



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item #16 (7-I-20-RZ) S&E Properties

1 message

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

Wed, Jul 8, 2020 at 3:45 AM

Reply-To: cdgreenwood@cs.com

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

Dear Commissioners,

I am writing to urge you to either deny the rezoning for the property on the South side of W. Emory Rd, west of Beaver Ridge Rd, or to zone it for no more than two dwelling units per acre.

1. While there is a small condo complex just to the north, all the rest of the property adjoining this parcel is undeveloped or extremely low density.
2. The property is next to one of the worst intersections in Karns -- a 3-way intersection where people who are turning in one direction do not stop. I believe the proposed site is within the Parental Responsibility Zone for Karns Elementary School, so this development, and all the children it will likely bring in, will be driven to school which will cause that much more traffic in an area that already backs up consistently with work and school traffic. People will have to try to pull out of a subdivision that feeds into a road that already backs up frequently, so they will have to just wait for someone to be kind enough to let them into the line of traffic. There has been talk of putting a roundabout at this intersection, as well as talk about putting in turn lanes along Emory Road, to try to accommodate the explosive growth of residential subdivisions along Emory Road, but the State predictions for when this will get done have continued to slip. At some point, you need to slow down new development and let the infrastructure, especially schools and roads, catch up. If you can't slow it down, then the number of dwelling units per acre needs to be 1-2.
3. Estimated student yield is 23. I seriously think you need to re-evaluate the model you use for this and the assumptions that are being applied in order to generate such low numbers. Typically, new housing in Karns has at least 3 bedrooms and it attracts young families, so these neighborhoods are overrun with kids. My understanding is that a national model is used to come up with Student Yield. If it does not take into account how quickly these units sell as well as the fact that they tend to all be 2-story houses with at least 3 BR, then the estimates are probably off.

Thank you for your time,

Carolyn Greenwood
3224 Boomerang Lane
Knoxville, TN 37931

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Proposed rezoning of Parcel ID 77 098 8520 W. Emory Road

1 message

PAULA SUCHOMSKI <spvols@bellsouth.net>

Tue, Jul 7, 2020 at 6:21 PM

Reply-To: spvols@bellsouth.net

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

Cc: "jim.snowden@knoxcounty.org" <jim.snowden@knoxcounty.org>

Dear Planning Commission, County Commissioners and to all concerned,

In reference to the property located at [8520 West Emory Road](#)/Parcel ID 77 098 that S&E Properties have requested to be rezoned to build a subdivision, I have listed my concerns:

1. The Karns area is made of numerous small farms throughout the community. People are drawn to this area looking for space for livestock, recreation, the sounds of nature and more privacy than what is found in some developments. Unfortunately, this area lately has seen a huge growth from converting farms to residential homes. To build 5 houses per acre seems extremely high compared to the area norms of 2 houses per acre. The area surrounding the proposed subdivision is farmland with one house per 10 to 20 acres. Ideally, homes with larger lots are preferred if building is permitted at all. On average, homes sold on larger lots are at least \$25 to \$50 a square foot higher than the proposed subdivision with denser houses per acreage. Therefore, this would negatively impact property values and the standards of housing in our area.

2. With the influx of new neighborhoods in Karns area, Grey Hendrix, Karns Valley, Blacksberry Road, what will be the impact of the schools? This proposed subdivision could potentially bring 200 or more people to this exploding residential area.

3. Traffic on Beaver Ridge is severely congested during the morning and afternoons, due to elementary school schedules. Fifty or more houses will only add to the traffic problems. West Emory alone has seen numerous developments. Traffic lights and widening of roads is a must, but at the expense of the taxpayers, while adding to the pure profits of these developers like S & E Properties.

4. Flooding is a major concern. If these houses are built, flood waters could flow farther onto the existing properties. A geographical survey must be done on this parcel of land to specifically address the flooding of Beaver Creek and the run-off associated with building the proposed subdivision.

5. Wildlife is being disrupted. Coyotes, bobcats and deer are known to habitat on this property. Before this property was sold, it was considered

6. As the volume of residents increase, how does this affect the emergency services response time?

7. Pictures attached:

- A. Back of Marshall Property, proposed subdivision
- B. Before flooding on my property
- C. After flooding
- D. Before flooding on my property
- E. After flooding
- F. Property across the street from proposed subdivision on Beaver Ridge Road
- G. Same area
- H. Floodplain of proposed subdivision
- I. My son kayaking under his goal post

The following questions must be answered:

- 1. What's the actual buildable average?
- 2. How many houses can be built on the actual acreage?
- 3. What study has been completed to evaluate the impact of flooding from the building of proposed subdivision?
- 4. If this study has been completed, where can it be viewed by the public?
- 5. Has a traffic study been completed given the number of subdivisions being built on West Emory?
- 6. If this study has been completed, where can it be viewed by the public?

Thank you for your time,

Paula Suchomski
7916 and [7920 Oak Ridge Highway](#)

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This message was directed to commission@knoxplanning.org

9 attachments



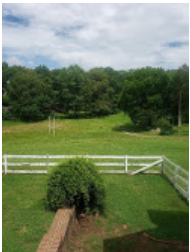
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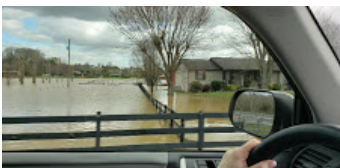
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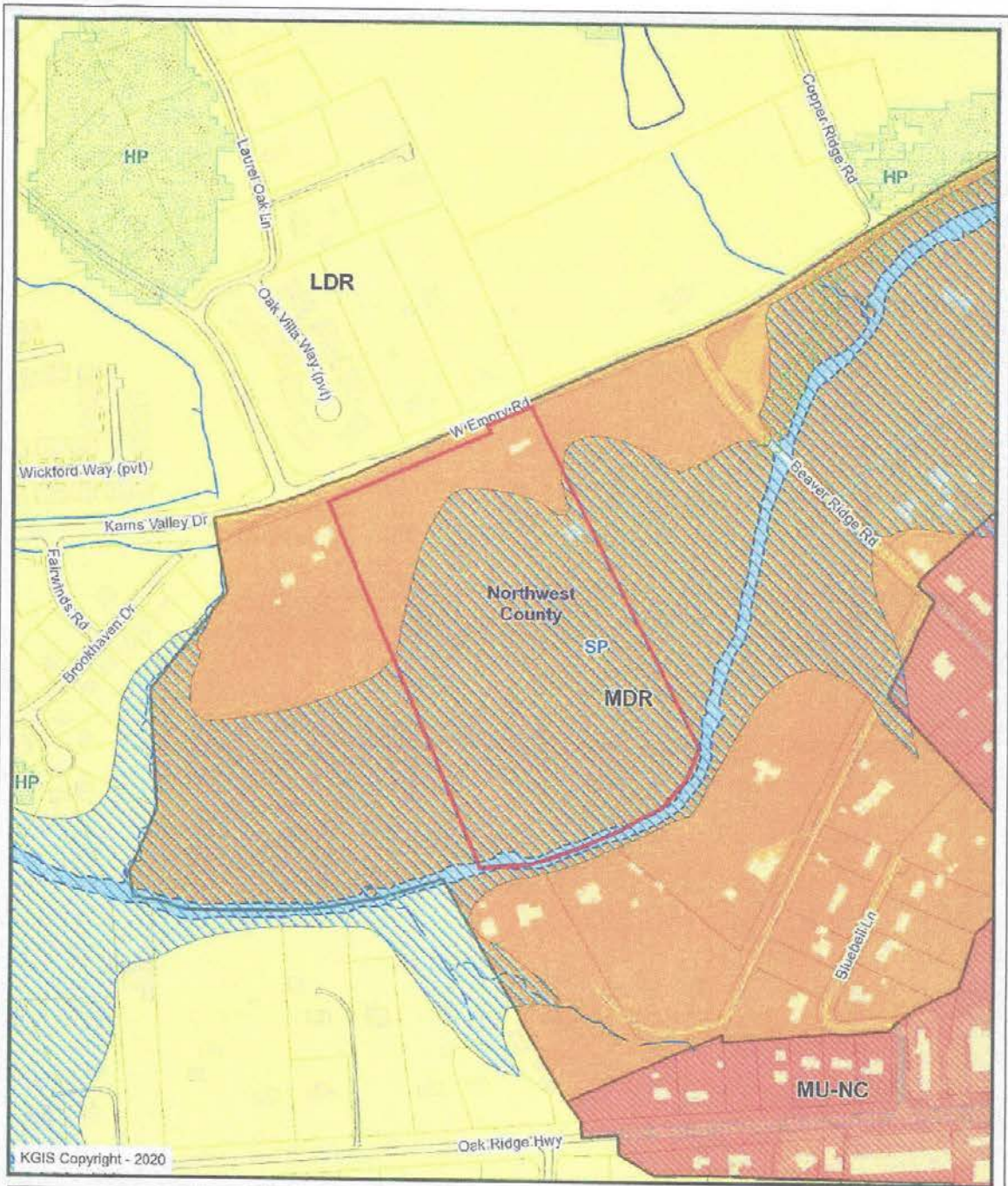












Letter Portrait



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From: Bill/Brenda Griffith <bg4239@bellsouth.net>
Date: July 7, 2020 at 7:53:39 PM EDT
To: contact@knoxplanning.org
Subject: Fw: rezoning of Parcel ID 77 098 8520 W. Emory Road
Reply-To: bg4239@bellsouth.net

Sorry photos did not attach on previous email.

----- Forwarded Message -----

From: Bill/Brenda Griffith <bg4239@bellsouth.net>
To: "contact@knoxplanning.org" <contact@knoxplanning.org>
Cc: b g <bg4239@bellsouth.net>; "crlchambers43@att.net" <crlchambers43@att.net>
Sent: Tuesday, July 7, 2020, 07:45:19 PM EDT
Subject: Rezoning of Parcel ID 77 098 8520 W. Emory Road

Dear Planning Commission, County Commissioners and all concerned:

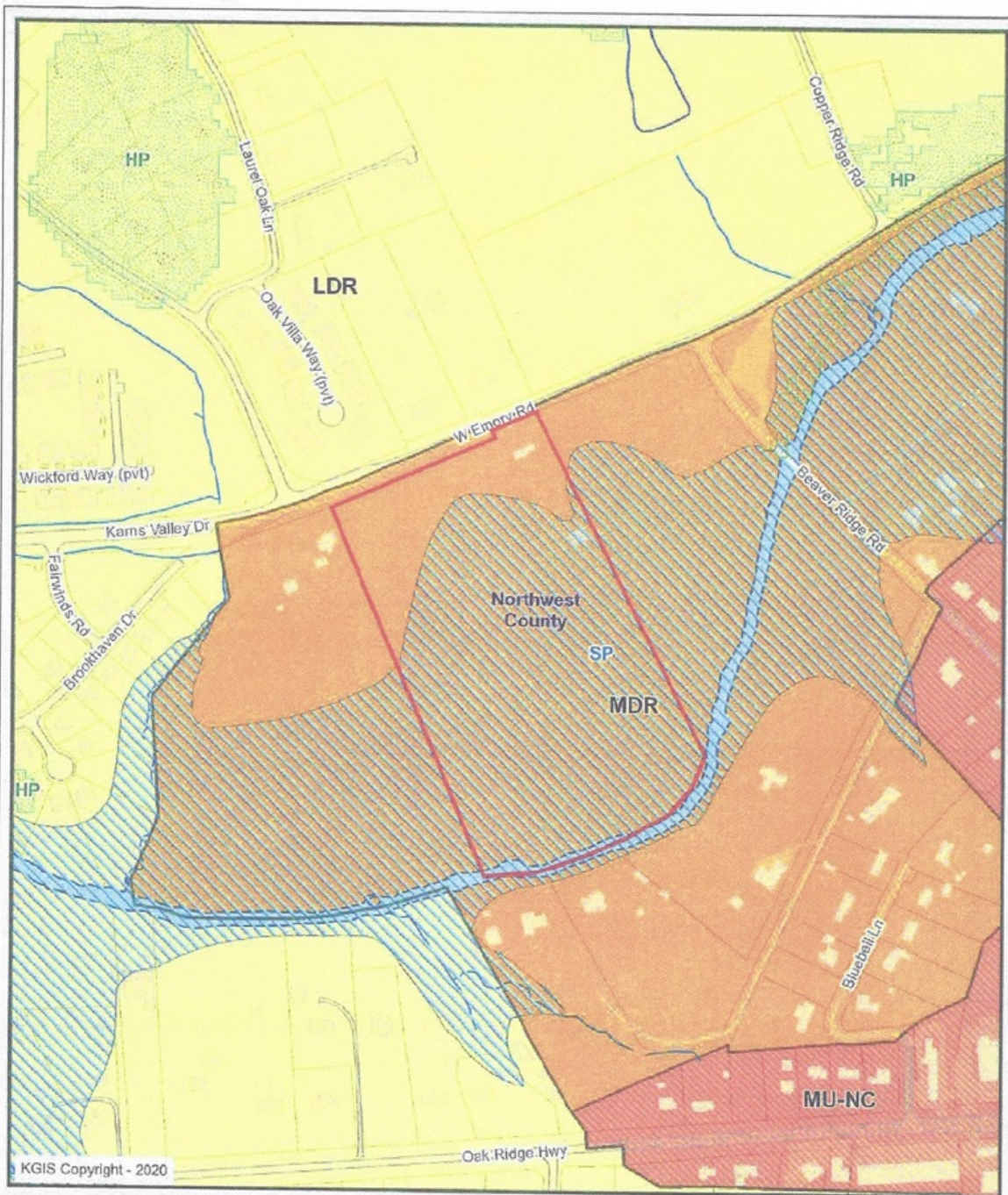
In reference to the property located at 8520 West Emory Road/Parcel ID 77 098 that S&E Properties have requested to be rezoned to build a subdivision. We are concerned about the development of this property that it will not only create additional traffic and school problems in Karns but also create worse flooding along the Beaver Creek flood plain. Flooding is a major concern. If these houses are built, floodwaters could flow farther onto the existing properties. A survey must be done on this parcel of land to specifically address the flooding of Beaver Creek and the run-off associated with building the proposed subdivision. Unless you live in the Karns Community, you may not be fully aware of the flooding areas. Oak Ridge Highway is affected around the Karns Community Center. Also, east of the proposed development, homeowners are affected by flooding even though their property does not border Beaver Creek. Many people are not aware that rezoning this property will affect them because of flooding. Attached are photos of the property when flooded not flooded and a map of the property flood plain.

Thank you for your consideration,

Bill & Brenda Griffith
8328 Beaver Ridge Road
Knoxville, TN 37931
865-694-0765



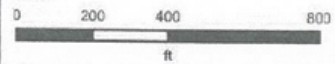




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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 7-I-20-RZ

Jackie Munsey <jackie.munsey@outlook.com>

Wed, Jul 1, 2020 at 3:42 PM

Reply-To: jackie.munsey@outlook.com

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

I would like to express my opposition to the rezoning of this property. The infrastructure in place cannot handle any more traffic in a safe and expedient manner. Also, more runoff would occur with development. This property already has a floodplain in its borders.. Thank you for your consideration.

Jackie Munsey
[3501 Oak Villa Way](#)
Knoxville, TN 37931

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] file number 7-I-20-RZ

Derek/Margaret Hodge <derekmargarethodge@gmail.com>
Reply-To: derekmargarethodge@gmail.com
To: commission@knoxplanning.org

Wed, Jul 1, 2020 at 4:12 PM

This correspondence is to whomever is in the approval/spec position re: File Number 7-I-20-RZ.

The rezoning request is to change the noted area from A & F, to PR.

The applicant is S&E Properties (454-3727).

It is my position that any movement toward adding additional residences and related auto loading to the Emory

Road area must include a major modification to the dangerous intersection immediately east of the defined property.

The intersection and narrow road configuration is most hazardous to light traffic and could be deadly during heavy traffic times.

A site inspection of the intersection will reveal a unique two (2) way stop intersection that is not normal.

The site inspection will also reveal a narrow road width at the site that must be widened.

The above recommendations should be included as a requirement to be completed prior to the RZ approval.

I look forward to your response.

**Derek Hodge
Karns, Tn. 37931
252-435-7473**

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] 7-1-20 RZ

Linda Absher <lhabsher@comcast.net>

Thu, Jun 25, 2020 at 6:08 PM

Reply-To: lhabsher@comcast.net

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

Dear Commissioners,

I have added two attachments to this email pertaining to my concerns and comments about project 7-1-20 RX

Sincerely,
Linda F. Absher

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This message was directed to commission@knoxplanning.org

2 attachments**IMG_0702.JPG**
3317K**Letter to Knox County Commisioners About New Subdivi.docx**
15K

TO: Knox County Planning Commissioners

FROM: Linda F. Absher

3508 Oak Villa Way

Knoxville, Tennessee 37931

SUBJECT: Case 7-1-20RZ

Dear Knox Planning Commissioners,

I live right across from the field located at 8520 West Emory Rd./Parcel ID 77 098 that S&E Properties has requested to be rezoned to build a Subdivision. Listed below are my concerns and comments against approving their request for a subdivision which could possibly consist of 145 homes.

Traffic Concerns.

- The Homeowners, who would live in the proposed Subdivision, will have difficulty leaving and entering their neighborhood when traffic is heavy in the morning and evenings. The property being discussed will have traffic build up due to those traveling from the Industrial Park, from Oak Ridge Highway, and from Clinton Highway. Please review all the other side roads and Subdivisions who add to the heavy traffic on Emory. (I am unable to show visual pictures but I know other neighbors will have this information for you to view.)
- Those of us who already live between Oak Ridge Highway and Clinton are having difficulty turning onto Emory Road during periods of heavy traffic
- Traffic continues to increase in our area due to the new road named Karns Valley Drive going through the industrial park then crossing Oak Ridge Highway and joins Emory Road where the property is located for rezoning.

Concern About S&E Properties Purchasing This Property.

- The field across from our Condos is listed as a flood zone.
- Those of during the time we moved into the area in 2003 through 2020, The flooding can range from the middle of the field up to the fence on Emory Road.

- The amount of flooding depends on the amount of rain we receive, Beaver Dams and the number of logs jamming downstream in Beaver Creek.
- If S&E properties change the land to prevent flooding that they own, it will cause those who own property across the creek and down the creek to have additional flooding on land they own.

A great big thank you to those who serve on the Knox Planning Commission and for using your time to read over the comments and concern for the rezoning the Parcel ID 77 098.

Sincerely,

Linda F Absher

