



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: May 14, 2020 Meeting Item 15 - 3324 Swafford Rd Rezoning

1 message

Alyson Hunt <alyhunt7@gmail.com>
Reply-To: alyhunt7@gmail.com
To: commission@knoxplanning.org

Tue, May 12, 2020 at 4:27 PM

Dear Knoxville-Knox County Planning Commission,

Please do not approve the rezoning of 3324 Swafford Rd to Planned Residential with up to 2.5 dwellings per acre as recommended by staff in the Plan Amendment/Rezoning Report (File # 5-J-20-RZ, 5-A-20-SP).

I am a long-time resident of the Hardin Valley/Solway area. I grew up on North Couch Mill Road and now own a home on Dunaway Rd, both of which are very close to the proposed development entrance along Swafford Road at Guinn Road.

The growth of the Hardin Valley area has already exceeded the available infrastructure, particularly the roadways. The Hardin Valley exit on Pellissippi Parkway, North-bound, already backs up for hundreds of feet on the shoulder of the parkway during rush hour traffic. Hardin Valley Road and Steele Road are impassable during school drop off and pick up hours. Entering Oak Ridge Highway/Illinois Avenue/Pellissippi in Solway is difficult at the best of times. To add another development of two to three units per acre to an already overtaxed area is irresponsible.

The roads around the proposed development site are all two-lane or less as noted in the Plan Amendment/Rezoning Report. Swafford Road is barely wide enough to accommodate two vehicles. Add to the narrowness the blind curves and elevation changes, and travelers already cross the yellow lines at speeds far exceeding the posted speed limits. Increasing the traffic on Swafford by an estimated 4-5 times will only increase the number of speeding vehicles through Swafford, Guinn, Solway, and Sam Lee roads. School Board member Terry Hill is quoted in this article (<https://www.wvlt.tv/content/news/Hardin-Valley-growth-building-potential-plans-for-Knox-County-Schools--567175701.html>) as noting that there is "not readily accessible pass windy two lane roads" when trying to accommodate 1,000 students. How are these roads sufficient for accommodating up to 750 new homes and and their occupants? Add to that all of the apartments under construction and recently constructed in the area, and the volume of 1,000 Hill notes is far exceeded. The roads are not sufficient for this amount of traffic.

The Hardin Valley and Karns schools are already overcrowded because of the rate of over-development in the area. An estimated 300+ students to be added from this proposed development doesn't include the students being added from housing developments still in progress on Hardin Valley Rd, Sam Lee Rd, or North Campbell Station. The Northwest Knox County Elementary School that is supposed to alleviate some overcrowding isn't even

scheduled to have land secured until Spring 2021. At the rate of development, by the time the new school is built, it will already be overcrowded.

Finally, the over-development in the area has ruined what were formerly lush green hillsides spotted with cattle or horses or hay bales. Between the subdivisions and proposed road modifications from the Hardin Valley Mobility Study, the few farms that remain intact now will become separated tracts of land no longer functional for the cattle, horses, hay, or greenery that makes the area so attractive. Every farm being sold does not need to become a subdivision with 3 dwellings per acre. Please leave us some greenery to enjoy in our community and some of the rural areas that attracted us to the region or have been part of our lives for so long. In addition to taking away the farm land, some newcomers to the area expect the formerly rural area to bend to their suburban expectations - no slow moving trucks hauling cattle or hay are tolerated; the occasional cattle escape from a pasture is met with calls to the local sheriff's office instead of a neighborly call to the farm owner; sidewalks, shoulders, and turn lanes are demanded along every roadway no matter whose land has to be taken to accommodate it.

Homeowners have been complaining since at least 2018 about the rate of growth. It's happening too fast as noted in a Knox News opinion piece written by another long-term Hardin Valley Resident:

<https://www.knoxnews.com/story/opinion/columnists/2018/05/14/opinion-hardin-valley-being-ruined-hasty-development/551844002/>

I encourage the county commission to listen to the locals and to deny the planned development at [3342 Swafford Road](#) at anything more than .5 dwelling per acre (2 acres per home), which is more fitting with the surrounding area home sites.

Thank you,
Alyson Hunt

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda Item 15: File 5-J-20-RZ

1 message

James Stafford <jamesstafford761@gmail.com>

Tue, May 12, 2020 at 9:21 AM

Reply-To: jamesstafford761@gmail.com

To: commission@knoxplanning.org

Dear Knox County Planning Commission,

As a fellow land owner in the Hardin Valley area, I was disappointed to read Knox County Staff's recommendation for Agenda Item 15, (Ann Rowland's Property).

I am well aware of the issues being raised by the public in regards to traffic, but starting a trend of reducing density is not the solution. The solution is to incentivise developers to make improvements (such as road improvements, community parks, greenways) and you incentivise developers by zoning the land appropriately.

In this particular case, 3 units per acre is warranted. Please see attached illustration showing how similar, surrounding land received the appropriate zoning of 3 units per acre.

Lastly, as a land owner, I am wanting to protect the value of my land and not see the density be reduced a little at a time.

Thank you for the consideration

James

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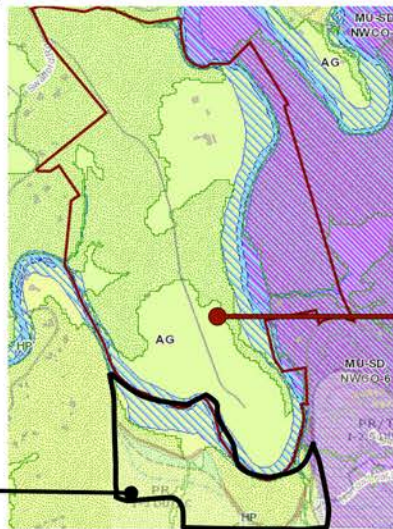
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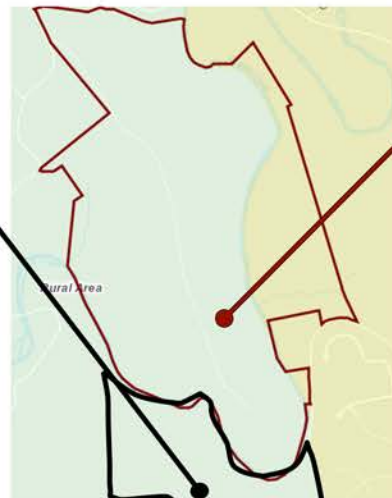
Current Zoning Map



Current Sector Plan



Current Growth Plan



Comparison Property

- 1. Successfully rezoned to PR 1-3 Unit/AC
- 2. The parcel is subject to Hillslope Protection
- 3. Not within "Planned Growth" boundary

Subject Property

- 1. Applicant asking for 3 Units/AC
- 2. The parcel is subject to Hillslope Protection
- 3. Not within "Planned Growth" boundary

In summary, the "subject property" shares the same characteristics as the "comparison property" of which was rezoned to PR 1-3 U/Ac. The subject property should receive the same zoning. Reducing the zoning to follow "staff recommendation" of 2.5 U/A will decrease the potential units by 125, which in itself is a good size neighborhood. It is PROBABLE that the land will only yield a maximum 2.5 U/Ac build out, but the land and future developer should not be "handcuffed" by the density and forced to follow "narrow-minded" planning approach for a community that will take 8 years to build out. The 125 units reserved with an appropriate zoning of 3 U/AC could become a bargaining-ship between future developer and County. Additional green-space, county park, road improvements, utility improvements, etc., are all possibilities that can be explored with the zoning of 3 U/A.