



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Case File 2-H-20-RZ

'Danielle Cupp' via Commission <commission@knoxplanning.org>

Thu, Feb 13, 2020 at 7:23 AM

Reply-To: cbabydc11@yahoo.com

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

I would like to state my concerns about this case file at address [4937 Wise Springs Rd](#). There is heavy flooding in that area, The traffic is heavy most of the time and the schools are over crowded. The bus that runs by there picks up middle and high school kids. So that tells me the bus is not only crowded but there isn't enough bus drivers to handle that kind of load with adding more people to it. We as a community have not been properly notified of what is going on with this case and what this case entails. So I am asking that you please consider postponing this.

Thank you for your time

A concerned neighbor,
Danielle

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Rezoning in regards to case number : 2-H-20-RZ

Terry Gilhula <terry.gilhula@knoxplanning.org>

Wed, Feb 12, 2020 at 12:42 PM

To: "Brooks, Amy" <amy.brooks@knoxplanning.org>, "Caron, Dori" <dori.caron@knoxplanning.org>, "Albertson, Liz" <liz.albertson@knoxplanning.org>

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

From: **meg Howard** <megjordan888@hotmail.com>

Date: Wed, Feb 12, 2020 at 12:35 PM

Subject: Rezoning in regards to case number : 2-H-20-RZ

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

To whom it may concern:

My name is Meghann Howard. I live at 4921 Wise Springs Rd. I am requesting a postponement of the rezoning of 4937 Wise Springs Rd. We, as a community, have not had any contact from developers or property owners regarding the plan for this property. Keeping the integrity of all surrounding areas (North, South, East, West) as Agricultural is a prime interest for the families dwelling in adjoining properties. My family lives on one of these properties. At any given time, 13 children (sum of surrounding homes) have direct access to the property in question. We are aware of poor percolation in our soil. My house, specifically, receives the most run off during these heavy storms. Being a former slaughter house, there is also concern for soil contaminants being stirred up with new digging. There are 2 bus stops within 100-200 hundred feet from the entrance to the property up for rezoning. A small sign has been placed at the entrance to 4937 Wise Springs Rd. with a message of intent to rezone. With the weather recently, and small size of the sign, coupled with an already small road, I do not feel that the community has been sufficiently notified of these plans. This is a community matter and directly affects the integrity of surrounding properties and their values. As previously stated, we request postponing this rezoning until the community has been thoroughly informed.

Sincerely,

Meghann Howard



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 2-H-20RZ

Bledsoe, Lisa D <LDBledsoe@utmck.edu>

Wed, Feb 12, 2020 at 11:29 AM

Reply-To: ldbledsoe@utmck.edu

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

I am writing to express my concern regarding the proposed zoning from Agricultural to Planned Residential of the property located at 4937 Wise Springs Rd. The property is approximately 42 acres of rolling hillside with some areas of flat terrain as well as deep culverts. Currently the land will not perk and there will have to be a contract with the utilities in the area to provide adequate sewer system for anything that would provide human dwelling. The current sewer system is already full and this would cause a potential for problems with drainage, backflow and sewer system difficulties for years to come. There is also the issue of the traffic in the area. The roads that lead to this property are all 2 lane roads without a shoulder. The traffic is already heavy due to recent new subdivision developments as well as traffic from the local golf course and the Knox County Detention Center. The roads are not adequate to provide transportation for the traffic they already have, much less adding more traffic with the proposed new zoning. It is my understanding, and I have verified this by looking on the MPC website that the current Zoning for Agriculture already provides a possibility (use on review) for "Boarding Homes" Lodging and Boarding homes. However, there is no definition of what this really means. It would be very pertinent to know what falls under Boarding homes: Boarding house: A dwelling or part thereof in which lodging is and meals from a common kitchen are provided by the owner or operator for not more than twelve (12) persons. Does this include also "Boarding Home for sheltered Care"? This is the definition as per the MPC site. I have a couple of questions regarding this definition; The proposed zoning is for 1 UD/Acre so if there happened to be a boarding home (which I know is not a done deal but is just something that is a possibility in the proposed and actual current zoning) does this mean that the boarding home would be considered 1 UD although it can house 12 people? Also, the owner/operator would have to live on site for this model, does this include people with needs such as handicapped, drug rehab, mental disabilities, etc. ?

The proposal makes a statement that the zoning plan is "consistent with the Northeast County Sector Plan" and would have "no adverse impacts" by the development of this parcel. Again, I do understand that there is nothing that says there is going to be a boarding home on this location, and the rezoning is for Planned Residential, however, the zoning of PR rather than RAE (Exclusive Residential Zone) or RA (Low Density Residential Zone) leads one to believe that the expectation is not for single dwelling homes alone. The area in question is 'consistent' with single dwelling homes with a combination of subdivisions as well as large parcels of land. This is not consistent with the proposed PR zoning as one would be lead to believe from the above statement. Furthermore, the PR zoning would have several 'adverse impacts' on the surrounding community including potential sewer system overload/ complications in the future, increase in the number of traffic accidents with increased traffic proposed, a potential for persons with handicap/disability/mental health diagnoses to gain access to dangerous situations such as nearby railroad without lights or cross bars. The more appropriate rezoning type would be either RAE or RA for this area as it is more consistent with the Sector Plan and while it would have an impact on the traffic and overall population, there is not the concern for more dangerous situations that would be present with the possible zoning allowance of Planned Residential to include Boarding Homes.

Sincerely,

Lisa Bledsoe,

So do not fear, for I am with you; do not be dismayed, for I am your God. I will strengthen you and help you; I will uphold you with my righteous right hand.- Isaiah 41:10

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Public Input: Planning Commission Meeting Information

Josh Anderson <josh.anderson@knoxplanning.org>
Reply-To: josh.anderson@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Wed, Feb 12, 2020 at 9:23 AM

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

From: **Public Input: Don McCarty** <contact@knoxplanning.org>
Date: Tue, Feb 11, 2020 at 8:56 PM
Subject: Public Input: Planning Commission Meeting Information
To: <webmaster@knoxplanning.org>



Don McCarty has contacted you from the Planning Commission Meeting Information Page.

The information provided is listed below.

Project: Planning Commission Meeting Information

Name: Don McCarty

Email: dj516672@yahoo.com

Zip Code: 37918

Message: Case # 2-H-20-RZ [4937 Wise Springs Road](#) Just received the letter about the rezoning property plan for my community. What is the meaning of Potential Boarding Home/Other Residential uses? As a resident I wonder what benefit could there be for bringing a totally different kind of community into a well established area that has nothing to offer. Our roads are narrow, we have no quick access to anything that would hold interest. Most of the land is rocky and holds water. How would the run off be with new buildings? we do not have a sewer line and would the land perk enough for that much volume? Privacy is part of this community as with any, What kind of fencing would have to be build for security of a Boarding

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Home/Other Residential use? We have no lighting and the wildlife have open range of all properties. What of the wildlife, we love seeing deer and Turkey roam our yards and knowing they live in harmony with and are part of this community

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Re: Public Input: Planning Commission Meeting Information

Josh Anderson <josh.anderson@knoxplanning.org>

Wed, Feb 12, 2020 at 9:22 AM

Reply-To: josh.anderson@knoxplanning.org

To: Commission <commission@knoxplanning.org>

On Tue, Feb 11, 2020 at 3:10 PM Public Input: Kathy King <contact@knoxplanning.org> wrote:



Kathy King has contacted you from the Planning Commission Meeting Information Page.

The information provided is listed below.

Project: Planning Commission Meeting Information

Name: Kathy King

Email: kking4945@gmail.com

Zip Code: 37918

Message: Members of the Knox County Planning Commission, This is in regard to Case File # 2-H-20-RZ (address [4937 Wise Springs road](#)). The Rezoning property from Agricultural to Planned Residential with "Potential Boarding Home or other Residential Uses (Up to 1 Dwelling/Acre)". My husband and I live at 4915 Wise Spring Road, for 34 years. I was raised at 4747 Wise Spring Road (26 years) until I married my husband. Here are some of our concerns regarding the rezoning: 1. I do not feel that the community has been adequately informed nor has the applicant given enough notice of the proposed intended changes. Only Home Owners whose land touched the property were notified. While there is a sign at the entrance to the property, with flooding of the road, severe rainy weather, and school closing, the community people have not had the opportunity to view the sign. 2. What does Potential Boarding Home mean? 3. Sewer Waste management: We would like to see the Perk test information for the property. Almost all home owners including ourselves have had to add a 2nd drain field or extend their existing drain fields as the land does not provide adequate waste drainage. Great concerns regarding 1 dwelling /acre using a septic drain field system. In addition the land for rezoning has many Wet Springs

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and in some areas rocky. We have been told the sewer line is unavailable by the County. 4. The land originally was a used by a slaughter house for many years with block homes for some of the workers, without inside rest room facilities. There is a concern regarding the waste in the soil and or run off in the ponds. There are additional concerns and questions. We would like to request a postponement on the decision of the rezoning of this land from Agricultural to Planned Residential until the community can be well informed and questions can be answered related to the owner's intentions. We will be present on Thursday. Thank you, Ronald and Kathy King

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Public Input: Planning Commission Meeting Information

Josh Anderson <josh.anderson@knoxplanning.org>
Reply-To: josh.anderson@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Wed, Feb 12, 2020 at 9:23 AM

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

From: **Public Input: Carol McCarty** <contact@knoxplanning.org>
Date: Tue, Feb 11, 2020 at 7:34 PM
Subject: Public Input: Planning Commission Meeting Information
To: <webmaster@knoxplanning.org>



Carol McCarty has contacted you from the Planning Commission Meeting Information Page.

The information provided is listed below.

Project: Planning Commission Meeting Information

Name: Carol McCarty

Email: cmccarty30@yahoo.com

Zip Code: 37918

Message: Case File # 2-H-20-RZ I recently received notice that the property at [4937 Wise Springs Rd](#) was up for rezoning from Agricultural to Residential. As a life long resident of this community, I have many concerns regarding this rezoning. My property joins the property that is up for rezoning. I am very concerned about the drainage and the runoff from this property. Everyone around the property is aware of the problems with the sewer system. The majority of the residents have septic tanks. I know of at least 4 residents, on the same side of Wise Springs Rd as the property being rezoned, that have had at least 2 septic tanks installed on their property because of the drainage problems. How will a "boarding house"

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affect the run off from the property that was formerly a slaughter house of animals? What is in the soil and how were the remains of animals disposed while the facility was in operation for so many years. Just last week Wise Springs Rd flooded in this area because of the drainage issues. Another concern is the traffic. How is the increased traffic going to affect our road. It is a very busy, narrow road with cars going above the posted speed limit of 30 MPH. How will the increased traffic affect the safety of the residents of the community.

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Public Input: Planning Commission Meeting Information

Josh Anderson <josh.anderson@knoxplanning.org>

Wed, Feb 12, 2020 at 9:23 AM

Reply-To: josh.anderson@knoxplanning.org

To: Commission <commission@knoxplanning.org>

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

From: **Public Input: Naomi O. Farmer** <contact@knoxplanning.org>

Date: Tue, Feb 11, 2020 at 3:30 PM

Subject: Public Input: Planning Commission Meeting Information

To: <webmaster@knoxplanning.org>



Naomi O. Farmer has contacted you from the Planning Commission Meeting Information Page.

The information provided is listed below.

Project: Planning Commission Meeting Information

Name: Naomi O. Farmer

Email: bfarmer4747@comcast.net

Zip Code: 37918

Message: For Knox County Planning Commission, My Name is Naomi Farmer. I live at 4747 Wise Spring Road. This e-mail is related to the Case File # 2-H-20-RZ, rezoning from agriculture to planned residential. I am 96 1/2 years old and have lived here for over 65 years. I feel that we have not been given enough information about what is going to happen to the land. I have concerns about the change, about safety, impact to the land and traffic. I know most all my neighbors as I have been here a long time. Most of them are very helpful and watch out for me. The rezoning mentions boarding homes and I do not know what that means. We need more information before a decision is made. Sincerely, Naomi O. Farmer

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Case File 2-H-20-RZ

bamack2014 <bamack2014@gmail.com>

Tue, Feb 11, 2020 at 7:44 PM

Reply-To: bamack2014@gmail.com

To: commission@knoxplanning.org

To whom it may concern,

My name is Alex McSpadden & I live on Wise Springs Road. I just wanted to express my concerns over the possible rezoning of 4937 Wise Springs Road. The property is in talks to be rezoned to potential boarding homes & I have several questions regarding this matter. My first question is what exactly does boarding house mean? Is this going to be a single family home or multiple structures? Our area has seen exponential growth over the last few years that has severely affected our surroundings. Our roadways are already experiencing so much traffic & the roads are seeing excess wear & tear. Another issue is the overpopulation of our local schools, a new middle school was built in the last few years & found itself at maximum capacity the first year it was open. The property in question is the site of a former slaughter house & has long been the home for wildlife & livestock. The demolition of the slaughter house structure has raised concerns due to the talk of asbestos & if the demo was completed in a safe manner in order to avoid land & water contamination. As much as I would love for the property to be put to good use more information regarding this particular proposal would be appreciated. It would also be beneficial to know how the rezoning of an agricultural space to a boarding home would improve our community. Thank you for your time & attention to this matter.

Alex McSpadden

Sent from my U.S.Cellular© Smartphone

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Case File # 2-H-20-RZ 4937 Wise Springs Road

Badbart865 <Badbart865@comcast.net>

Tue, Feb 11, 2020 at 11:07 PM

Reply-To: badbart865@comcast.net

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

To the Knox County Planning Commission.

It has come to my attention that a re-zoning of the property at [4937 Wise Springs Rd. Knox County 37918](#), is trying to go from agriculture to residential. Has there been any studies as to the Ecological, Environmental as well as the Wild life habits that exist in this area.

..... Bert A Farmer Jr.

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Regarding case # 2-H-20-RZ

Chase McSpadden <cxmcsadden@gmail.com>

Tue, Feb 11, 2020 at 7:51 PM

Reply-To: cxmcsadden@gmail.com

To: commission@knoxplanning.org

Hello,

My name is Chase McSpadden and I live on Wise Springs Road in Northeast Knox County. I have recently received a notice regarding [4937 Wise Springs Road](#) to be rezoned from agricultural to planned residential. Upon examining the case file number, I have a few concerns.

I would like a better explanation about proposed "boarding homes" and what kind of examples exist in today's time. Some of my concerns lean toward the occupancy of such boarding homes and the effect it would have on our already congested roads and schools.

I am also aware that this particular property housed a slaughtering operation for many years. The main processing building was told on several occasions that it contained asbestos. Recent observations show that the building has been demolished. Some of the people living in the immediate area, including myself, are concerned if the building was properly and safely disposed of without contaminating the soil, water sources, and the surrounding properties.

Flooding is another issue we face on this road. This particular property has multiple bodies of water and it is a fact that when we have wet weather for any given amount of time, the road to the North end is flooded across. There is substantial run off potentially from this address.

I have lived on Wise Springs for my whole life thus far. While myself and some of the others living nearby wish to see this part of the county to stay in an agricultural setting, we understand that progress will eventually settle in close to home. We just wish to understand more about the proposed plans and the potential impacts it will have not just on us but our community.

Thank you for your time,
Chase B. McSpadden

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Rezoning case 2-H-20-RZ

Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Feb 12, 2020 at 7:28 AM

Reply-To: liz.albertson@knoxplanning.org

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

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

From: <fujidave@comcast.net>

Date: Wed, Feb 12, 2020 at 12:22 AM

Subject: Rezoning case 2-H-20-RZ

To: <liz.albertson@knoxplanning.org>

I would like to express some grave concerns I have with rezoning the afore mentioned property. I live adjacent to this property. The land in this area just barely perks for drain field purposes and I fear a lot of runoff in my area. Many of the houses in this community have had drain field issues recently. I also have great concern over the increase in traffic volume that rezoning would mean to this area. I have read an email on the knoxplanning website about this rezoning and that it may bring in a teen mental health facility to this property. If so then that opens up many more concerns about the safety of the people in this community. Many elderly people live in the area and I am concerned for their safety. With my property directly adjoining the planed property, I have great concern with how this will affect the property value. I am unable to make the public hearing on February 13th due to having to be out of town that day for my job. I feel that the residents of this small community needs a lot more information about how this property will be used.

Thanks for hearing my concern,

David and Paula Walden

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Liz Albertson, AICP
Senior Planner
865.215.3804

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

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Comments on 2-H-20-RZ

Liz Albertson <liz.albertson@knoxplanning.org>

Tue, Feb 11, 2020 at 9:43 AM

Reply-To: liz.albertson@knoxplanning.org

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

Comments on 2-H-20-RZ

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

From: **Sharon Payne** <sharonakp@me.com>

Date: Wed, Feb 5, 2020 at 8:54 PM

Subject: Wise Springs resining to residential

To: <liz.albertson@knoxplanning.org>

I only recently learned of plans to rezone property on Wise Springs Rd from Agricultural to Residential to allow a teen mental health facility to build there. As a property owner in Walker Hills Subdivision this concerns me greatly. I do not feel this is the best location for the adolescents or is in the best interest of our community. Any adolescent that escapes the facility has quick access to a railway which offers a Suicide opportunity and a quick escape from the area. The Sherrifs department nearby also performs regular firearms drills that can be heard inside my home on Waldon Pond Ln. This cannot be good for teens with anxiety, panic disorders or ptsd. I'm told it will be better than what they have now, but is that the best they can do when starting over from the ground up? For the first time since 2008, our property values are going up. This facility being located so close by will most assuredly bring them right back down.

Please reconsider. Keep our area under agricultural zoning and stop this effort now.

Sent from my iPhone

Sharon Payne

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Liz Albertson, AICP

Senior Planner

865.215.3804



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

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This message was directed to commission@knoxplanning.org