



Laura Edmonds <laura.edmonds@knoxplanning.org>

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

1 message

'Jessica Nirmaier' via Commission

Thu, Feb 13, 2020 at 9:10

<commission@knoxplanning.org>

AM

Reply-To: jessicanirmaier@yahoo.com

To: commission@knoxplanning.org

Dear MPC Commissioners,

I would like to write one last email in hopes that you will listen to our community. That being said, we are not against development, we are against 5DU/acre. The communities input should be highly valued, and we feel as if it is not. When a community loses the desire to put their input in because they feel that it goes unheard anyway, that's a sad day in Knox County. I was at the meeting Tuesday, when our agenda item was discussed. Very briefly our community comments were said, and very quickly they were ignored.

At the are of this development there is one way in and one way out. You either go Karnes Rd, or Thompson School. Majority of people take Karnes Rd because you get stuck in traffic for literally an hour on Thompson School in the mornings at school time. Karnes Rd has not been repaved or widened, and is literally crumbling due to the heavy traffic. I have attached google image pictures that depict the lanes and how small it is. Thompson School rd does not have a red light, thus forcing people to sit for 10-15 min at a time waiting for a break in traffic on Emory road so they can pull out. We already have 4 subdivisions locates in this same area within a quarter mile of each other. If you are going to allow another, we ask you limit it to 3.5DU/ACRE. This would at least aid in some of the traffic.

At the meeting, a comment was made that commissioner are asking for higher density where resources allow it. However, Our schools are almost at full capacity and your talking about adding more kids. Our elementary school is at 97%, our high is at 81%, our middle is at 60% and it's only been built for a year! We need to slow down or we will be overcrowding our schools again!

Please hear our voice, it matters.

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This message was directed to commission@knoxplanning.org

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This message was directed to commission@knoxplanning.org

2 attachments



image12.png
100K



image19.png
1143K

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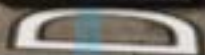
7702 Karnes Dr



© 2020 Google



7614 Karnes Dr





Dori Caron <dori.caron@knoxplanning.org>

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

Bekkah Massaro <RMassaro11@outlook.com>

Wed, Feb 12, 2020 at 7:56 PM

Reply-To: rmassaro11@outlook.com

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

Good evening,

I wanted to take a moment to express my concerns regarding the rezoning in Gibbs. My concerns are in regards to the impact that this many housing units per acre would add to the already stressed adjacent roadways and utilities, the impact of pollution, the effect on the capacity of the high school, middle school and elementary school. I support growth in my community, but it needs to be conducted in a responsible and planned manner. Thank you.

Bekkah Massaro

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

'Roy Mullins' via Commission <commission@knoxplanning.org>

Wed, Feb 12, 2020 at 3:32 PM

Reply-To: roy8mullins@aol.com

To: Commission@knoxplanning.org

We are opposed to the density requested for this development. Current subdivisions do not exceed three and half units per acre. This request should not exceed that. Traffic in the area, especially due to the close location of Gibbs Elementary, Middle and high school is extremely heavy and creates congestion issues at many locations. Safety is a priority! Thank you .

Roy and Joyce Mullins

Sent from my iPhone

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

Kay Carney <kayacar74@gmail.com>

Wed, Feb 12, 2020 at 1:21 PM

Reply-To: kayacar74@gmail.com

To: commission@knoxplanning.org

Barker rd is already density and inconsistent higher than surrounding developments. Our Elementary/ High school are already full/or the environmental impact of 43 acres of pristine farmland into a cramped subdivision. We have already stressed adjacent roadways and its only gonna stress out schools more. No no no!

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

Chuck Luttrell <cluttrell@vreelandengineers.com>

Wed, Feb 12, 2020 at 9:15 AM

Reply-To: cluttrell@vreelandengineers.com

To: commission@knoxplanning.org

Gentlemen,

I would like to voice my opposition to this rezoning request.

As a resident of the Gibbs community for 40 years, I have witnessed the growth, especially the explosion of growth in the past 15 years. Although some improvements have been and are continuing to be made to Emory Road and Tazewell Pike intersections, the other roads in the area are narrow rural roads.

It is my opinion that subdivisions with densities greater than 3.5 dwelling units are unreasonable for rural communities. I suggest that current zoning of 3.5 DU per acre be maintained.

Charles Luttrell

7661 Gibbs Road

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

'Cindy Akins' via Commission <commission@knoxplanning.org>

Tue, Feb 11, 2020 at 4:55 PM

Reply-To: rollingcranch1@yahoo.com

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

Dear Planning Commission,

I am writing with regards to the recommended approval of the 5DU/acre division of land off of Thompson School Road. I have lived in the Gibbs community for 7 years and the main reason that I moved to this area is due to the country atmosphere and then ease of access to major populated areas near Corryton. At this time, our community is at capacity both in the number of homes and students attending school. All subdivisions that have been built to this point meet the 3.5DU/acre which is adequate for the land space for the 2-D-20-RZ agenda item. Overpopulating an area leads to over capacity in the schools and roadways, as well as stress to all utilities and pollution of nature. I realize that developers want to make the most bang for their buck and profits are what is foremost in their minds, but I feel that consideration should be given to adequately allowing developers to take a small piece of the pie by building a subdivision that is comparable to others in the area which are at the 3.5DU/acre. Please consider my thoughts and others from the Corryton area before it is too late.

Sincerely,
Cindy Akins

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

breakthechains825 <breakthechains825@gmail.com>

Tue, Feb 11, 2020 at 9:10 PM

Reply-To: breakthechains825@gmail.com

To: commission@knoxplanning.org

Sent from my U.S.Cellular® Smartphone

this is to voice my concern regarding the new proposed 43 acre subdivision on Thompson School Rd. the area is already heavily congested with narrow roads and this subdivision would be largest of any in area

--

This message was directed to commission@knoxplanning.org

Please listen to the people in the Gibbs community that you should be representing and not developeps. We don't want or need 5 DU/acre subdivisions in our area. 3.5/DU/acre is more than enough

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

ashley ownby <mrsaownby@gmail.com>

Tue, Feb 11, 2020 at 9:45 PM

Reply-To: mrsaownby@gmail.com

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

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

From: **ashley ownby** <mrsaownby@gmail.com>

Date: Fri, Feb 7, 2020 at 12:50 PM

Subject: D-20-RZ

To: <commission@knoxplanning.org>

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.

--

*Ashley Ownby**865.599.8535*

--

*Ashley Ownby**865.599.8535*

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

Jimmy Palmer <palmerj53@gmail.com>

Tue, Feb 11, 2020 at 7:16 PM

Reply-To: palmerj53@gmail.com

To: commission@knoxplanning.org

This is to make you aware that the residents of the Gibbs/Corryton community are NOT in favor of the 5DU/acre agenda. This community can not withstand this density. Our roads are not equipped for the increase in traffic. Our schools are already at a high level of attendance. Our utilities are not up to this level of occupancy and the added levels of pollution are not acceptable. We are recommending a level acceptable at 3.5DU/acre

Thank you,

Jimmy Palmer
Jaqueline Palmer

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

sue tharp <stharp50@att.net>

Tue, Feb 11, 2020 at 5:49 PM

Reply-To: stharp50@att.net

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

The proposed subdivision on Thompson School Road will generate additional traffic and those concerns should be addressed BEFORE approving the subdivision. Under no circumstances should there be more than 3 to 3.5DU/acre which matches the surrounding subdivisions. If you do not live in that area or travel the roads in that area each day at different times of the day, you should before voting.

Thank you for your consideration.

Sue Tharp

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

Carrie Jordan <Scatrodee@comcast.net>

Tue, Feb 11, 2020 at 11:38 PM

Reply-To: scatrodee@comcast.net

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

I am writing to ask that you keep the zoning on Item 2-D-20 RZ to 3.5DU/Acre. Additional units per acre will put more stress to the roads, increasing flooding to an already flood prone area, and schools in this area are almost at capacity. Utilities in the area are not prepared to handle such rapid growth. The area must be allowed to increase at a rate that can be managed by the services in place instead of the existing residents of the area having to pay the consequences of growth that puts not only a strain on the environment but the existing services and infrastructure as well.

Please vote to keep the number of buildings per acre as it is now. Thank you for your service to our community.

Carrie Jordan

[7702 Rocky Meadow Ln 37721](#)Sent from [Mail](#) for Windows 10

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

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

Mike Patty <mpatty@stowerscat.com>

Tue, Feb 11, 2020 at 2:49 PM

Reply-To: mpatty@stowerscat.com

To: commission@knoxplanning.org

DO NOT ALLOW THIS TO TAKE PLACE IT IS NOT GOOD FOR OUR COMMUNITY. TO MUCH HOUSING IN SUCH A SMALL SPACE!!!!

Mike Patty
Service Coordinator
865-595-1084
mpatty@stowerscat.com

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

1 message

Priscilla Cupp <cuppphography@att.net>

Tue, Feb 11, 2020 at 12:54 PM

Reply-To: cuppphography@att.net

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

Dear Knox County Planning Commission,

As a resident of Corryton, Tennessee, who lives near Thompson School Road, I am very concerned about the proposed change to 5 dwelling units per acre on 43 acres of property. This would cause the road traffic to be increased by an estimated minimum of 2,100 trips per day. The roads in Corryton are already backed up severely due to the fact that we only have 1 lane into the community from any direction for miles, as well as, 1 lane out of the community.

I realize our community needs to grow, but with our current road conditions it would be best to limit the growth to some extent. Most communities that are growing with large numbers have 4 lane roads in and out of the communities. One day Corryton may have that as well, but for now we do not and simply can not handle such an extreme influx of traffic. I simply ask that you do not approve 5 dwelling units per acre, and that the maximum would be 3.5 units per acre to minimize the traffic situation as much as possible.

Sincerely,

Priscilla Cupp
7416 Maverick Lane
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] FW: D-20-RZ

2 messages

Tammy Bradley <tbradley@pattisonsign.com>

Mon, Feb 10, 2020 at 5:24 PM

Reply-To: tbradley@pattisonsign.com

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

Cc: "coninklebarger@gmail.com" <coninklebarger@gmail.com>, Stan Bradley

<bradley8819@bellsouth.net>

To whom it may concern,

I live at [7711 Wood Rd](#) in Corryton, and travel on Thompson School road every day. My brother Jeff Inklebarger and his wife Connie actually lives across the street from this property at 7712 Thompson School. We feel due to the narrow road, and (3) subdivisions within a mile of each other that this road is too congested for another subdivision. I do not feel the current road construction can handle the proposed 5 du per acre (which would be 216 houses). I'm for growth, but we don't need another subdivision on this road. My brothers property already floods on both sides during heavy rains due to run off water from Edwards Place.

Thank you in advance in taking this email under consideration when making your decision.

Best Regards,

Tammy Bradley

Team Manager

tbradley@pattisonsign.com

[520 West Summit Hill Drive, Suite 702](#)

Knoxville TN, USA 37902

Direct: 865-500-4824

Fax: 888-694-1106

Toll Free: 1-866-635-1110 #4117

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This message was directed to commission@knoxplanning.org

Tammy Bradley <tbradley@pattisonsign.com>

Tue, Feb 11, 2020 at 1:03 PM

Reply-To: tbradley@pattisonsign.com

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

Cc: Stan Bradley <bradley8819@bellsouth.net>, "coninklebarger@gmail.com"

<coninklebarger@gmail.com>

Also, I would like to add Karnes and Barker Rd are already falling apart due to the brief Thompson School Rd closure. These roads are not wide enough to get fog lines on the edge of the roads. Karnes Rd doesn't have any lines at all. The car lines going to the elementary and middle school from the 4 way causes people to use Thompson School, Karnes, and Barker as a detour around the 4 way intersection. The traffic on these (3) roads in the morning and afternoon is awful, and very dangerous. My father actually had a wreck turning into my brothers drive way several years ago due to a teenager using these roads as detour coming from the high school.

I feel these roads need to be properly widen before any future development is planned for this area.

Thank you again for you time.

Sincerely,

Tammy Bradley
Team Manager
tbradley@pattisonsign.com

520 West Summit Hill Drive, Suite 702
Knoxville TN, USA 37902
Direct: 865-500-4824
Fax: 888-694-1106
Toll Free: 1-866-635-1110 #4117
www.pattisonsign.com



From: Tammy Bradley
Sent: Monday, February 10, 2020 5:23 PM
To: commission@knoxplanning.org
Cc: Stan Bradley <bradley8819@bellsouth.net>; coninklebarger@gmail.com
Subject: D-20-RZ

To whom it may concern,

I live at [7711 Wood Rd](#) in Corryton, and travel on Thompson School road every day. My brother Jeff Inklebarger and his wife Connie actually lives across the street from this property at 7712 Thompson School. We feel due to the narrow road, and (3) subdivisions within a mile of each other that this road is too congested for another subdivision. I do not feel the current road construction can handle the proposed 5 du per acre (which would be 216 houses). I'm for growth, but we don't need another subdivision on this road. My brothers property already floods on both sides during heavy rains due to run off water from Edwards Place.

Thank you in advance in taking this email under consideration when making your decision.

Best Regards,

Tammy Bradley
Team Manager

tbradley@pattisonsign.com

520 West Summit Hill Drive, Suite 702

Knoxville TN, USA 37902

Direct: 865-500-4824

Fax: 888-694-1106

Toll Free: 1-866-635-1110 #4117

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Laura Edmonds <laura.edmonds@knoxplanning.org>

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

1 message

G Pax <gpax17@gmail.com>

Tue, Feb 11, 2020 at 1:18 PM

Reply-To: gpax17@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

I live in this area and the request to go to 5DU/ Acre is NOT OK!! At most 3.5 DU/ Acre and here is why.

As usual NOTHING is being done ahead of time with traffic and road widening and time it takes to get from one place to the next. Having that many more people in such a tight place in an area that is already congested is a NIGHTMARE for those of us living here.

That is too many units per acre and the infrastructure isn't in place, utilities, schools - both schools are over 80% full already, pollution, noise, and not to mention there isn't much out here for that many more people. We have one grocery - essentially no where to go eat, no public transportation and no police to speak of - we are out in the county. That is too many people to put in that tight space and I believe it is only being proposed to make developers rich and they aren't living here.

We don't want that many people per acre.

Thanks,
Gretchen

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] New subdivision

1 message

kaylabneely <kaylabneely@gmail.com>

Tue, Feb 11, 2020 at 1:29 PM

Reply-To: kaylabneely@gmail.com

To: commission@knoxplanning.org

Hello,

I am a concerned citizen of Corryton. I would like to express concerns of the new subdivision that is being proposed off of Thompson School Road in Corryton. I live in one of the current subdivisions off of that road and that area is already way too congested. It would be horrible to add that many new houses to that small area. The schools are already reaching capacity and way too many wrecks happen in that area. Please do not allow this to happen.

Thanks for your time,
Kayla Neely

Sent from my Verizon, Samsung Galaxy smartphone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

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

1 message

Minnie Dalton LAST_NAME <jiffycup@comcast.net>

Tue, Feb 11, 2020 at 1:18 PM

Reply-To: jiffycup@comcast.net

To: commission@knoxplanning.org

I am a resident of the Corryton/Gibbs community. I understand a developer is interested in putting in another subdivision community on Thompson School Rd. in the amount of 5DU/acre. Please don't do this!! The traffic increase in this area as of 2-11-2020 is scary. The road is still dangerous. The community is bursting at the seams and we are already losing our rural setting. If the developer HAS to continue with their plan....then please lower the number of houses per acre.

Please listen to the long-time residents of the Gibbs/Corryton area especially around Thompson School Rd.

Minnie Dalton

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] FW: D-20-RZ

1 message

Tammy Bradley <tbradley@pattisonsign.com>

Mon, Feb 10, 2020 at 5:24 PM

Reply-To: tbradley@pattisonsign.com

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

Cc: "coninklebarger@gmail.com" <coninklebarger@gmail.com>, Stan Bradley

<bradley8819@bellsouth.net>

To whom it may concern,

I live at [7711 Wood Rd](#) in Corryton, and travel on Thompson School road every day. My brother Jeff Inklebarger and his wife Connie actually lives across the street from this property at 7712 Thompson School. We feel due to the narrow road, and (3) subdivisions within a mile of each other that this road is too congested for another subdivision. I do not feel the current road construction can handle the proposed 5 du per acre (which would be 216 houses). I'm for growth, but we don't need another subdivision on this road. My brothers property already floods on both sides during heavy rains due to run off water from Edwards Place.

Thank you in advance in taking this email under consideration when making your decision.

Best Regards,

Tammy Bradley

Team Manager

tbradley@pattisonsign.com

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

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

1 message

'Richard Thompson' via Commission

Mon, Feb 10, 2020 at 11:33

<commission@knoxplanning.org>

PM

Reply-To: grassyvalleygenetics@yahoo.com

To: commission@knoxplanning.org

Dear Commissioners,

My name is Adam Thompson, a Corryton native of 39 years and 6th generation Corryton farmer. I live in Harbison Plantation, one of 3 existing subdivisions on Thompson School rd. It is my firm conclusion, following the 2 month diversion of traffic from Thompson School rd to Barker & Karnes rd, our infrastructure and accessibility would be further impeded by the introduction of a 4th subdivision on the 1.5 mile stretch of Thompson School rd, between Barker rd and Emory rd.

It boggles my mind how MPC staff would recommend approval when no other surrounding development carries the density being requested by this developer with no regard to the lack of infrastructure to support the additional traffic and resources required by the new residents. Furthermore, the financial burden on Knox County to upgrade the roads, utilities, and schools is typically not borne by the developer, but instead placed on the community and tax payers after the subdivision is finished and the developer has moved on to their next project. We're left to deal with and suffer through having roads closed, traffic restricted, our front yards destroyed by construction, and collisions on narrow streets because provisions weren't in place prior to the introduction of these developments.

Our community is a beautiful, peaceful place to live and raise a family, but irresponsible development with inadequate infrastructure for such growth is a recipe for unnecessary hardships and making this an undesirable place to be.

Please, either deny or restrict the density of this development to 3 DU/acre to more closely resemble surrounding subdivisions.

Sincerely,

Adam Thompson

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment]

1 message

Connie Inklebarger <coninklebarger@gmail.com>

Mon, Feb 10, 2020 at 9:14 PM

Reply-To: coninklebarger@gmail.com

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

I live at [7712 Thompson School Road Corryton TN 37721](#). My understanding is that another subdivision is being planned across the street from us at [7711 Thompson School Road](#). I have lived here for over 20 years and my husband more than that. Since I have lived here 3 subdivisions have been built around us and the traffic flow is very bad. Thompson School Road is a narrow road and I feel that this road can't take on any additional traffic. With that being said I know I can't stop development. Please take into consideration the number of housing being planned for this development and reduce the number being planned per acre. Our property value has already been reduced by the other developments and we don't want it to be reduced anymore.

Our property already floods from King Edwards development. Also, we are located behind all the Gibbs schools and Thompson School Road has started becoming the overflow road for school traffic.

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

1 message

BRANDI BRANSON <bb688@comcast.net>

Mon, Feb 10, 2020 at 3:28 PM

Reply-To: bb688@comcast.net

To: commission@knoxplanning.org

Dear Sir/Madame:

I am requesting that you decline the request (D-20-RZ) to rezone a 43-acre property on Thompson School Rd. to allow housing at the proposed 5U/acre density unless that density is reduced to no more than 3.5DU/acre, like nearby subdivisions.

Thompson School Rd. is a narrow, rural road that can't handle the over 2,000 extra car trips per day that's estimated by the 5U/acre density. Plus, the traffic trying to enter/exit Thompson School Rd. onto Emory Rd. during rush hour is already insane.

We want the community to grow, but these are real traffic concerns.

Thank you,

Brandi Branson
7525 Ridgeview Rd.
Corryton, TN 37721

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

1 message

Whitney H <whitney0931@gmail.com>

Mon, Feb 10, 2020 at 2:57 PM

Reply-To: whitney0931@gmail.com

To: Commission@knoxplanning.org

To whom it may concern:

I am writing to express my concern about the rezoning of the property to build 5 houses per acre. I understand that property will be developed, and I'm not opposed to adding single family housing to our area. However, I feel this is entirely too many houses for an area that size. There is already too much traffic in that area and this will only add to it. This will also add to the overcrowding of the Gibbs schools, which is already a major concern. There would be more houses in this area than in any surrounding neighborhoods, and if you take a look at some of those neighborhoods you can see what a nightmare it would be. Please reconsider lowering the number of houses to 3 or 3.5DU/acre at most! Thank you for your time.

Whitney Henderson

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

1 message

Lisa Starbuck <lisamstarbuck@gmail.com>

Mon, Feb 10, 2020 at 12:43 PM

Reply-To: lisamstarbuck@gmail.com

To: commission@knoxplanning.org

Dear Planning Commissioners,

I would respectfully request that you deny the requested 5 D/U per acre on this property (Item D-20-RZ Thompson School Road). The resulting 210 homes would be far too many for that acreage and is out of character with the surrounding subdivisions. This would add significant traffic in an area that is already overly congested.

Please hold the density to no more than 3.5 units per acre.

Best regards,

Lisa Starbuck
[6233 Babelay Road](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ1 message

Kenneth Jordan <jordan7833@att.net>

Mon, Feb 10, 2020 at 9:54 AM

Reply-To: jordan7833@att.net

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

I am opposed to the high density housing project proposed for **D-20-RZ** because the roads in this area have never been upgraded to handle the traffic we are seeing now. Karnes Road near this proposed project was used as a detour for a month due to the closure for a construction project. Karnes Road started as a wagon trail, was later a gravel road and then was paved but, never widened. On 80% of this road two car can hardly pass it's so narrow. In front of my house there's a 8 foot drop-off within 2 feet of the pavement. Cars get in my yard to pass because to road is so narrow. The pavement is crumbling from heavy traffic during the construction detour.

I am not opposed to development in this area. it is my belief we should stick to **3.5DU/acre** until the infrastructure is significantly improved in this area. During the morning and evening rush hours traffic from Thompson School road uses Karnes Road to get around the gridlock at the Gibbs schools. Traffic going south on Tazewell Pike uses Karnes Road to avoid the schools congestion. Residents on Karnes Road have learned to be very cautious but, most of the rush hour traffic is non residents and the travel at double the 30 MPH speed limit at times.

Kenneth D. Jordan
7833 Karnes Road

865-688-5575
Jordan7833@att.net

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

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

1 message

Phillip Graves <pgraves06@hotmail.com>

Fri, Feb 7, 2020 at 10:19 PM

Reply-To: pgraves06@hotmail.com

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

Commissioners,

My name is Phillip Graves, and I live at [7905 Barker Rd, Corryton](#). I wanted to take a moment and express my concern about a proposed subdivision on Thompson School Road. My family has lived on this land for over 100 years. We have seen a lot of change over that time. While I am not opposed to change, or development for that matter, I am opposed to development without the proper investment in infrastructure.

If you are not familiar with this area, Tazewell Pike, Emory, Thompson School, Karnes and Barker Roads form a loop around the Gibbs Ruritan Park, Gibbs Elementary & Middle Schools with the high school also being connected. Thompson School Road is in the midst of an upgrade to align it with Fairview. However, Karnes and Barker Roads have not seen any recent improvements.

In fact, these roads have crumbled under the stress of additional traffic in recent years. This traffic is mainly due to student drivers and parents bypassing school dropoff lines. Not only is the traffic dense at times, but it is dangerous. Many if not most disregard the speed limit and stop signs, specifically the stop sign at the corner I live at. Karnes and Barker are not capable of handling current traffic volumes, let alone additional volume.

School population is also an issue. My son is in the 4th grade at Gibbs Elementary. The school recently added a 7th 4th-grade classroom and teacher to alleviate class overcrowding. The total school population is approaching 1,000 students.

As I mentioned, as much as I would like to see hay fields and gardens in this area, I am not opposed to development. I only ask that it be mitigated to only 3.5 DU/acre, and if this development is approved, please require the county to address the safety situation and widen and improve the roads with speed control systems.

Also, I am attaching two photos. 2 weeks ago, I collected 80 lbs of litter along my road frontage. These additional drivers have no regard for traffic or litter laws. The other photo shows the unpainted, one-lane Karnes Road with asphalt breaking away. Also in this photo is the stop sign that traffic does not stop at. This is a "T" intersection with poor line of sight.

I apologize for the long email, and I appreciate your consideration in this matter.

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2 attachments



20200125_110735 (1).jpg
4114K



20200125_113900 (1).jpg
2833K







Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

1 message

Katy Bradford <joskt0204@gmail.com>

Fri, Feb 7, 2020 at 3:57 PM

Reply-To: joskt0204@gmail.com

To: commission@knoxplanning.org

I'd like to protest the rezoning of this property. Thompson School is a very small road, surrounded by tiny lanes. There just isn't the infrastructure to support this number of new homes - not with the roads, not in the schools.

I appreciate your consideration.

Katy Bradford, M.S., C.R.C.

[7516 Nevada Ln, Corryton, TN 37721](#)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] D-20-RZ

ashley ownby <mrsaownby@gmail.com>

Fri, Feb 7, 2020 at 1:50 PM

Reply-To: mrsaownby@gmail.com

To: commission@knoxplanning.org

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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This message was directed to commission@knoxplanning.org



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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This message was directed to commission@knoxplanning.org



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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This message was directed to commission@knoxplanning.org



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](mailto:jnporterhouse@gmail.com)
(865) 258-4031

Sent from my iPhone

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This message was directed to commission@knoxplanning.org