



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

ashley ownby <mrsaownby@gmail.com>
Reply-To: mrsaownby@gmail.com
To: commission@knoxplanning.org

Fri, Feb 7, 2020 at 1:50 PM

Hello -

I am writing to you in opposition of proposal D-20-RZ. I am opposed to adding additional single family housing at the density requested. The Gibbs area should have a strict minimum of 3.5DU/acre. The Gibbs area does not have the road structure to support such an increase of traffic flow as the D-20-RZ proposal suggests. The Gibbs schools cannot handle the influx of that many children that could come from an additional 216 houses! This would overload our community roads and classrooms and should be dismissed immediately. The roadways within the Gibbs community are already maxed and cause heavy delays at busy times of the days. If D-20-RZ were to be approved it would be detrimental to our community in more ways than one.

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*Ashley Ownby**865.599.8535*

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 2-D-20-RZ

Josh Heiser <joshheiser@gmail.com>
Reply-To: joshheiser@gmail.com
To: commission@knoxplanning.org

Fri, Feb 7, 2020 at 2:52 PM

I am against 2-D-20-RZ

I have lived in this community for almost 15 years and my family owns a business here too. In our time in this community i have seen the road infrastructure completely flip and currently not be able to support the population growth.

5du/acre would do nothing but continue to negatively impact this communities infrastructure.

Yes, we have a new middle school and a fairly new Elem school, but they are bursting at the seams already. Is it the counties perspective that you are also ready to start building onto the existing structures?

I am not against this wonderful rural community growing, but i am against the wrong kind of growth. 5bu/acre is the wrong kind of growth. In fact, 5bu/acre only has 1 purpose.....money for the developer while someone else deals with the fall out.

Honestly, this community should have a strict 3-3.5du/acre

We as a community do not want this rezoning density proposed!

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Josh Heiser
806-2577

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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

'Amanda Portwood' via Commission <commission@knoxplanning.org>

Fri, Feb 7, 2020 at 8:53 AM

Reply-To: aportwood@concordancehs.com

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

Hello, I am emailing out of concern for the new development. While I am not opposed to more single family housing in the area, the density of the housing is concerning. No other subdivision I can think of has that amount of density to it. We already have overcrowded schools and those roads have very heavy traffic on them as it is, especially in the mornings. I hope you really consider the impact this could have on the community as a whole and consider the number of houses they are proposing. Even to cut it back to 3 would be a start. Thank you so for your time.

Amanda Portwood

Concordance Healthcare Solutions

865-281-4134 | aportwood@concordancehs.com

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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

'Jessica Nirmaier' via Commission <commission@knoxplanning.org>

Thu, Feb 6, 2020 at 8:57 PM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

RE: D-20-RZ

I would like to start off by stating that I do not oppose this development. I respect the property rights of the current owners, and their desire to sell this property. However, with that said, I do have an objection toward the amount of DU/Acre Mr. Davis is requesting. It is not in line with what is currently already developed, and it simply would add too much traffic to an already severely congested area. I request that the planning commission restrict this property to no more than 3.5 DU/Acre to better align with current developments surrounding and adjacent to the proposed property. I also request that Mr. Davis be required to develop any road improvements that this property could require on Karns Rd/Thompson School Rd. I will be sending pictures of Karns Rd, and Thompson School road both so that you can see just how small and congested they already are. This proposal is expected to add an additional 2100+ trips per day, and the roads simply cannot handle it. Neither Thompson School rd or Karns rd currently have a red light. This should be required before any more developments are allowed in this area. It's far too congested already.

The surrounding subdivisions adjacent to this property are limited to 3.5-4DU/acre. We request you limit this property to 3.5DU/acre to be consistent, and also request you require the developer address a traffic study and fix any road issues this development could cause.

Thank you,
Jessica Nirmaier
Thompson school rd resident

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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 2-D-20-RZ

jn porter <jnporterhouse@gmail.com>
Reply-To: jnporterhouse@gmail.com
To: commission@knoxplanning.org
Cc: Liz Albertson <liz.albertson@knoxplanning.org>

Thu, Feb 6, 2020 at 8:44 PM

I am emailing in regards to agenda item 2-D-20-RZ.

My family has lived in this community for over 5 years and in direct surrounding areas for 30 years. We are very acquainted with the zonings in our area and the daily traffic.

We do not oppose this residential development, however, we have concerns regarding the size of the density. The other surrounding neighborhoods do not exceed 4 DU/acre.

This particular area has hundreds of homes already, with the potential for this neighborhood to add an additional 200. We can not comprehend the need to approve 5 DU/ acre. This would be way too congested for this area. We request that a MAXIMUM 3.5 DU/acre be approved.

There are 2 routes to the schools from this location. Thompson School Road to Emory to Tazewell. This is the usual route but becomes very congested at the Tazewell-Emory Intersection between 7-9 am and 2:30-6 pm during school drop off/pick up items and work commutes. Because of this, the alternate route is used. This route includes Karnes Drive. This road is an extremely dangerous and narrow road and it is not an acceptable reroute for the traffic that 5 DU / acre would bring. Some parts of this road are so narrow, that it is necessary to stop driving and pull over to the side to allow oncoming traffic to pass safely.

Please take these issues into account during the agenda meeting and DO NOT approve a density higher than 3.5 DU/ acre in order the reflect the surrounding neighborhoods and because of traffic safety issues that a higher density would bring.

Nadine Porter
Jnporterhouse@gmail.com
(865) 258-4031

Sent from my iPhone

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This message was directed to commission@knoxplanning.org