, Aug 10, 2020 at 6:23 PM

Reply-To: heathernaparker@gmail.com

To: commission@knoxplanning.org

Dear MPC,

I am writing concerning the 28 acres at 8935 W. Emory Rd. reference number 8-A-20-RZ. I have the understanding that Ball Homes, LLC. is planning on building 5 homes on each acre on this land. I have many concerns for the amount of houses that are being planned.

Our community in Karns has had MANY new neighborhoods built in recent years with little to no improvements to our roads or schools. The traffic at the intersection of Karns Valley Dr., W. Emory Rd. and Byington Beaver Ridge Rd. is terrible during school pick up and drop off, and during rush hour. The wait time to get through this intersection can be up to 30 minutes during a weekday at 5:30. The new homes would all feed into this area making traffic that much worse with the amount of traffic it will add. This adds safety concerns as well to our families driving this route, which mine does daily during school hours and rush hour. It is already difficult crossing over W. Emory Rd. at any area and the amount of traffic it will add will make it more dangerous to all residents driving on this road.

Another concern is the amount of flooding we have in Karns with Beaver Creek. The amount of houses that are being built and the moving of the natural flow of the land continues to impact Beaver Creek and the environment in a negative way.

Our schools are already overcrowded. I know there is a new elementary school in the process of being approved to be built. Realistically the 2 year plan will take longer than expected. That means my children will have classroom sizes larger than necessary to have a safe, high quality learning environment. The elementary school is not far away from having to have portable buildings for classrooms. A portable building is not ideal for the children or teachers. The subdivision being built will not be going to the new school and will feed many more children into the Karns Schools.

I understand that new construction will happen and the demand for houses in our area is high. However, I think that with larger lots and fewer houses will be appealing to many new buyers and it will not effect our community in as much of a drastic way.

Thank you for hearing the concerns that I have for my family and community and how these plans will impact our lives in a negative way on a daily basis. I appreciate all considerations in changes being made.

Thank you,  
Heather Parker  
7330 Redwing Lane  
Knoxville, TN 37931  
865-523-5836

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Karns development**

1 message

**DAVID ROBERTS** <davidroberts05@comcast.net>

Mon, Aug 10, 2020 at 6:11 PM

Reply-To: davidroberts05@comcast.net

To: commission@knoxplanning.org

Commissioners,

I am a 56 year resident of the Karns community. In recent years our community has been over run with housing developments, while our roads, intersections, and schools suffered the consequences. Traffic in Karns is ridiculous and road improvements have been scarce o.d at all. Builders have been allowed to make millions here with very little to no contribution to infrastructure improvements. Please vote no to the planned development by smithbuilt on west Emory road. Our once picturesque community is being ruined in the interest of tax base while the money is spent elsewhere.

Thank you for listening.

David M. Roberts

7024 Wright road

Knoxville, Tennessee 37931

Sent from Xfinity Connect Application

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] West Emory Development**

1 message

**Rector, Brenda** <RectorBW@roanestate.edu>

Mon, Aug 10, 2020 at 4:48 PM

Reply-To: rectorbw@roanestate.edu

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

I want to express my complete opposition to the proposed development by Ball Homes on West Emory Rd in Karns reff# 8-A-20-RZ. West Emory and Karns Valley Roads cannot handle the volume of traffic this proposed subdivision will add. This portion of West Emory consists of two narrow lanes and ditches. Where W Emory curves to the left at Henderson Rd (right in the middle of the proposed subdivision) there are already frequent accidents. Karns Valley Dr was supposed to alleviate the traffic backup at the red light at the Oak Ridge Hwy and Beaver Ridge/Byington intersection. It only moved the problem. Traffic on Karns Valley is often backed up from the confusing two way stop where Beaver Ridge intersects with West Emory all the way back to Oak Ridge Hwy. The traffic is dangerous already. Add to this the school traffic for Karns Elementary which backs up on the section of Byington/Beaver Ridge from the same red light to the drop off at the back of the school (the already over crowded elementary school).

Recently Smithbuilt Homes made a request for the rezoning of a parcel of land on West Emory by North Hampton subdivision that is less than two miles from the land Ball is requesting rezoning for. Again it was to be 4 or 5 houses per acre. Wisely their proposal was not approved. It seems to me that set a precedent that is pertinent to the Ball proposal. This section of Karns does not have the infrastructure to handle more traffic. Add to this the impact on our ecosystem and our schools. I urge you not to approve the request by Ball Homes. I am not against well planned progress. However I do not see the proper planning has been exhibited in this case. Thank you for your consideration.

Respectfully,

Brenda Rector

Sent from my iPhone

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Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Oppose 8-A-20-RZ**

1 message

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**Sonya Cooper** <sonyacooper2016@gmail.com>

Mon, Aug 10, 2020 at 4:51 PM

Reply-To: sonyacooper2016@gmail.com

To: commission@knoxplanning.org

I am a lifelong resident of Karns and am strongly opposed to the development being proposed at Emory Road. Please let it be known that my husband, Jeff Cooper and I, Sonya Cooper OPPOSE 8-A-20-RZ. We live in the area that will be impacted and there are already too many homes crowding this area.

If questions. Call 865-335-0929.

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**Fwd: Karns proposed Ball subdivision**

2 messages

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

Tue, Aug 11, 2020 at 7:10 AM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: <MeTeachSpeech@comcast.net>

Date: Mon, Aug 10, 2020 at 4:32 PM

Subject: Karns proposed Ball subdivision

To: <contact@knoxplanning.org>, <lizalbertonson@knoxplanning.org>

As a Karns resident, I am concerned about the new large proposed subdivision on the "red barn property." Are they really proposing 140 new houses there?? I am concerned about the large amount of increased traffic and the large number of new students at Karns schools. Please consider an alternate plan with fewer new homes for that area.

Thank you,  
Janna Werner

**Dori Caron** <dori.caron@knoxplanning.org>

Tue, Aug 11, 2020 at 7:32 AM

Reply-To: dori.caron@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Dori Caron  
Senior Administrative Assistant  
Direct Line: 865-215-2694  
Email: [dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)



**Knoxville-Knox County Planning | Knoxville Regional TPO**  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**Fwd: Subdivision on W Emory Rd.**

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Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

Tue, Aug 11, 2020 at 7:10 AM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: **R LEON PALMER** <rleonpalmer@bellsouth.net>

Date: Mon, Aug 10, 2020 at 4:24 PM

Subject: Subdivision on W Emory Rd.

To: &lt;contact@knoxplanning.org&gt;

Don't approve of this subdivision this plan to be built on West Emory Road I live in W. Emory Rd. on the 9300 block and the intersections are getting terrible with all these new subdivision that are being built and it's a disgrace because of the houses that are being built there nothing but all cardboard boxes and then it's kept tying up all the traffic here on W. Emory Rd. on a 2 Lane Rd. that only has room for two cars. There is a two-way stop signs that in the evening we had to sit and wait on the long line to even get through them. I am a senior citizen and it's hard to get through all that traffic then you want to contribute to more.

Sent from my iPhone





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ Fwd: 8935 W Emory Rd.**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:32 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **volfanj** <volfanj@comcast.net>

Date: Mon, Aug 10, 2020 at 8:01 PM

Subject: **8935 W Emory Rd.**

To: &lt;liz.albertson@knoxplanning.org&gt;

Concerning :

The addition of 5 homes per acre on 28 acres.

Karns does not have the ability to handle the amount of traffic that would burden the residents. The rural roads we have are very small, and already congested with a very large amount of traffic from previous building.

There is just no way we can absorb the amount of cars that would feed from new building of this subdivision. We are a rural area, the amount of housing proposed to our area would cause great congestion, and accidents.

We also can not handle extra burden on our schools .

There are just too many houses wanting to be added to this area for our roads, and schools

Thank you,

Judy &amp; B.J. Stout

[3221 Boomerang Ln.](#)[Knoxville. Tn. 37931](#)

Sent from Samsung tablet.

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)

Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-A-20-RZ Fwd: Zoom meeting**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:31 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **Jack Lavender** <jlavender65@gmail.com>

Date: Mon, Aug 10, 2020 at 7:56 PM

Subject: Zoom meeting

To: Liz Albertson <liz.albertson@knoxplanning.org>

Opposed to rezoning and more construction along beaver creek. Overcrowding and flooding to construction back filling in flood zones. Flooding feb. 2019 and feb.2020. Enough. John lavender [8021 oak ridge highway](#). [37931](#).

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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

**2 attachments**



**20200207\_140449.jpg**  
6137K



**20200206\_175150.jpg**  
4746K











Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-A-20-RZ Fwd: Proposed sub division by Ball Homes on West Emory road**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 5:49 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **142stuff** <142stuff@comcast.net>

Date: Mon, Aug 10, 2020 at 2:51 PM

Subject: Proposed sub division by Ball Homes on West Emory road

To: <liz.albertson@knoxplanning.org>, <contact@knoxplanning.org>

Please do not approve the proposed sub division by Ball Homes on West Emory Rd.

The roads are too small to handle all of the additional traffic.

Karns Valley Rd is a nightmare in the afternoon starting around 4:00pm. It backs up for a long distance at the stop sign. I can not imagine what it will be like when a hundred or so more cars are using it.

The number of new sub divisions off West Emory road between Clinton Hwy and Byington Solway have added hundreds and hundreds of cars to West Emory Rd AND Karns Valley.

I moved to Karns in 1994.

Please do not approve this sub division.

Kelsey Hampton

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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--

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



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] I oppose**

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**Cheryl Webb** <cheryllwebb11@gmail.com>  
Reply-To: cheryllwebb11@gmail.com  
To: commission@knoxplanning.org

Mon, Aug 10, 2020 at 4:07 PM

The

I oppose W Emory Road development

Sent from my iPhone

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ**

1 message

**Jennifer Warren** <chemijenny2@hotmail.com>

Mon, Aug 10, 2020 at 3:40 PM

Reply-To: chemijenny2@hotmail.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Good Afternoon,

I am writing to express my concern over the rezoning of the property in reference 8-A-20-RZ (West Emory - Ball Homes). This area already has enough infrastructure issues as it currently stands. We do not need an additional 5 houses per acre on this land. The intersections of West Emory and Karns Valley and of West Emory and Byington Beaver Ridge have so much traffic during rush hours that you cannot get out onto those roads. It creates a danger for people attempting to travel on West Emory as you basically have to pull out in front of someone if you wish to get out.

Also, the location of this proposed subdivision is in a bad curve. As a driver you have to watch for cars that don't stop coming off of Henderson Road. You also have to watch for cars speeding down West Emory and zipping onto Henderson Road at a high rate of speed. We do not need an additional several hundred cars in this small space.

Our school is already overcrowded. Even with the addition of the new elementary school to relieve elementary population, kids living in this subdivision would be zoned for Karns Middle which has over 900 kids and Karns High which already has over 1400 kids. Our schools cannot take the burden of new subdivision after subdivision that is being built in the Karns area.

This property also has a major set of electrical lines running through it. I am not certain of the safety of building that many homes in and around high-powered lines.

Finally, I will soon have a teenage driver in my household. It concerns me that she will have to pay additional attention to the amount of traffic on the dangerous curve and narrow roads.

Thank you for your me,  
Jennifer Warren  
Karns Resident

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] West Emory Road development**

1 message

**Brooke Smith** <hsgrad12@frontiernet.net>

Mon, Aug 10, 2020 at 3:27 PM

Reply-To: hsgrad12@frontiernet.net

To: commission@knoxplanning.org

I am writing to urge you to vote NO on any additional development on West Emory Road in Karns-37931 zip code. I drive on West Emory daily and can tell you, this road cannot handle any additional traffic. The area of W. Emory and Beaver Ridge is especially concerning to me and my family. Followed by W. Emory and Harrell/Carpenter roads. As well as Blacks Ferry Road which has a blind curve.

Until the infrastructure of these "back roads" is fixed, there is no way that ANYONE should consider new housing developments.

And yes I know there's a housing need. But the state and county have got to fix these roads first. The roads were not made for the amount of traffic they have traveling on them now. Add a couple hundred homes and 300-400 vehicles and you've got a real mess on your hands.

I urge you to deny this builder a green light until the roads are fixed. These roads need widened, better traffic flow, and alignment (Harrell & Carpenter). They Do NOT need any additional traffic.

Thank you

Tammie M. Smith

Sent from my iPhone

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





Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Fwd: 8-A-20-RZ**

1 message

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**Valerie Wilson** <vwils@gmail.com>

Mon, Aug 10, 2020 at 3:27 PM

Reply-To: vwils@gmail.com

To: commission@knoxplanning.org

Please consider the roads and the impact to the roads for all of these subdivisions. Development and growth is great-but our roads in Karns are so far behind. So many dangerous parts of W. Emory that need to be addressed.

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: New development on West Emory Road**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 3:42 PM

To: Commission &lt;commission@knoxplanning.org&gt;, Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

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

From: **Patrick W** <Patrickw@meandt.com>

Date: Mon, Aug 10, 2020 at 3:36 PM

Subject: New development on West Emory Road

To: [lizalbertson@knoxplanning.org](mailto:lizalbertson@knoxplanning.org) <lizalbertson@knoxplanning.org>, [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <contact@knoxplanning.org>Cc: [MeTeachSpeech@comcast.net](mailto:MeTeachSpeech@comcast.net) <MeTeachSpeech@comcast.net>

To whom it may concern,

I am a nearby Karns resident to a recently sold parcel of land known locally as the "red barn". I have been informed that this property (28 acres) has recently been sold to a developer (Ball Homes) and that they are planning a rather large new neighborhood. I certainly will miss the open area that had been farmed at this location, but I was alarmed at the number of houses that have been proposed in this development. It is my understanding that 5 homes are planned per acre in this development. This will create 140 new homes but will deteriorate the area's natural beauty. I moved to Karns and still love the area due to its natural surroundings and specifically because houses are not built one on top of the other. I AM APPOSED to this specific type of development and will likely move if it moves forward. Until then I will make as much noise as possible to appose this from moving forward. If you look at adjacent developments like Emory Fields, Eagle Ridge, or even Emory Vista, you will see that these neighborhoods offer residents more land per house. Your response and attention pertaining to my concerns will be appreciated.

Sincerely,

Patrick Werner

President, ME&amp;T/MF&amp;TS

125 Valley Court

Oak Ridge, TN 37830



865 482-7762



▪ 483-6995



▪ 659-6734 (cell)

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--

Tina Piatt  
Finance Officer  
865/215-3638



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400 Main Street, Suite 403 | Knoxville, TN 37902



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: Concern for Building on Emory Road**

1 message

Tina Piatt &lt;tina.piatt@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 3:41 PM

To: Commission &lt;commission@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

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

From: Pamela Johanns &lt;johannsd@comcast.net&gt;

Date: Mon, Aug 10, 2020 at 3:34 PM

Subject: Concern for Building on Emory Road

To: &lt;contact@knoxplanning.org&gt;, &lt;lizalbertson@knoxplanning.org&gt;

To whom it may concern,

I am a 25-year resident of the Eagle Ridge Subdivision. I have deep concern for the proposed subdivision building on the corner of W. Emory Road and Henderson Road. The land was, until recently, a family pasture land.

I realize the acquired land will probably be used for building homes. But the number proposed of 5 homes per acre on a total of 28 acres will amount to 140 homes. **Place a restriction on the number of homes.**

The traffic in this area is already compromised with heavy morning **and** evening traffic causing extreme backups along Karns Valley Drive, Emory Road and Beaver Ridge Road. All these roads, except for Karns Valley, are narrow, full of curves and hills, with no shoulder and blind spots. Karns Valley is used, by non-residents of the immediate area, as a speedway to Oak Ridge Hwy.

The peaceful integrity of this small area needs to be sustained. The subdivisions along the roads have remained more open compared to the current trend of building homes on top of each other.

**We** can't stop the building but you have the opportunity to create less of a congestion. If **you** can't stop the number then you must insist the developer pay for total road and traffic signal redesign.

Pam Johanns  
3601 Rochdale Lane

--  
Tina Piatt  
Finance Officer  
865/215-3638



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Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] West Emory Road Proposals**

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**William Wagner** <wagnerbs@bellsouth.net>

Mon, Aug 10, 2020 at 3:18 PM

Reply-To: wagnerbs@bellsouth.net

To: contact@knoxplanning.org, commission@knoxplanning.org

Dear Planning Representatives,

Over the last several weeks, we have learned of multiple rezoning and development proposals along West Emory Road in the Karns community. We are very concerned for the safety of citizens along this very busy stretch of rural road.

We have lived on Laurel Oak Lane for 35 years. During this time, traffic on West Emory Road has steadily increased with each additional residential development. The traffic further surged with the Karns Valley connection between Emory Road and Oak Ridge Highway. During normal traffic periods (pre COVID-19) the morning traffic westbound is heavy, making turns from Emory Road in either direction difficult. During the evening rush, the traffic eastbound backs up for at least one half of a mile, making a left (eastbound) turn impossible unless someone decides to let you out. Right hand turns are still difficult. Often we have turned right (west) even though we need to go East. If you have traffic studies done now, please realize that the volumes will not reflect previous numbers nor the numbers expected after COVID 19 "normalizes" a year or two from now.

The three intersections at 1) West Emory Road and Beaver Ridge Road, 2) West Emory and Karns Valley and 3) West Emory Road and Henderson Road are very busy with current levels of traffic. There have been numerous collisions at these intersections. It is hard to imagine how much worse traffic could become if many more residents were added to the equation, entering and exiting from already busy points of Emory Road. When the Laurel Oak Villas were planned, we were told by members of the MPC that the entrance could not be on Emory Road due to the high traffic volume. But since this development, the creation of Karns Valley Drive, additions of Walker's Gates subdivision and condos and Brookhaven subdivision, the traffic on Emory has increased exponentially. Proposed rezoning and further high density development will create serious safety traffic issues.

Beaver Creek flooding is also a concern for the proposed 7-1-20 RZ. Has this plan been assessed by the Beaver Creek Task Force for thorough flood study modeling and analysis in keeping with the watershed plan?

Please deny the requested proposal for rezoning and high density development in the areas on West Emory Road near Karns Valley and Henderson roads. We ask that you share this information with all MPC representatives.

Sincerely,  
Bill and Sharon Wagner

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] MPC rezoning on W. Emory Road**

1 message

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**'Stacey Sims' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 3:18 PM

Reply-To: weddingsbystacey@yahoo.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Hello,

I am against any rezoning on W. EMORY ROAD in Karns.

Thank you  
Stacey Sims-Allen

[Sent from Yahoo Mail on Android](#)

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**Fwd: Proposed sub division on West Emory**

Tina Piatt <tina.piatt@knoxplanning.org> Mon, Aug 10, 2020 at 3:05 PM  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>  
Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

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

From: 142stuff <142stuff@comcast.net>  
Date: Mon, Aug 10, 2020 at 2:45 PM  
Subject: Proposed sub division on West Emory  
To: <liz.albertson@knoxplanning.org>, <contact@knoxplanning.org>

Please do not approve this subdivision on West Emory by Ball Homes. The roads in this area can not support the additional traffic. Karns Valley road already back up with long delays at Byington Solway/Emory Rd. Emory Road going toward Oak Ridge Hwy / Pellissippi Parkway is a narrow road. I have had several near misses where someone coming the other way crests a hill in my lane. The large dump trucks that frequent the road are also a danger. Adding more cars from a new sub division will only make the problem worse. I've lived in Karns off West Emory road for over 25 years. While growth may be good for the tax rolls, its not good for the community.

--  
Tina Piatt  
Finance Officer  
865/215-3638



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400 Main Street, Suite 403 | Knoxville, TN 37902



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Overbuilding and endangering Karns residents.**

1 message

**Clavicle Notch** <jpk1226@gmail.com>

Mon, Aug 10, 2020 at 2:36 PM

Reply-To: jpk1226@gmail.com

To: commission@knoxplanning.org

Please stop this insanity! The roads and infrastructure of our small community is being destroyed by Smithbuilt.

Traffic is becoming ridiculous, and the roads are not meant for this kind of traffic flow. The country feel of this community is being quickly destroyed. For what? Cookie cutter houses that are an eyesore?

Flooding is an issue here, and our community cares about overbuildings environmental impact.

We don't need anymore subdivisions and storage facilities. Enough!

You are supposed to represent the Karns community, not be puppets for big business and the lure of quick cash that hurts its citizens long term.

NOBODY except perhaps a couple on this Commision want to rename Karns "Karns City". Please.

Just stop.

Sincerely,  
J.P. Kelly

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] W Emory Rd Development**

1 message

**Cathy Stooksbury** <cstooksbury@shredprosecure.com>

Mon, Aug 10, 2020 at 1:52 PM

Reply-To: cstooksbury@shredprosecure.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

As a long time resident of the Karns Community, I am very concerned about all of the new developments going in. The traffic has already outgrown the the roads. I live on W. Emory and it is very often, hard to pull out of my driveway. My son has been hit from behind while slowing down to turn into our driveway. There needs to be a few red lights along West Emory at some dangerous intersections. Yount Rd and Harrell Rd are two of the worst intersections. With the roads as they are, traffic will soon be as bad as the traffic in West Knoxville, without the benefits of stores and restaurants.

Please take care of our roads before approving new developments in the Karns Community.

**Cathy Stooksbury****ShredPro Secure**

O: 865.986.5444

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14201 Hickory Creek Rd.

Lenoir City, TN 37771

cstooksbury@shredprosecure.com

www.shredprosecure.com

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Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Please do not allow the W Emory building**

1 message

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**Kendall McCosh** <k\_cosh63@hotmail.com>

Mon, Aug 10, 2020 at 2:28 PM

Reply-To: k\_cosh63@hotmail.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Please do not allow the building on West Emory road at the proposed 5 houses per acre. There is enough traffic problems in this area already. The backup of traffic is terrible. Cut to 2 per acre if you feel you have to give something.

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**[Planning Commission Comment] W. Emory subdivision**

1 message

---

**JOE** <joerector@comcast.net>  
Reply-To: joerector@comcast.net  
To: commission@knoxplanning.org

Mon, Aug 10, 2020 at 2:16 PM

Dear commission members,

Please deny the building is the subdivision at the intersection of West Emory Road and Henderson Road. That intersection is narrow, on a curve and dangerous. Building this development will also dump hundreds of vehicles on Karns Valley Road just west of its intersection with Beaver Ridge Road. High volumes of traffic already snarl the flow, and another development will only add to the problems.

Thank you for your consideration.

Joe Rector

Sent from Xfinity Connect App

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**Fwd: 8935 W. Emory plans**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 3:06 PM

To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

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

From: **Shelby new** <shelbycatz@comcast.net>

Date: Mon, Aug 10, 2020 at 2:49 PM

Subject: 8935 W. Emory plans

To: <contact@knoxplanning.org>

Having lived in the Eagle Ridge sub division for the past 25 years I have seen an amazing amount of growth. Mostly good but it has reached a level that makes traveling W. Emory and Karns Valley Rd. very difficult. We have found that it is ridiculous to try and travel east bound at certain times of the day. Adding the proposed amount of homes by Ball Homes to that area is going to be a disaster. I'm all for growth and improvement but I'm fairly certain that the roads will not be improved to accommodate the increase in traffic. It's already a huge mess east bound on Oak Ridge Hwy so the other alternative is W.Emory.

Please consider the current residents and their issues before allowing this to happen for the increase in tax dollars.

Shelby Feldmann  
3617 Broken Wing Rd. 37931

--  
Tina Piatt  
Finance Officer  
865/215-3638



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400 Main Street, Suite 403 | Knoxville, TN 37902



Laura Edmonds <laura.edmonds@knoxplanning.org>

---

**Fwd:**

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**Tina Piatt** <tina.piatt@knoxplanning.org> Mon, Aug 10, 2020 at 3:05 PM  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>  
Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

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


From: **David Friend** <dfriend01@yahoo.com>  
Date: Mon, Aug 10, 2020 at 3:01 PM  
Subject:  
To: [contact@knoxplanning.org](mailto:contact@knoxplanning.org) <contact@knoxplanning.org>, [liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org) <liz.albertson@knoxplanning.org>

--  
Tina Piatt  
Finance Officer  
865/215-3638



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 **08-10-2020 letter to planning comish.pdf**  
156K

**August 10, 2020**

**Dear Knox County Planning Commission:**

**We would like to respond to the subdivision going in on W. Emory Road and New Henderson and Beaver Ridge and Karns Valley Road. More houses on W. Emory Road and this area would not be in the best interest of this community. This part of W. Emory Road is a very narrow road that is already traveled on way to fast. We are from Northern California. California is messed up state, but I will say they are very good at developing roads, freeways and subdivisions. The roads here are very inadequate and extremely poorly planned and maintained. They don't appear to be made with any amount of thought going into them for future growth.**

**The wild life around the area is suffering from the overcrowding of subdivisions. We have lots of wildlife that would be affected. Beaver, Raccoons, Possums, Skunks, Ground Hogs, Turtles, Bears, Coyote, Wolves, Squirrels, Chipmunks, Skinks, Snakes, Eagles, Blue Heron, Turkey, Cardinals, Hummingbirds, Finches, Vultures, and lots of other bird species. There are way too many animals already being killed by cars on this section of W Emory, adding more traffic would affect their lives even more. Certain times of years there are always dead Skunks, Raccoon and Possums in the area of proposed housing.**

**During rush hour traffic and time for School to start and end it is almost impossible to get out of this section of W. Emory Road. The new subdivision on Karns Valley Road has already impacted the traffic situation. We are retired so the traffic is not as big as issue to us, but it is no our working granddaughter and our working neighbors. We have gone out during rush hour. The traffic at the stop sign at the 3-way intersection on Karns Valley Road has been backed up past the intersection at Oak Ridge Highway. That day, we chose to go right onto Karns Valley Road and take Oak Ridge Highway. The traffic on Oak Ridge Highway was also backed up from the Karns Red Light at Walgreens all the way to Karns Valley Road light.**

**When school is in session you can forget about going on Beaver Ridge Road. You have to go all the way down to Harrel Road or take Oak Ridge Highway. During flooding times, you cannot take Harrel Road.**

**During a bad rain storm W. Emory road the part by the barn to Laurel Road has had a good 6 inches of rain running across the road running into the field.**

**This section of W. Emory already has subdivisions Eagle Ridge, Emory Vista, Deer Valley, and Emory Fields. Emory Vista has built a lot of new houses this past year. We have seen an accident at Emory Vista and W Emory, we are sure there have been more. The traffic comes down the hill and the line of site is impaired because of the curve. The stop sign on Boyles is also a very dangerous intersection. When cars come flying around the corner down the hill and up the hill you cannot see the car pulling out of Boyles until you are right there and they cannot see you. We have multiple times almost hit cars pulling out and have also almost been hit.**

**There have been many fatalities and accidents on Oak Ridge Highway for the people who live in the Wexgate subdivision. There have been fatalities at the intersection of W. Emory Road and Oak Ridge Highway also. Poor planning of roads.**

**Karns area is a fairly safe area of Knoxville. Adding more population, we will see more crime, domestic violence, car accidents. Does the Karns area has the resources to combat the problems? Can the Schools, Electric, Sewer, and Water System handle the growth? How will it affect the water way with the extra pollution from people and cars?**

**Harden Valley area is already exploding and impacting the Karns area.**

**Please think of the future of Karns before allowing more subdivisions and houses to be built in this area.**

**Sincerely,**

**Linda Qualls** *Linda Qualls*

**David Friend** *David Friend*

**Kayla Qualls** *Kayla Qualls*

**9631 W Emory Rd**

**Knoxville, TN 37931**

**(928) 707-1020**



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: Proposed Ball Homes subdivision on West Emory road**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 2:37 PM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

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

From: **Jack Feldmann** <jandsfeldmann@gmail.com>

Date: Mon, Aug 10, 2020 at 2:37 PM

Subject: Proposed Ball Homes subdivision on West Emory road

To: &lt;liz.albertson@knoxplanning.org&gt;, &lt;contact@knoxplanning.org&gt;

To Whom it may concern

As a resident of Karns for the past 25 years I would like to speak out against the proposed sub division on West Emory Rd. The amount of traffic it will add to Emory Road, and Karns Valley road will have a huge negative impact. Its already very difficult to use Karns Valley road to go toward Powell in the afternoon. The traffic backs up a quarter mile or more at the stop sign at Byington Solway and Emory Road.

Oak Ridge Hwy also backs up in the late afternoon at the traffic light at Walgreens and Weigles.

Adding a few hundred more cars to the mix will create more traffic jams and likely more accidents.

Emory Road going toward Oak Ridge Hwy (toward Oak Ridge) is already hazardous with the continuous stream of heavy dump trucks dumping dirt (and filling up a drainage valley). While the property owner does a pretty good job of cleaning the road at the end of the day, meeting those trucks going the other way is scary. They typically can not stay in their own lane because of the size.

The roads in this area can just not handle the increased traffic a new sub division will bring.

I urge you to turn down the request for the sub division.

Thanks

Jack Feldmann

--

Tina Piatt  
Finance Officer  
865/215-3638



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Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ Fwd: 8935 W. Emory Rd.**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 12:06 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **Ashley Briggs** <akbriggs7@gmail.com>

Date: Mon, Aug 10, 2020 at 10:55 AM

Subject: 8935 W. Emory Rd.

To: &lt;liz.albertson@knoxplanning.org&gt;

To Whom It May Concern,

I am writing in regards to the property at [8935 W. Emory Road](#) in Knox County. It is proposed that Ball homes wish to build on this property 5 homes per acre, for a total of 140 houses on 28 acres. I strongly urge you to turn down this request. As a resident near this property, I have personal experience of the road conditions that will be greatly affected. Just last month there was flooding in this area. This rural road is narrow with no shoulder or adequate drainage. There is often flooding to this property and the road way. With the additional houses, especially at 5 homes per acre, the flooding is bound to happen more often and more severe. The additional traffic to this area would also cause issues to the already poorly maintained road. There are already issues with dump trucks that are adding to the erosion of the road at a more rapid rate. Not to mention the issues school busses already have when driving down this road. This would also lead to further issues at the three way stop at Karns Valley X W. Emory X Beaver Ridge. This intersection is already congested and poorly maintained. While I am welcome to this community growing, this proposed neighborhood would further impact the waterways that are already struggling, the poor infrastructure promised by developers that was never delivered, and cause further issues for the community and the county.

Thank you for your time.

Sincerely,  
Ashley Briggs

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)

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--

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: 8935 W. Emory**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 11:23 AM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

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

From: **Ashley Briggs** <akbriggs7@gmail.com>

Date: Mon, Aug 10, 2020 at 10:54 AM

Subject: [8935 W. Emory](#)

To: &lt;contact@knoxplanning.org&gt;

To Whom It May Concern,

I am writing in regards to the property at [8935 W. Emory Road](#) in Knox County. It is proposed that Ball homes wish to build on this property 5 homes per acre, for a total of 140 houses on 28 acres. I strongly urge you to turn down this request. As a resident near this property, I have personal experience of the road conditions that will be greatly affected. Just last month there was flooding in this area. This rural road is narrow with no shoulder or adequate drainage. There is often flooding to this property and the road way. With the additional houses, especially at 5 homes per acre, the flooding is bound to happen more often and more severe. The additional traffic to this area would also cause issues to the already poorly maintained road. There are already issues with dump trucks that are adding to the erosion of the road at a more rapid rate. Not to mention the issues school busses already have when driving down this road. This would also lead to further issues at the three way stop at Karns Valley X W. Emory X Beaver Ridge. This intersection is already congested and poorly maintained. While I am welcome to this community growing, this proposed neighborhood would further impact the waterways that are already struggling, the poor infrastructure promised by developers that was never delivered, and cause further issues for the community and the county.

Thank you for your time.

Sincerely,  
Ashley Briggs--  
Tina Piatt  
Finance Officer  
865/215-3638Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: MPC Meeting - Karns Development**

2 messages

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 8:30 AM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

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

From: **Nicole** <nicolebrannick@comcast.net>

Date: Sun, Aug 9, 2020 at 3:52 PM

Subject: MPC Meeting - Karns Development

To: &lt;contact@knoxplanning.org&gt;, &lt;liz.albertson@knoxplanning.org&gt;

I am writing in opposition to the proposed Ball Homes subdivision on W. Emory Road that is being voted on this week. Our community cannot sustain the number of homes being planned for this development and other proposed developments until infrastructure in the area is updated.

West Emory Road and Oak Ridge Highway are far too congested already, and with the addition of the Smithbuilt Homes developments already underway on both roads with four to five homes per acre, it will soon be much worse. We can assume that this single Ball Homes subdivision with nearly 150 homes would add close over 1,400 trips to these roadways each day. The schools and two-lane roads with minimal traffic signals cannot handle this growth. Beyond being an inconvenience, it is a major safety issue for our families.

Those of us who moved to the area 15, 20, or more years ago are already seeing our quality of life diminished due to the increased traffic created by subdivisions with four or five homes per acre. Please consider halting ALL mass development until much needed improvements to the Karns infrastructure are made.

Sincerely,

Nicole Brannick

Sent from XFINITY Connect Mobile App

--

Tina Piatt  
Finance Officer  
865/215-3638



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**Amy Brooks** <amy.brooks@knoxplanning.org>

Mon, Aug 10, 2020 at 10:45 AM

Reply-To: amy.brooks@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Amy Brooks, AICP  
Planning Services Manager

Interim Executive Director

865-215-4001 (office)  
865-679-9020 (cell)



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

From: **Tina Piatt** <[tina.piatt@knoxplanning.org](mailto:tina.piatt@knoxplanning.org)>  
 Date: Mon, Aug 10, 2020 at 8:30 AM  
 Subject: Fwd: MPC Meeting - Karns Development  
 To: Dori Caron <[dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)>, Laura Edmonds <[laura.edmonds@knoxplanning.org](mailto:laura.edmonds@knoxplanning.org)>, Amy Brooks <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>  
 Cc: Terry Gilhula <[terry.gilhula@knoxplanning.org](mailto:terry.gilhula@knoxplanning.org)>

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

From: **Nicole** <[nicolebrannick@comcast.net](mailto:nicolebrannick@comcast.net)>  
 Date: Sun, Aug 9, 2020 at 3:52 PM  
 Subject: MPC Meeting - Karns Development  
 To: <[contact@knoxplanning.org](mailto:contact@knoxplanning.org)>, <[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)>

I am writing in opposition to the proposed Ball Homes subdivision on W. Emory Road that is being voted on this week. Our community cannot sustain the number of homes being planned for this development and other proposed developments until infrastructure in the area is updated.

West Emory Road and Oak Ridge Highway are far too congested already, and with the addition of the Smithbuilt Homes developments already underway on both roads with four to five homes per acre, it will soon be much worse. We can assume that this single Ball Homes subdivision with nearly 150 homes would add close over 1,400 trips to these roadways each day. The schools and two-lane roads with minimal traffic signals cannot handle this growth. Beyond being an inconvenience, it is a major safety issue for our families.

Those of us who moved to the area 15, 20, or more years ago are already seeing our quality of life diminished due to the increased traffic created by subdivisions with four or five homes per acre. Please consider halting ALL mass development until much needed improvements to the Karns infrastructure are made.

Sincerely,

Nicole Brannick

Sent from XFINITY Connect Mobile App

--  
 Tina Piatt  
 Finance Officer  
 865/215-3638



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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Rezoning of Hatmaker Parcel, Northwest County (Case #8-A-20-RZ)**

1 message

**Kelly Roy** <luvsbirdn@gmail.com>

Mon, Aug 10, 2020 at 9:23 AM

Reply-To: luvsbirdn@gmail.com

To: commission@knoxplanning.org

To the Knox Planning Commission,

We live directly across W. Emory Rd. from the Hatmaker Parcel which is up for a zoning change review (8-A-20-RZ). We are opposed to this request as noted in the attached presentation. Please contact us if you have any comments or have difficulty accessing the attached file.


Thank you very much,  
Kelly & Jo Roy  
[9101 W. Emory Rd.](#)  
865-3243-6115 (Kelly)

--

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

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 **Rezoning Case #8-A-20-RZ.pdf**  
4126K

**8/10/20**

**Comments Regarding Rezoning Case #8-A-20-RZ**

Northwest County Sector  
Estate of Charles Hatmaker  
8935 W Emory Rd

**By Kelly & Jo Roy, property owners at 9101 W Emory Rd**

We are opposed to this rezoning request for the following reasons:

- 1) **Housing Density** 5 units/acre is far too dense! Furthermore, it is a virtual certainty that the developer will not sell any buildable vacant lots at fair market value, allow any house to be built on two adjacent lots combined, or allow any lot to remain undeveloped. This proposed development practically guarantees a subdivision with the following characteristics:
  - (a) the majority of driveway lengths will be determined by the 20' front setback
  - (b) ~100% of garage entrances will be on the front of all homes (with possible exceptions on corner lots)
  - (c) a 5' side setback on each unit is insufficient to access the roof of any 2-story house from the side without placing ladder(s) onto adjacent property ownersA similar (?) subdivision, Creek Bend Farms, is currently being developed off Karns Valley Dr along the shore of Beaver Creek. See Slides #1 and #2 for some perspective on housing density, and litter and sediment runoff to Beaver Creek.
- 2) **Increased Flooding/Degraded Water Quality** The addition of permanent, impermeable, hard surfaces will contribute to runoff, flooding, and reduced water quality in Beaver Creek and the tributary to Beaver Creek which transects the proposed parcel. The creek which traverses our property flows underneath W Emory Rd and onto the subject Hatmaker Parcel, continuing another ~2300' before emptying into Beaver Cr. This parcel lies entirely within the Beaver Creek Watershed.

During the second week of March 2020, Knox County began repair work on the W Emory Rd culvert between our property and the Hatmaker Parcel. We asked the County to increase culvert capacity as our property would regularly flood in this area. Instead, Knox County replaced the dilapidated 36" metal culvert with new 36" plastic culvert. After speaking with Mr. Brad Warren, Chief Operations Engineer in the Public Works Department, he agreed to have an engineer evaluate this culvert. The engineer agreed that capacity at the W Emory Rd culvert could be increased. By this point in time, however, the 36" culvert and road repair had already been completed. The following is a timeline of subsequent events regarding this matter:

**\*3/19:** I received an email from Mr Warren stating that after further discussions "we have elected to monitor the crossing during heavy rain events to evaluate the need for an additional 36" pipe as suggested by our hydrology engineer."

**\*6/15:** Ball Homes LLC filed Rezoning Request #8-A-20-RZ on the Hatmaker Parcel

**\*6/29:** The new repaired culvert flooded again, completely submerging our bridge and demonstrating that a 36" pipe is insufficient to carry the amount of water in this creek

**\*6/30:** I emailed Mr Warren, with photos, to advise him that our bridge had again been flooded  
**\*7/20:** I received an email from Mr Warren stating that though additional cross drain capacity is warranted they are reluctant to add it for **fear of downstream flooding** (Slide #3). It is the subject Hatmaker Parcel that is immediately downstream of this culvert.

Our bridge (Slide #4) has become **completely submerged** during high flow events because the 36" culvert immediately downstream of the bridge is inadequate. The west side of the upstream end of our bridge is eroding substantially. If we lose this bridge, we will be forced to drive lawn mower(s) on W Emory and Henderson Roads in order to maintain our property. Evidence of flooding in this area can be seen before (Slide #5) and after (Slide #6) the culvert was replaced. Knox County engineers agreed that increased capacity at this culvert was warranted, but have since **reversed** themselves following this Rezoning Development Request.

The UT Institute of Agriculture states "A recent study in the Beaver Creek Watershed in Knox County, Tennessee indicated that up to 40 percent of sediment entering Beaver Creek may be coming from residential areas. Other studies indicate that residential areas also are contributing a relatively greater proportion of NPS (nonpoint source) pollutants to our waterways than in the past. In part, **this is because there are simply more subdivisions in closer proximities**, with more roads, more cars, and more lawn chemicals."

<https://ag.tennessee.edu/tnyards/Pages/Water-Quality-Facts-for-TN.aspx>

The U.S. EPA has identified **Beaver Creek** and all of its **tributaries** between Hwy 441 in Halls and Pellissippi Pkwy as "**impaired**" or of "condition unknown".

<https://mywaterway.epa.gov/community/beaver%20creek%20knoxville%20tn4/overview>

Slide #7 shows that the tributary flowing through the Hatmaker Parcel is already so turbid that visibility is reduced to ~9". The proposed development will **further degrade water quality and increase flooding** in this tributary and in Beaver Creek.

- 3) Road Infrastructure/Traffic Impacts** The roads in this part of Knox County have no shoulders and no sidewalks or bike paths. In the 27 years we have lived at 9101 W Emory Rd, our fence has been run through by vehicles more than **50 times** (Slide #8) and our mailbox has been hit by vehicles no less than a **dozen times** (Slide #9). Multiple vehicles have gone off the roadway through our front yard, some taking out trees and overturning. Many of these accidents happen because of the lack of shoulders on any of these roads. Old Cobbs Ferry Rd at the west edge of the parcel is a one lane road only, and cars cannot pass almost anywhere on Hackworth Rd south of W Emory Rd without pulling over into yards. The roadways need to be improved before any additional traffic is added to them. On 7/29/20, the 9600 block of W Emory Rd was completely blocked temporarily because eastbound and westbound vehicles sideswiped each other, ripping off driver's side mirrors on both vehicles. Dump trucks pass by our house **>100 times/day**, 5 days/week, and this has been ongoing for about 2 years. It is estimated that this proposed rezoning will **add 1417 daily vehicle trips** and 57 K-12 students to a road system that is already inadequate.

According to p.27 of MPC's 2016 Northwest County Sector Plan, the subject Hatmaker Parcel has a Residential Building Condition rating of "Fair/Avg"  
<https://knoxmpc.org/northwestcounty/resources/adopted%20plan/Northwest%20County%20Sector%20Plan.pdf> With the flooding and roadway issues already present, it seems **irresponsible** to propose adding 5 houses/acre to a site that is rated **fair-to-average** for residential construction. Some of Knox County's own plans, such as sidewalk development along Byington Beaver Ridge Rd and along Oak Ridge Hwy, (as noted on p.30 of [https://knoxmpc.org/northwestcounty/resources/documents/\\_Sector%20Plan\\_Draft%202%20\(May%202016\).pdf](https://knoxmpc.org/northwestcounty/resources/documents/_Sector%20Plan_Draft%202%20(May%202016).pdf) ) have **yet to be implemented**, even though pedestrians **have been killed** in these areas. Infrastructure improvements seem to be lagging far behind residential development in the Karns Community (Slide #10).

**Conclusion** Five units/acre AND a 5' side setback are completely unacceptable to us. No development should occur until shoulders are added to existing roads and the W Emory Rd culvert is improved with additional capacity. There are no details in the Rezoning Report to indicate setbacks from the creek, whether the TVA high voltage right-of-way acreage has been subtracted from the 28+/- acreage estimate, or even the total number of units proposed.

In summary, **we strongly encourage the Planning Commission to deny this request** based on  
(a) increased **flooding** potential to Beaver Creek, the associated tributary, and to downstream residents (Slide #11),  
(b) increased **traffic** on inadequate roads which have no shoulders or sidewalks, and  
(c) likely impacts to **water quality** (e.g., TSS and DO), aquatic life, and biodiversity in Beaver Creek and the associated tributary.

Keep in mind that the Knox County Engineering and Public Works Department also has expressed concern about flooding downstream of the W Emory Rd culvert. Note that prior to creation of the Harrell Road Stormwater Park, the Commission **approved this site** for subdivision development (Slide #12).

We view the 5' side setback for residential developments as the single worst decision ever made regarding Knox County Zoning - and we are not alone. We would like an answer as to **why Public Works engineers reversed their position** on adding increased capacity to the W Emory Rd culvert after this Zoning Request was filed. It certainly looks to us like someone made a decision that it was preferable to hold water back and flood our property so as not to create flooding downstream on this new proposed subdivision. The Karns Community really does care about Beaver Creek (Slide #13). Hopefully the MPC does as well.



8/7/20

Creek Bend  
Farms  
Subdivision  
and bridge  
over Beaver  
Creek;  
note spacing  
of houses





8/7/20

Creek Bend  
Farms  
Subdivision  
showing trash  
and mud runoff  
to Beaver  
Creek



7/20/20

## Communications with Engineering and Public Works

From: **Brad Warren** <[Brad.Warren@knoxcounty.org](mailto:Brad.Warren@knoxcounty.org)>  
Date: Mon, Jul 20, 2020 at 2:23 PM  
Subject: RE: [External]Fwd: 9101 W. Emory Rd - 36" cross-drain  
To: Kelly Roy <[lvsbirdn@gmail.com](mailto:lvsbirdn@gmail.com)>

Mr. Roy,

We discussed this location this morning in staff meeting. Although additional pipe is warranted based on the drainage area calculations, we remain reluctant to add additional capacity to the cross drain due to the potential of creating flooding downstream given its flat topography (i.e. shifting a problem from one neighbor to another). We have areas throughout the county that have similar situations with no good solution simply based on the contour of the land, and the potential to negatively impact downstream neighbors.

While I understand this is not the answer you were looking to get, and the frustration of flooding. We must also prevent flooding downstream neighbors when we perform maintenance of our stormwater system.

**Brad Warren, P.E.**

Chief Operations Engineer  
Engineering and Public Works  
Office: 865-215-5796  
205 West Baxter Avenue  
Knoxville, TN 37917

We discussed this location this morning in staff meeting. Although additional pipe is warranted based on the drainage area calculations, we remain reluctant to add additional capacity to the cross drain due to the potential of creating flooding downstream given its flat topography (i.e. shifting a problem from one neighbor to another).

On Jun 30, 2020, at 4:52 PM, Kelly Roy <[lvsbirdn@gmail.com](mailto:lvsbirdn@gmail.com)> wrote:  
Mr. Warren,

FYI - at the peak of the rain event yesterday evening the top of the new culvert at 9101 W Emory Rd was several feet under water. My bridge just upstream of the culvert was fully submerged again. Water was at least up to W. Emory Road in the vicinity of the culvert but I don't know that it overtopped the roadway (it didn't stop traffic). Where my driveway connects, W Emory was completely flooded and traffic was coming to a complete (or nearly complete) stop before proceeding. When the water receded, debris was left in my front yard ~35' from the centerline of the road. Of course near the culvert it floods much further back onto the property. I've attached a few photos taken near the culvert.

Sincerely,  
Kelly Roy



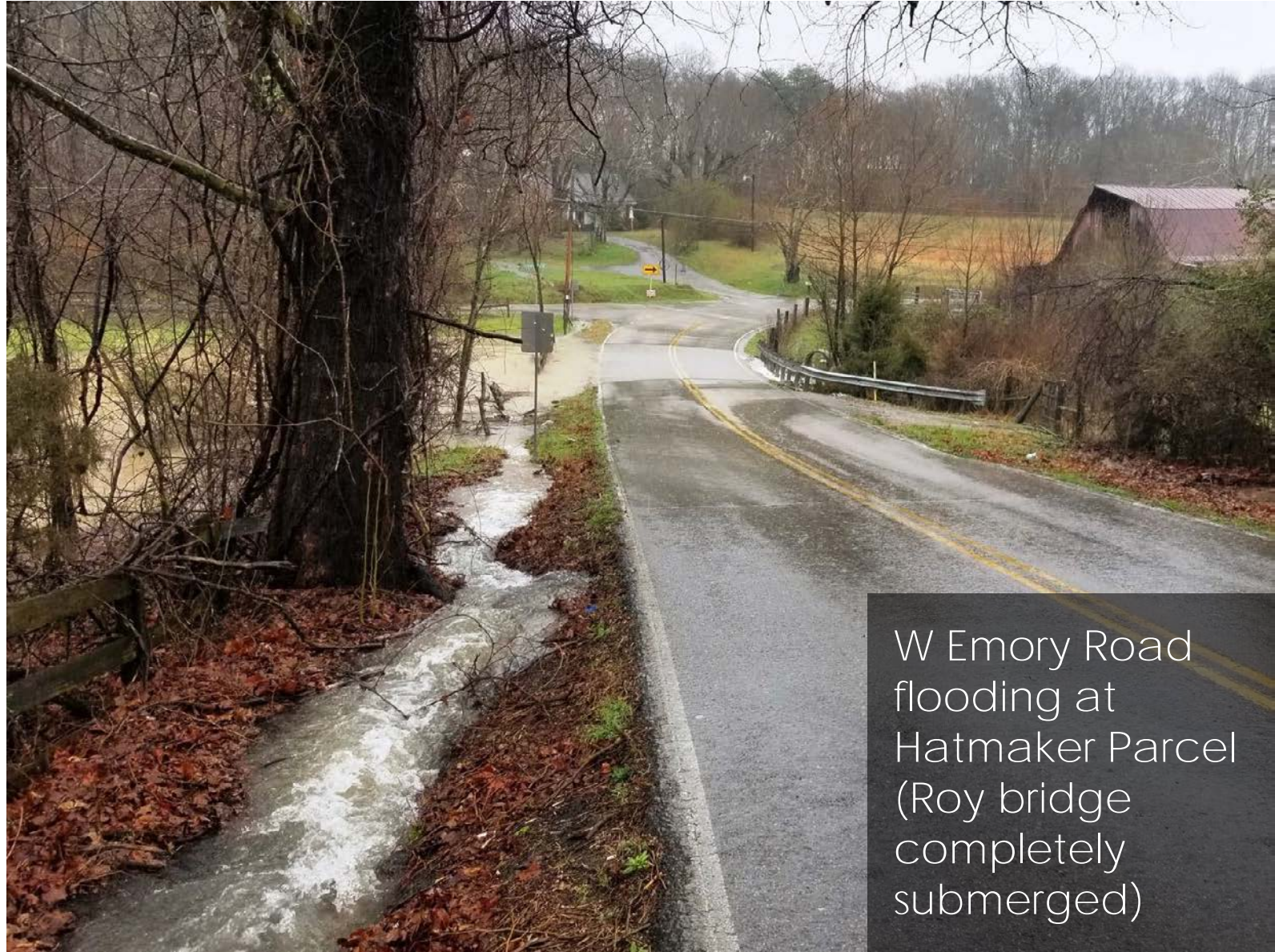
8/7/20

Roy bridge;  
note  
vegetation  
rooted in  
sediment  
deposits on  
bridge and  
erosion in  
upper right  
corner





2/23/19



W Emory Road  
flooding at  
Hatmaker Parcel  
(Roy bridge  
completely  
submerged)



6/30/20

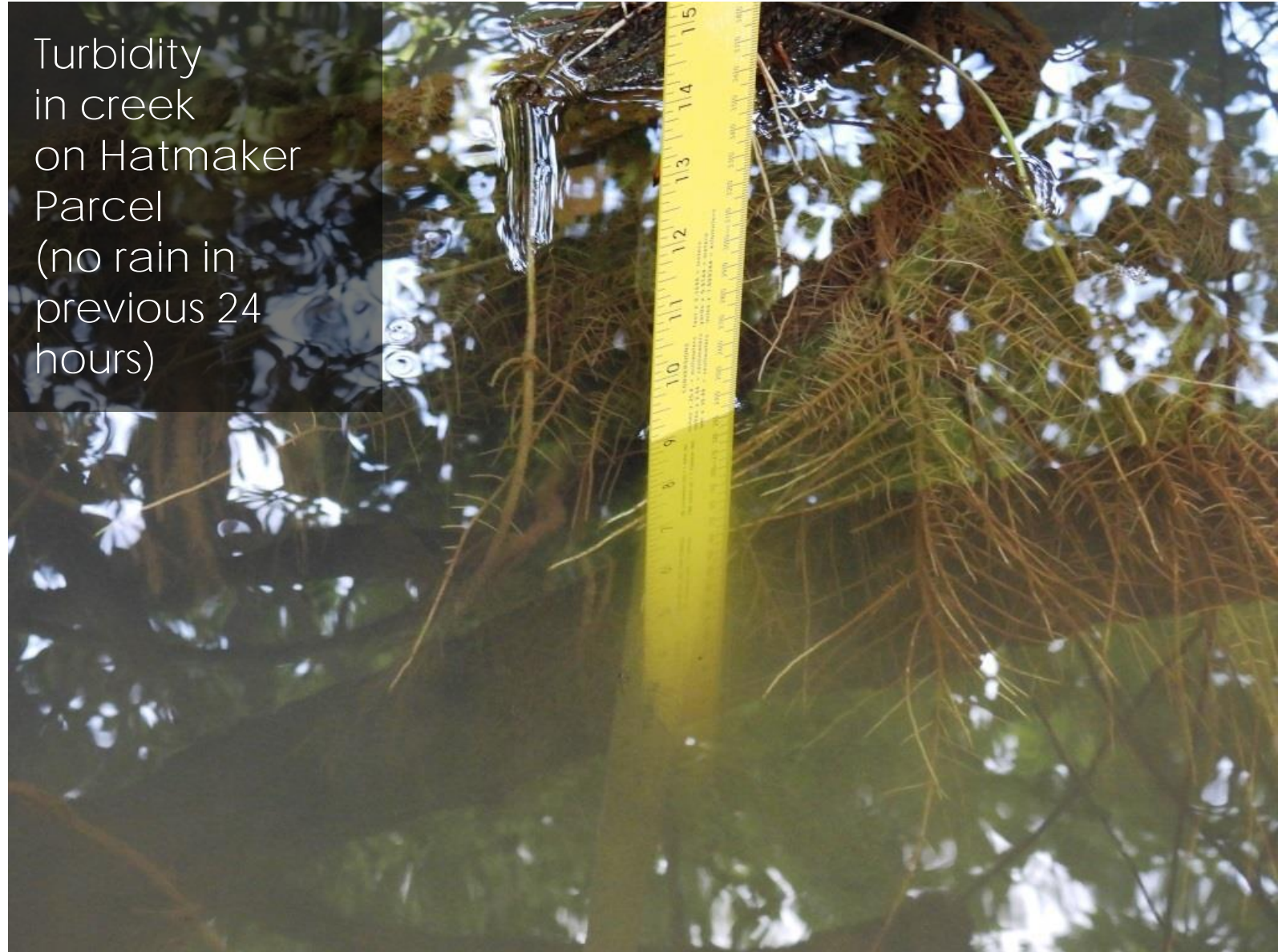


High water mark  
on vegetation  
at Roy bridge  
after culvert  
replacement



8/7/20

Turbidity  
in creek  
on Hatmaker  
Parcel  
(no rain in  
previous 24  
hours)





9/3/19

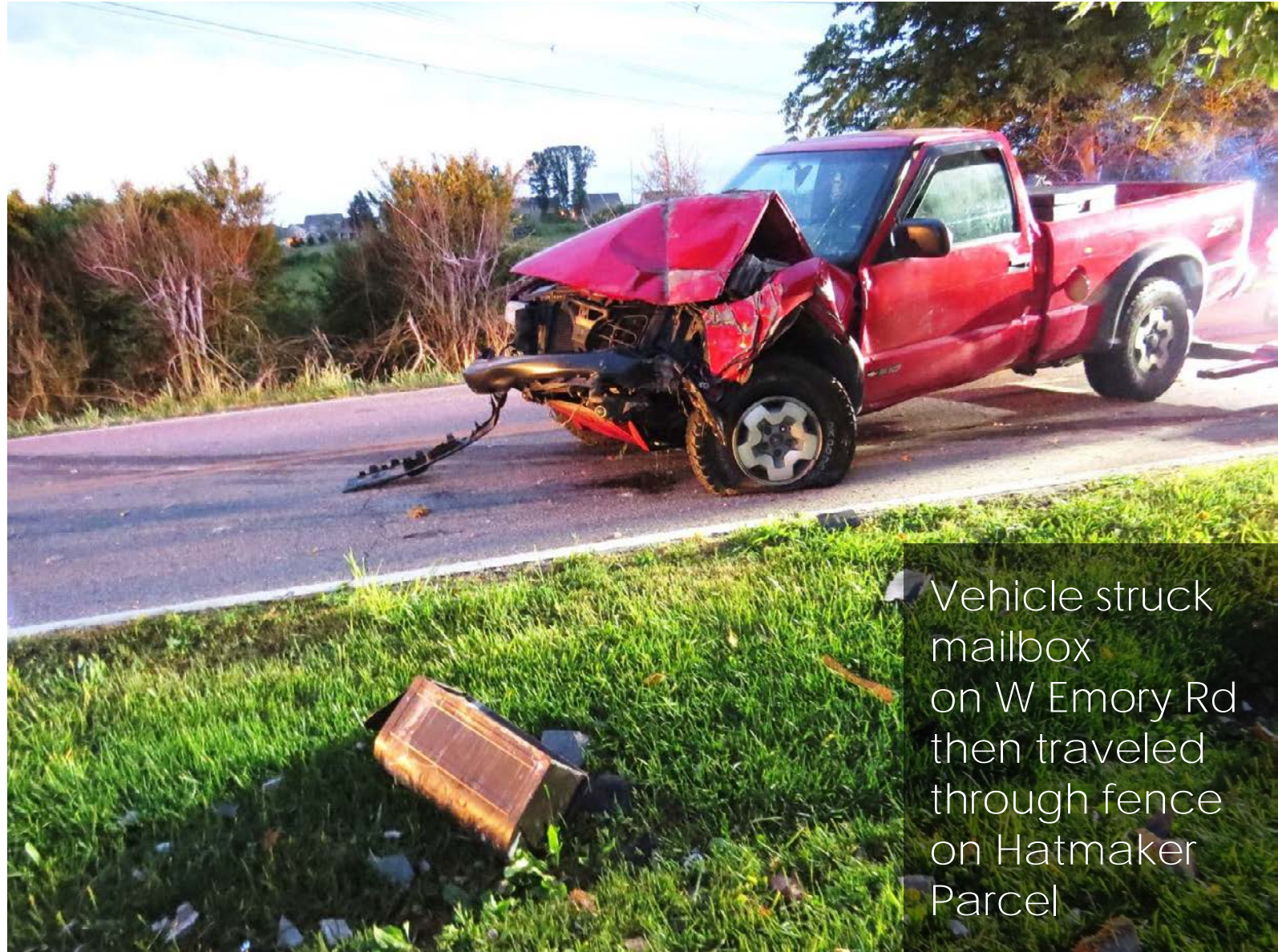
Fence damage  
caused by  
roads without  
shoulders

Hatmaker barn





5/12/15



Vehicle struck mailbox on W Emory Rd then traveled through fence on Hatmaker Parcel



9/29/11

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LOCAL NEWS

## Pedestrian struck, killed by vehicle in Karns

By News Sentinel Staff

KNOXVILLE — A 41-year-old man was struck and killed by clearing a Karns-area roadway with a leaf blower tonight, according to County Sheriff's Office.

James Buster Marshall, 41, was pronounced dead at the scene emergency responders shortly after the incident, which was reported in the 3200 block of Byington Beaver Ridge Road, according to spokeswoman Ashley Haynes.

Pause on development until infrastructure plans are implemented

Department of Engineering & Public Works

Pedestrian Improvements Concept Plan  
Karns Elementary and Middle Schools

- Spot Recommendations
- New sidewalk
- New sidewalk (secondary)
- New trail connection
- New trail (secondary)
- Existing Sidewalks

Production of Walk Trips

- Fewer Trips Produced
- More Trips Produced

0 400 800 Feet

2016 Northwest County Sector Plan

Page | 30

- A scenic and highway corridor overlay district should be developed and adopted for Oak Ridge Highway from Karns Valley Drive to Crepe Myrtle Lane. The overlay district should address the following:
  - Signage
  - Sidewalks
  - Landscaping and lighting
  - Building setbacks

2/24/19



Beaver Creek,  
0.5 mi  
downstream  
of Hatmaker  
Parcel



Oops!

Commission approved this site for a subdivision prior to creation of Harrell Road Stormwater Park

## 'Lord , Jesus. I'm going to drown in my car:' Knoxville woman rescued from East Tennessee floods

Ryan Wilusz Knoxville

Published 4:38 p.m. ET Feb. 23, 2019 | Updated 5:46 p.m. ET Feb. 23, 2019



### Knoxville woman describes being trapped in floodwaters

Brenda Colbert, 76, was rescued by the Karns Fire Department after her car became stuck in floodwaters Saturday on Harrell Road. *Ryan Wilusz, USA TODAY NETWORK - Tennessee*

*This story is being provided free to all readers as a public service by [knoxnews.com](http://knoxnews.com) Please consider supporting local journalism by taking advantage of [this special offer](#).*

The water would not stop flowing into Brenda Colbert's car Saturday. And as it continued to rise above the 76-year-old woman's ankles, she tried to pull her feet up in the seat.

"Water kept coming in," she said. "Lord, Jesus, I said, 'I'm going to drown in my car.'"

Members of the Karns Fire Department rescued the Knoxville woman from her Buick Lucerne around 12:30 p.m. Saturday after she drove into floodwaters on



8/8/20



Beaver Creek Bridge  
at Karns Valley Dr  
near Tennessee  
Rugby Park

Karns cares about  
Beaver Creek!



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ**

1 message

**bob shaw** <rwshaw@mindspring.com>

Sat, Aug 8, 2020 at 5:38 PM

Reply-To: rwshaw@mindspring.com

To: commission@knoxplanning.org

Cc: brad.anders@knoxcounty.org, larsen.jay@knoxcounty.org, justin.biggs@knoxcounty.org, liz.albertson@knoxcounty.org, "rwshaw@mindspring.com" &lt;rwshaw@mindspring.com&gt;

8/8/20

County Planning Commission Members

[commission@knoxplanning.org](mailto:commission@knoxplanning.org)cc: [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)[larsen.jay@knoxcounty.org](mailto:larsen.jay@knoxcounty.org)[justin.biggs@knoxcounty.org](mailto:justin.biggs@knoxcounty.org)[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)

Re: 8-A-20-RZ Rezoning (8935 W. Emory Rd.)

Please consider the following roadway improvement suggestion.

8-A-20-RZ is a 28 Ac property up for A --> PR rezoning. Along with another nearby property (8520 W. Emory Rd.; ID 77-098), it will probably end up as a 5 unit/acre subdivision.

The T-intersection of Beaver Ridge Rd. and W. Emory Rd. is already congested in the AM and PM and cannot bear the additional traffic from approximately 100 new dwellings.

Before these properties are re-zoned and developed, some improvement of the intersection noted above is needed. I have not seen any TPO listing for such a future project. This might be an interesting location for a Round-about.

Thank you for your consideration.

Robert Shaw

3621 Wellsburg Way

865-951-0036

Knoxville, TN 37931

[rwshaw@mindspring.com](mailto:rwshaw@mindspring.com)

--

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-A-20-RZ Fwd: Subdivision on west Emory rd**

2 messages

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:49 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **Jim Rector** <jrector52@gmail.com>

Date: Sun, Aug 9, 2020 at 10:40 AM

Subject: Subdivision on west Emory rd

To: <liz.albertson@knoxplanning.org>

Mrs Albertsons

Please be advised that I am opposed to the development being proposed on West Emory Rd. The infrastructure presently cannot handle the traffic congestion at the intersection of Emory Rd. Additional housing development will only worsen the situation. Please refuse this new development. Thank you

Jim Rector

Sent from my iPhone

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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400 Main Street, Suite 403 | Knoxville, TN 37902

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

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 9:12 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **Jim Rector** <jrector52@gmail.com>

Date: Sun, Aug 9, 2020 at 10:40 AM

Subject: Subdivision on west Emory rd

To: <liz.albertson@knoxplanning.org>

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Jim Rector

Sent from my iPhone

--

Liz Albertson, AICP

Senior Planner

8/10/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] 8-A-20-RZ Fwd: Subdivision on west Emory rd

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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





Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-A-20-RZ Fwd: 8935 W Emory Road**

2 messages

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:42 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **Heather Maples** <malnjxmama@gmail.com>

Date: Sun, Aug 9, 2020 at 9:35 AM

Subject: **8935 W Emory Road**

To: Liz Albertson <liz.albertson@knoxplanning.org>, contact@knoxplanning.org <contact@knoxplanning.org>

Karns schools & roads, especially W Emory / Karns Valley can simply not support another neighborhood. The intersection where W Emory & Karns Valley splits is already a dangerous and trafficky area, particularly in the morning and between 330-530 in the afternoon. Adding 100+ houses to this area overloads our already packed schools with a possibility of up to 200+ more students, if each household only has 2 kids, which is unlikely with 4 bedroom plus bonus room homes.

Please contact me if you have any questions.

Heather Maples  
804-5347

--

Liz Albertson, AICP  
Senior Planner  
865-215-3804  
liz.albertson@knoxplanning.org



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

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 9:11 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **Heather Maples** <malnjxmama@gmail.com>

Date: Sun, Aug 9, 2020 at 9:35 AM

Subject: **8935 W Emory Road**

To: Liz Albertson <liz.albertson@knoxplanning.org>, contact@knoxplanning.org <contact@knoxplanning.org>

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Please contact me if you have any questions.

Heather Maples  
804-5347

--



Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Oppose file # 8-A-20-RZ Hatmaker farm**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 9:07 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **Coward, Ted Franklin** <tcoward@utk.edu>

Date: Sun, Aug 9, 2020 at 4:59 PM

Subject: Oppose file # 8-A-20-RZ Hatmaker farm

To: liz.albertson@knoxplanning.org &lt;liz.albertson@knoxplanning.org&gt;

Myself & my wife strongly oppose the development of this many homes going in on the Hatmaker farm. The road access is too small for more traffic. The intersection at Emory Rd & Karns Valley Rd has had many accidents over the past 1 ½ years and this will add to the problems. The intersection at Emory Rd & Old Cobbs Ferry Rd is very dangerous. The road is very narrow pulling out on to Emory Rd is very dangerous. I have seen many accidents here, Old Cobbs Ferry is straight across from my property. When it rains myself and my neighbors yards and driveways get flooded. At the bottom of this property when it rains it floods. This will add to the flooding problem. The property at the corner of Henderson Rd & Emory Rd also floods. This will also add to the flooding problem. The county came out and replaced the drain tile about 6 months ago and it still floods. The tile should have been larger. The planning commission needs to postpone all meetings on rezoning until people can come to an open forum or give more time were the people can voice their opinion after working hours. 3 weeks' notice is not enough time. A lot of people work and don't do computers. These rezoning's are getting done too quick and too fast. There needs to be a higher authority looking into these approvals. I would like to know if there was or going to be a flood and an environmental impact study done on this site? Thank You Ted & Glenna Coward 9103 West Emory Rd Knoxville Tn 37931

--

Liz Albertson, AICP

Senior Planner

865-215-3804

liz.albertson@knoxplanning.org



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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Fwd: Knox County Planning File Number 8-A-20-RZ - 8935 W. Emory Rd/Parcel ID 77 083**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 8:50 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: Frank Sharp &lt;fsharpknox@gmail.com&gt;

Date: Sun, Aug 9, 2020 at 7:31 PM

Subject: Knox County Planning File Number 8-A-20-RZ - 8935 W. Emory Rd/Parcel ID 77 083

To: &lt;liz.albertson@knoxplanning.org&gt;

My family and I reside at [3727 Deer Valley Way](#), which is approximately 1 mile from the proposed community at [8935 W. Emory Rd.](#) As a 50-year resident of Knoxville / Knox County I would like the zoning request by Ball Homes of Knoxville to be modified to 1 to 3 homes per acre and that the rezoning request also include a requirement for Ball Homes to fund a portion of the expansion / broadening of W. Emory from the entrance of the community to Karns Valley. I would also like to request that the proposed deceleration and acceleration lanes entering the community be required by Knox County zoning as a requirement of approval of the final community plan to reduce the potential risk of the additional daily traffic on West Emory.

I make these requests for modified zoning, partnering in improved community infrastructure, and embedded structures within the community design as zoning requirements because I am for reasonable growth. In my mind, reasonable growth comes with the need for developers to partner in improving, or maintaining, existing community infrastructure and safety, since they will prosper from construction of the community, and for new communities to align with the prevailing adjacent homes / communities.

Currently, most adjacent communities are based on a 1 to 3 homes per acre model, or are single family homes located on larger tracts of land. Thus, I believe it is reasonable to request that the proposed Ball Homes community have a zoning requirement that aligns with this same model and limits home construction to 1 to 3 homes per acre.

West Emory Road is a very narrow road. For such a narrow road, it already has a large amount of daily traffic. Travel risk has increased in the last year with the combined addition of a large number of rock trucks and construction vehicles to West Emory, and the continued expansion of the Karns community. Thus, traffic on West Emory does not show signs of decreasing in coming years.

The proposed Ball Homes community is estimated to add 1,400+ vehicle-based trips a day to a road that is already dangerous to travel at times. Due to this added traffic, I feel Ball Homes should provide infrastructure designs and road improvements that at a minimum maintains the current level of risk and at best improves it. I believe it is reasonable for Ball Homes to provide funds to cover a portion of the cost of expanding West Emory Rd. from the entrance of the community to Karns Valley Rd. and the inclusion of entrance and exit lanes to and from the community to allow the traffic added by this community to safely enter and exit West Emory Rd.

Based on the above facts, I feel it is reasonable for the Knox County to require Ball Homes to provide for the improved infrastructure that will be needed to support this community, offset or manage the impact it will have on West Emory and adjacent communities, and to require that this community aligns with the prevailing communities and homes nearby.

Thank you for your consideration and time.

Frank Sharp  
[3727 Deer Valley Way](#)  
Knoxville, TN 37931

Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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400 Main Street, Suite 403 | Knoxville, TN 37902

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





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-A-20-RZ Fwd: MPC Meeting - Karns Development**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:48 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **Nicole** <nicolebrannick@comcast.net>

Date: Sun, Aug 9, 2020 at 3:52 PM

Subject: MPC Meeting - Karns Development

To: &lt;contact@knoxplanning.org&gt;, &lt;liz.albertson@knoxplanning.org&gt;

I am writing in opposition to the proposed Ball Homes subdivision on W. Emory Road that is being voted on this week. Our community cannot sustain the number of homes being planned for this development and other proposed developments until infrastructure in the area is updated.

West Emory Road and Oak Ridge Highway are far too congested already, and with the addition of the Smithbuilt Homes developments already underway on both roads with four to five homes per acre, it will soon be much worse. We can assume that this single Ball Homes subdivision with nearly 150 homes would add close over 1,400 trips to these roadways each day. The schools and two-lane roads with minimal traffic signals cannot handle this growth. Beyond being an inconvenience, it is a major safety issue for our families.

Those of us who moved to the area 15, 20, or more years ago are already seeing our quality of life diminished due to the increased traffic created by subdivisions with four or five homes per acre. Please consider halting ALL mass development until much needed improvements to the Karns infrastructure are made.

Sincerely,

Nicole Brannick

Sent from XFINITY Connect Mobile App

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 8-A-20-RZ Fwd: Lot on corner of Emory and henderson**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Mon, Aug 10, 2020 at 8:44 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Forwarding community comments.

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

From: **jean carter** <jeanmincey1221@gmail.com>

Date: Sun, Aug 9, 2020 at 6:49 PM

Subject: Fwd: Lot on corner of Emory and henderson

To: Liz Albertson <liz.albertson@knoxplanning.org>

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

From: **jean carter** <jeanmincey1221@gmail.com>

Date: Sun, Aug 9, 2020, 6:47 PM

Subject: Lot on corner of Emory and henderson

To: <contact@knoxplanning.org>

I have lived off henderson for over 35 years. I moved here because it was quite small crime rate and not a lot of traffic. Traffic areas belong in the city. I love my community its still quiet i can sleep on my porch no one bothers me i can sleep at night cars unlocked and my front door unlocked. Building more homes will cause more traffic and more crime. I love my quiet community all these developments are destroying our lands with to many homes. Please do not destroy what we have going here peace and quiet.

--

Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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400 Main Street, Suite 403 | Knoxville, TN 37902

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**Fwd: Lot on corner of Emory and henderson**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 8:30 AM

To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>

Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

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

From: **jean carter** <jeanmincey1221@gmail.com>

Date: Sun, Aug 9, 2020 at 6:47 PM

Subject: Lot on corner of Emory and henderson

To: <contact@knoxplanning.org>

I have lived off henderson for over 35 years. I moved here because it was quite small crime rate and not a lot of traffic. Traffic areas belong in the city. I love my community its still quiet i can sleep on my porch no one bothers me i can sleep at night cars unlocked and my front door unlocked. Building more homes will cause more traffic and more crime. I love my quiet community all these developments are destroying our lands with to many homes. Please do not destroy what we have going here peace and quiet.

--  
Tina Piatt  
Finance Officer  
865/215-3638



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400 Main Street, Suite 403 | Knoxville, TN 37902





Laura Edmonds <laura.edmonds@knoxplanning.org>

**Fwd: 8935 W Emory Road**

1 message

**Tina Piatt** <tina.piatt@knoxplanning.org> Mon, Aug 10, 2020 at 8:29 AM  
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, Amy Brooks <amy.brooks@knoxplanning.org>  
Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

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

From: **Heather Maples** <malnjxmama@gmail.com>  
Date: Sun, Aug 9, 2020 at 9:35 AM  
Subject: **8935 W Emory Road**  
To: Liz Albertson <liz.albertson@knoxplanning.org>, contact@knoxplanning.org <contact@knoxplanning.org>

Karns schools & roads, especially W Emory / Karns Valley can simply not support another neighborhood. The intersection where W Emory & Karns Valley splits is already a dangerous and trafficky area, particularly in the morning and between 330-530 in the afternoon. Adding 100+ houses to this area overloads our already packed schools with a possibility of up to 200+ more students, if each household only has 2 kids, which is unlikely with 4 bedroom plus bonus room homes.

Please contact me if you have any questions.

Heather Maples  
804-5347

--  
Tina Piatt  
Finance Officer  
865/215-3638



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Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: File Number 8-A-20-RZ - 8935 W. Emory Rd/Parcel ID 77 083**

Liz Albertson <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 12:36 PM

Forwarding community comments.

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

From: **Nancy Shedden** <nps84@bellsouth.net>  
Date: Thu, Aug 6, 2020 at 12:18 PM  
Subject: File Number 8-A-20-RZ - 8935 W. Emory Rd/Parcel ID 77 083  
To: <Liz.Albertson@knoxplanning.org>

Thank you, Ms. Albertson, for the postcard regarding the upcoming public hearing on the Hatmaker property. Here are my comments that I would like the Planning Commission to be made aware of.

1. Five (5) houses per acre, which most all developers are requesting, is entirely too dense a population. By the time roads and other infrastructure needed to support this development are built these lots are the size of a postage stamp.
2. The traffic on W. Emory Road is busy with tandem trucks hauling dirt to a fill location west of me. There have been many posts on the I Love Karns Facebook page where drivers are complaining of near misses with these tandem trucks.
3. There are no shoulders along W. Emory Road from Karns Valley Road westward on which the Hatmaker property has two frontages. There are deep ditches along each side of W. Emory Road. Since 1993 I have had multiple vehicles overturn in my yard from lack of a shoulder and because of the deep ditches.
4. Part of the Hatmaker property is bounded by Old Cobbs Ferry Road which is a one-lane service drive at best. Much infrastructure improvement would be required to allow this road to support a subdivision access.
5. Utility connections may have to cross W. Emory Road to service this proposed development.
6. Subdivision runoff will have a significant impact on Beaver Creek even with required collection basin.
7. The old barn on the corner of W. Emory and Henderson Road will need to be effectively removed. This structure should not be removed by burning because it is full of manure and possibly many other toxins that should not be released into the air.
8. The sanitary sewer system is already strained with former development of Walker's Gate and Walker's Gate Community Condos in the past ten (10) years, and Brookhaven which was developed many years prior.

My closing comment is \$300,000 to \$400,000 homes with appropriate sized lots sell just as well as \$125,000 homes on a postage stamp. If a homeowner is investing more in a home it is more likely they will stay in that home much longer. If the only offer is \$125,000 homes that is the only opportunity for owning a home. All the homes surrounding the Hatmaker property have larger lot sizes or acreage. Thus, you are devaluing adjacent properties.

Thank you,

Mark Shedden  
9105 W. Emory Road  
Knoxville TN 37931

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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



Dori Caron <dori.caron@knoxplanning.org>

## [Planning Commission Comment] 8-A-20-RZ Fwd: Oppose further Private Residential zoning

Liz Albertson <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 8:46 AM

Forwarding community comments.

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

From: **Kevin Houser** <houser.kevin@gmail.com>  
Date: Wed, Aug 5, 2020 at 8:41 PM  
Subject: Oppose further Private Residential zoning  
To: <contact@knoxplanning.org>

As a resident of Emory Fields subdivision in Karns, I strongly oppose the rezoning of the Hatmaker farm at [8935 W. Emory Road](#), because of crowding and congestion issues that have occurred over the past few years with homebuilders adding too many homes too quickly into our small community. Karns roads and school system have not expanded to accept the recent growth of several hundred homes added in the last couple of years. Its a desirable area because it is less congested than the rest of the nearby communities in Knox county, and it is quickly losing that appeal. It has become very difficult to turn left from West Emory (coming from our subdivision) onto West Emory (at the Karns valley and W Emory intersection, due to the volume of traffic that is present especially in mornings and evenings. The Karns traffic light at Walgreens has seen too many car accidents and has become dangerous. The elementary school takes 20 minutes to get through car rider line in the morning (worse in pickup in afternoons) and theres not enough parking. The builders (Smithbuilt) buying these rezoned farms are laying down hundreds of homes and leaving trouble for the community in their wake. Based on living in Karns for most of my life, it will take decades and an act of congress to get TDOT funded and scheduled to improve the issues being created. Karns has remained a steady area for decades until these builders came in dramatically changing the atmosphere. Additionally, we need more agricultural area in Knox county to appeal to farmers, horse stables, and more.

Additionally, the Hatmaker property is under high voltage power lines, making it hazardous for residents.

If rezoning does indeed pass, PLEASE include the requirement for the buyer to build fewer homes per acre and support the local traffic issues through funding of projects that will alleviate congstriction at thr stop signs at W Emory and Beaver Creek and W Emory and Karns Valley. The roads and schools will suffer if we continue down this path, just like Powell and Hardin Valley.

Thank you.

--

Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] August 13th meeting**

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**Edward Hatton** <edwarddhatton2@gmail.com>

Wed, Aug 5, 2020 at 8:48 AM

Reply-To: edwarddhatton2@gmail.com

To: commission@knoxplanning.org

You have placed small signs on West Emory Road Road and Karns Valley Road. I'm most concerned about the 28 Acres for Ball homes. We already have a problem with traffic at the three-way intersection at Karns Valley/ West Emory Road. I contacted the county once the new Bridges were built and voiced concern how about the three-way intersection. I suggested a roundabout intersection. Nothing ever happened. West Knox utility also has a problem with sewage on West Emory Road. Their current system is already inadequate. We are having problems with strong sewage odors coming from the lines being pumped West along West Emory Road where I live. How do I voice this concern with a virtual meeting?

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



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Fwd: Karns Valley Rd and West Emory Rd 8-A-20-RZ**

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Liz Albertson <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Wed, Aug 5, 2020 at 10:39 AM

See community comments below.

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

From: **Edward Hatton** <edwardhatton@att.net>  
Date: Wed, Aug 5, 2020 at 10:31 AM  
Subject: Karns Valley Rd and [West Emory Rd 8-A-20-RZ](#)  
To: [Liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org) <[Liz.albertson@knoxplanning.org](mailto:Liz.albertson@knoxplanning.org)>, [glen.jacobs@knoxcounty.org](mailto:glen.jacobs@knoxcounty.org) <[glen.jacobs@knoxcounty.org](mailto:glen.jacobs@knoxcounty.org)>, [brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org) <[brad.anders@knoxcounty.org](mailto:brad.anders@knoxcounty.org)>

I was born and raised in Knoxville and live on West Emory Rd. You just approved 7-1-20-RZ on Karns Valley Rd from AG to PR. Now we have another on West Emory for 28 more acres for Ball Homes 8-A-20-RZ. The current roads, utilities and schools can't handle more subdivisions but you keep approving them. Karns schools already are overcrowded. We have four utility companies. Powell Clinton gas, KUB gas, West Knox water and sewer, LCBU for electric. Big mess. West Emory and Karns Valley are already unable to handle the traffic volume. West Emory has not been paved or had any real improvements in over 40 years. Smithbuilt is building on Karns Valley and there is another across from the Baseball/softball fields. I suggested a roundabout for the three way stop next to 7-1-20-RZ back when the new bridges opened but nothing. West Knox utility has its sewer line running along West Emory to Oak Ridge Hwy. They pump sewage along the road and they can't maintain it. Strong sewage odors constantly. 8-A-20-RZ should not be approved until the county can make the proper changes to roads and utilities and schools to accommodate the building of subdivisions or apartments. Also I feel these planning meetings should not be held until we can physically attend. The Knox planning website is too cumbersome for average folks to navigate. You put these signs in the weeds and you can hardly notice them and even read them.

Edward Hatton  
865-361-8038  
[edwardhatton@att.net](mailto:edwardhatton@att.net)

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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