



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Correction of meeting date: File No. 10-R-20-RZ, Agenda Review Meeting Oct. 8, 2020**

1 message

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**Soslau** <soslau@pobox.com>

Wed, Oct 7, 2020 at 2:50 PM

Reply-To: [soslau@pobox.com](mailto:soslau@pobox.com)To: [michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org), [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Cc: Eric Soslau &lt;soslau@pobox.com&gt;

This comment is in reference to the proposed rezoning of the Murray Farm, case 10-R-20-RZ. There is confusion regarding the boundary lines of the subject property which needs to be resolved for adequate assessment of access onto Bluegrass Road, which has significant traffic issues as noted by other comments. As an owner of the property adjacent to the farm, 9029 Bluegrass Road, I respectfully oppose the rezoning pending resolution of our common boundary lines.

Eric Soslau

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] File No. 10-R-20-RZ, Agenda Review Meeting Oct. 6, 2020**

1 message

**Eric Soslau** <esoslau@gmail.com>

Wed, Oct 7, 2020 at 2:45 PM

Reply-To: esoslau@gmail.com

To: michelle.portier@knoxplanning.org, commission@knoxplanning.org

This comment is in reference to the proposed rezoning of the Murray Farm, case 10-R-20-RZ. There is confusion regarding the boundary lines of the subject property which needs to be resolved for adequate assessment of access onto Bluegrass Road, which has significant traffic issues as noted by other comments. As an owner of the property adjacent to the farm, 9029 Bluegrass Road, I respectfully oppose the rezoning pending resolution of our common boundary lines.

Eric Soslau

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] File No. 10-R-20-RZ, Agenda Review Meeting Oct. 6, 2020**

1 message

**Greg Sisco** <gfsisco@gmail.com>

Tue, Oct 6, 2020 at 8:57 AM

Reply-To: gfsisco@gmail.com

To: commission@knoxplanning.org

Planning Commission:

Please consider the attached letter when discussing the subject file on today's call.

Respectfully,


Greg Sisco  
9231 Colchester Ridge Rd.  
Knoxville, TN  
(865) 414-4343

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **File No. 10-R-20-RZ, Agenda Review Meeting.pdf**  
139K

October 6, 2020

Knox County Planning Commission  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

**File #: 10-R-20-RZ – Agricultural (A) to Planned Residential (PR) – 4 du/acre**

I was very disappointed to read the Planning Staff Rezoning Report posted for the subject file. I understand the intent of the summary recommendations provided in the *Southwest Sector Plan* (up to 5 du/ac in Knox County) and recognize that the subject property will be developed into a residential development; however, the planning staff recommendations failed to adequately address the entirety of the concerns regarding all site-specifics of the proposed development. Please consider the following:

- The planning staff report states: “*Surrounding neighborhoods off of Bluegrass Road are zoned PR with densities ranging from 3 du/ac to 5 du/ac.*” This is misleading.
  - **Surrounding neighborhoods off Bluegrass Road zoned PR have densities of 3 du/ac (Benington and Roefield Subdivisions).**
  - The nearest 4 du/ac density off Bluegrass Road (west part of *Williford*) is located 0.5 miles away. This subdivision is not located within an elementary school’s reduced speed zone.
  - The nearest 5 du/ac density off Bluegrass Road (*Poplar Place*) is located 1.25 miles away, west of Pellissippi Parkway. This subdivision is not located within an elementary school’s reduced speed zone.
- The planning staff report states: “*sidewalks along Bluegrass Rd. would be required.*” To be clear, **this is not just for the subject property’s Bluegrass road frontage but, more importantly, is for 9001 Bluegrass Rd., 8933 Bluegrass Rd., 8929 Bluegrass Rd., and 8900 Straw Flower Dr.**
- The staff report fails to address the **limited ingress/egress into a reduced speed zone for an elementary school (Blue Grass Elementary School).**
- Likewise, the staff report fails to address the **limited sight distances along a curvy, narrow country road that has daily speeding, numerous accidents, and even a fatality.**
- The staff report fails to address the potential for **road-widening to accommodate a turning lane.**
- Further, the staff report fails to address the **drainage concerns** for the property.

I recognize that road, drainage, and sidewalk concerns might be further addressed after a concept plan has been provided; however, these aspects should not be considered without regard to density. Therefore, I ask that you **reduce the density of the proposed development to no greater than 3 DU/acre in keeping with the surrounding neighborhood densities and the obvious safety concerns for young children.**

Greg Sisco  
9231 Colchester Ridge Road  
Knoxville, TN 37922  
(865) 414-4343



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case 10-R-20-RZ**

1 message

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**'Amy Rasch' via Commission** <commission@knoxplanning.org>

Thu, Oct 1, 2020 at 1:23 PM

Reply-To: amy\_rasch@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

This email is in regards to the upcoming meeting regarding the rezoning of the Murray Farm, case 10-R-20-RZ. As a owner of the property adjacent to the farm, 8933 Bluegrass Road, I would like to voice my concerns over rezoning the property. This section of Bluegrass Road is dangerous due to the sharp curve and blind hill at the bottom of the Murray driveway. Over the years as traffic on the road has increased, so have the accidents. These have resulted in much property damage for ourselves and our neighbors, as well as a fatality some years ago. Rezoning to allow more houses to be built than the property currently allows would result in more property loss, (mailboxes, fencing, trees, cars), and potentially another fatal car accident. Thank you for your consideration in this matter.

Amy Rasch

[Sent from Yahoo Mail on Android](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case no. 10-R-20-RZ ("Murray farm" rezoning)**

1 message

**Dana Droke** <djdroke57@gmail.com>

Thu, Oct 1, 2020 at 12:10 PM

Reply-To: djdroke57@gmail.com

To: commission@knoxplanning.org

My name is Dana J. Droke and I've lived at 9227 Colchester Ridge Road since July, 2017. My phone number is (865)617-9231. Please do not re-zone the "Murray farm"!

After a near miss exiting Bennington subdivision by turning left onto Ebenezer Rd from Shoreham, I decided that the only safe way to exit my subdivision is by using the light at Bluegrass and Ebenezer. Ebenezer is a heavily used thoroughfare. People drive too fast on it and there is a blind curve at Shoreham. The Ebenezer middle turn lane gives a false sense of security exiting Bennington because it is used for turning left from Ebenezer into Brentmoor subdivision.

Although there is a light at Bluegrass Rd and Ebenezer which aids in turning onto Ebenezer, I have to turn left from Strawflower Rd onto Bluegrass Rd. This turn is treacherous, akin to swimming across a crocodile infested river. There is a blind hill/curve and, again, people speed. I am retired and rarely drive at peak times, but still, 30% of the time that I turn left there, a car comes speeding over that blind hill after I have started my turn to land in front of them. Allowing a subdivision in that 10 acres will make that turn even worse! Bluegrass Elementary School sits at Bluegrass Rd and Ebenezer Rd so traffic bottlenecks happen all the time at that light.

Residential development of the "Murray farm" (which has significant drainage issues by the way), simply cannot happen because of traffic congestion on Bluegrass Road. Please decide on the side of safety for the school and everybody else!

Thank you for your consideration.

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case No. 10-R-20-RZ-Agricultural (A) to planned Residential (PR)**

1 message

**'Pansie Evans' via Commission** <commission@knoxplanning.org>

Wed, Sep 30, 2020 at 2:51 PM

Reply-To: evans@esknoxville.org

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

September 30, 2020

Knox County Planning Commission

We are long time residents of Benington Subdivision(1994) and reside at [9208 Colchester Ridge Road](#). We are writing in regard to the above Case No. in what those of us in my subdivision lovingly refer to as the Murray Farm.

While we understand that the fabric of our landscape must change, we are very troubled by the plans to build a subdivision on this property. Firstly, it is in a school zone which is already heavily traveled. This area of Bluegrass is in a blind curve and I recall recently of a fatal car wreck involving a Bearden High School student in this exact area. Adding so many homes on a small parcel of land will complicate this situation further.

The drainage issue is also a huge concern for neighboring homes.

We are respectfully requesting an intense evaluation of this area in regard to this case.

Sincerely,  
Steve and Pansie Evans

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case No: 10-R-20-RZ**

1 message

**'abeauche' via Commission** <commission@knoxplanning.org>

Wed, Sep 30, 2020 at 2:39 PM

Reply-To: beauchen@utk.edu

To: "michelle.portier@knoxplanning.org" &lt;michelle.portier@knoxplanning.org&gt;

Cc: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Please see the attached comment on rezoning case 10-R-20-RZ.

Thank you,

Alice Beauchene

[9020 Bluegrass Rd.](#)

Knoxville, TN 37922-5924

(865)-693-4221

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Rezoning.docx**

15K



RE: 10-R-20-RZ

Case No.: 10-R-20-RZ – Agricultural (A) to Planned Residential (PR)

I am the owner of the property at 9020 Bluegrass Road. My concerns about rezoning 9005 Bluegrass Road are primarily two: (1) water runoff and (2) traffic.

Runoff water from 9005 Bluegrass Road drains under or across Bluegrass Road and floods our pasture. Our cows like to sleep every night at the east end of that pasture. That area has flooded deeper than enough to drown a cow on several occasions. Fortunately, that has not happened. But that water does flood the house at 1515 Summerhill Road.

The access into 9005 Bluegrass Road is at about the location of a fatal accident on December 6, 2009. There is a curve on Bluegrass at that site. A young man was headed east and speeding when he crossed into oncoming traffic. I witnessed an accident more recently just west of 9005 Bluegrass when there was only property damage. A man driving east on Bluegrass was stopped to avoid an obstruction in the road. A woman was driving a bit too fast when she came over the hill west of 9005 Bluegrass and was not able to stop before colliding with the stopped vehicle. The posted speed limit is 30 mph on Bluegrass but speeding is quite common and there are numerous dips and curves which add to problems.

If the 9005 Bluegrass property is rezoned at 4 DU/A as per the request, that would result in significantly more traffic in the area. Visibility for a left turn onto Bluegrass is not good as there is a dip in the road just west of the access point.

Water runoff would be tremendously increased if this property is rezoned and developed. Even 3 DU/A would contribute to major flooding during heavy rains. Concerns about runoff date back to 1988 but absolutely nothing has ever been done about it. What happens if more non-permeable surface is added?

Alice Beauchene  
9020 Bluegrass Rd.  
Knoxville, TN 37922-5924  
(865) 693-4221



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] File number 10-R-20-RZ - Agricultural (A)****tdata:image/gif;base64,R0lGODlhAQABAIAAP///wAAACH5BAUQAAAAALAAAAABAAEAAAICBAEAOw==o****Planned Residential (PR)**

1 message

**'Barbara Candela' via Commission** <commission@knoxplanning.org>

Wed, Sep 30, 2020 at 12:47 PM

Reply-To: candelafam@icloud.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

Commission Members:

We reside at 1515 Summerhill Drive, which is located across Bluegrass Road from the property up for discussion. We are the recipients of the majority of the runoff water from said property along with waters from the Roefield and Bennington neighborhoods (see attached). We have lived at this address since 1990 and have been forced to endure standing water, up to 4-5 ft in our basement, on multiple occasions. NOTE: You can view a photo of the flooding of our property in the letter written by Greg & Kerstin Sisco which addresses their concerns regarding the development of this property. Over the years, we have consulted with engineers from the Knox County Engineering Department, including then Director, Bruce Wuethrich, as well as others who specialize in the field of water management. They have come to our home during times of flooding and examined our situation. What resulted each time was that we were told that there was no solution that would avoid diverting the water on to the property of others. We were informed, however, that if the Murray Farm (at that time) ever developed, the developers would be required to manage the runoff waters. That is our primary concern with this project. We want to be assured that there is a plan in place to collect and retain the waters that flood our home.

Additional traffic on the already hazardous Bluegrass Road is also a concern with this development. The challenging visibility at the spot in question, the narrow roads and the speed at which people drive, along with the close proximity of Bluegrass Elementary School should all be taken into consideration.

In the event that the Commission does, in fact, approve the rezoning of this parcel, we would ask that you consider limiting the number of dwellings per acre to three.

Respectfully,  
Gerard & Barbara Candela  
(865) 235-4197

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Candela flooding photos.pdf**

2197K



**View of Flooding on Subject Property on Feb. 6, 2020**



**View west down Bluegrass Road where flooding on Subject Property overflows**

**Photo Taken on Feb. 6, 2020**





**View of Flooding South of Bluegrass Road on Feb. 6, 2020**

**Photo Taken from Alice Beauchene Property at 9020 Bluegrass Road**



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 10-R-20-RZ**

1 message

**Greg Sisco** <gfsisco@gmail.com>

Wed, Sep 30, 2020 at 9:11 AM

Reply-To: gfsisco@gmail.com

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, commission@knoxplanning.org

Knox County Planning Staff and Planning Commission:

A sign announcing the scheduled Oct. 8<sup>th</sup> public hearing has not been placed at the subject property (10-R-20-RZ), now only 8 days away. Therefore, we ask that you postpone the meeting 30 days to allow for the proper neighborhood notification.

Respectfully,

Greg Sisco

9231 Colchester Ridge Rd.

Knoxville, TN 37922

## Public Notification

State law requires that any rezoning be publicized in a local newspaper because it may affect surrounding property, roads, and public utilities. Knoxville-Knox County Planning public notices are placed in the Knoxville News-Sentinel 12 days prior to the hearing. **Knoxville-Knox County Planning also posts a sign on the property 10 - 12 days prior to the public hearing stating the date, time, and place.**

<https://knoxmpc.org/commission/rezoning-process>

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Case No.: 10-R-20-RZ – Agricultural (A) to Planned Residential (PR)**

1 message

**Ann O'Connor** <dr.ann1991@gmail.com>

Wed, Sep 30, 2020 at 7:28 AM

Reply-To: dr.ann1991@gmail.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org

Ms Portier and Knox County Planning Commission,

Please find attached my letter expressing my reservations regarding an application for rezoning for case number 10-R-20-RZ.

Thank you for your considerations,

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Ann O'Connor, Ph.D.

Licensed Psychologist, MHSP

**Privacy Notice:** The information contained in this transmission is privileged and confidential and/or may be protected health information (PHI) and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act of 1996 (**HIPAA**). If you have received this message in error, please inform the sender immediately.

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Knox County Rezoning Letter.docx**

17K

September 30, 2020

Knox County Planning Commission  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

To Members of the Knox County Planning Commission,

I am a home owner and have resided at 9041 Straw Flower Drive for 13 years. I am sending this email to respectfully request that any consideration of rezoning and development of Case No 10-R-20-R would be commensurate with the surrounding form and must seek to achieve the goals for the 2016 Southwest County Sector Plan.

With this in mind, I request that the Knox County Planning Commission consider the following items when addressing the rezoning application request from Agricultural (A) to Planned Residential (PR).

**Low Density Residential (LDR)** – please maintain a Private Residential Zoning Density **no greater than 3 DU/acre**. This is consistent with the densities of surrounding residential subdivisions.

- North – “**PR - 3 DU/acre**” – Benington Subdivision
- West – “**PR - 1-3 DU/acre**” – Roefield Subdivision
- East – “**Agricultural**” (single residence)
- South – “**Agricultural**” (single residence); Bluegrass Road

**Slope Protection** – Zoning density should be lowered as result of the slopes present on the subject property in agreement with the requirements of the *Hillside Ridgetop Protection Plan*. The subject property contains some slopes within 25-40% and some within 15-25.

**Road Plan** – The range of traffic counts on Blue Grass Road in the past 4 years are 3,830 to 4,250 (*knoxtpo.org*). The subject parcel fronts Bluegrass Road along a 195 ft. curved section with limited access. A *Traffic Impact Study* might be required to address:

- Site access is **within the Blue Grass Elementary School reduced speed zone (15 MPH)**.
- The property is located along a section of Bluegrass Road where drivers routinely drive in excess of the posted 30 MPH speed limit on a daily basis where numerous accidents have occurred, including one fatality on December 6, 2009.
- It is particularly hazardous to pull out of Straw Flower Drive as a result of the limited sight distance looking west; and I make that drive daily to work.
- **If approved, Bluegrass Road would require widening to accommodate a turning lane.**

**Southwest Sector Plan** – The parcel is located within the “Parental Responsibility Zone” for Blue Grass Elementary School located only 500 feet to the east. Parents either drive their children to school or allow them to bike or walk. The 2016 Southwest Sector Plan outlines the “pedestrian improvements around Blue Grass Elementary School. Specifically, **sidewalk connection to Blue Grass Elementary School** will be necessary to allow children safe movement from the new proposed subdivision to the school. Therefore, the applicant would need to build sidewalks at:

- 9001 Bluegrass Rd.
- 8933 Bluegrass Rd.
- 8929 Bluegrass Rd.
- 8900 Straw Flower Dr.



**Drainage** – There are 3 drainage issues with the subject parcel that must be addressed.

1. **Uncontrolled runoff from Benington**
2. **Uncontrolled Runoff from Roefield**
3. **Subject Property Storm water runoff**

The civil engineering site plans will need to account for each of these issues using appropriate storm water collection and retention methods.

Please carefully consider these factors when reviewing the applicant's proposal for rezoning and any subsequent use on review development plans and/or concept plans.

**In consideration of the items presented in this letter, should the Commission decide to approve this rezoning request, I strongly encourage it be done with a reduction of proposed density to no greater than 3 DU/acre.**

Respectfully,

P. Ann O'Connor, PhD

Licensed Psychologist, MHSP



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Notice of Planning Commission Public Hearing/ File #10-R-20-RZ**

1 message

**Michael Davis** <mkdvs59@att.net>

Tue, Sep 29, 2020 at 6:10 PM

Reply-To: mkdvs59@att.net

To: commission@knoxplanning.org

Please see attached letter----thank you, Mike Davis

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**Knox County Planning Commission letter 2020**  
14K**September 29.docx**

Knox County Planning Commission

September 29, 2020

City-County Building, Suite 403

400 Main Street

Knoxville, Tennessee 37902

RE: File Number: 10-R-20-RZ

Dear Commissioners,

I received a card in the mail notifying me that the Planning Commission will hold a public hearing to consider rezoning the approximate 10 acres located at 9005 Bluegrass Road from agricultural to residential October 8. I live in the small brick rancher on 2.87 acres next door to this property, 9001 Bluegrass Road. I have lived here for 28 years and can attest to the potential problems that would arise from a planned residential development.

First of all, the entrance to the property from Bluegrass Road is very, very dangerous. There is a dip and bend in the road, which presents low visibility driving east or west. When I exit my driveway (next to the entrance of the property), I almost have to squeal out onto Bluegrass Road if I am travelling east. Cars travel much too fast on this dangerous section, and oftentimes I can't see them coming until they are on top of me. There have been many wrecks on this curve in the road over the years, particularly with wet weather conditions. At least one fatality has occurred here, right in front of my driveway. If the 10 acres had 30 plus houses built, I can only imagine the difficulty of exiting my own driveway. 30 houses, 2 cars per house, would be an additional 60 cars entering and exiting the property on this dangerous section of Bluegrass Road.

Another factor to consider is that this section of Bluegrass Road is in the Bluegrass School Zone. It is already very congested during school arrival and departure times. I don't see how this property can be developed without major improvements to Bluegrass Road for the protection of all citizens who live in this community. The road would need to be widened, possibly with a turning lane to accommodate the increase in traffic. A sidewalk would help protect children living in the new development who choose to walk to school. We tried for years to get a sidewalk approved to no avail for our children and others from the Bennington neighborhood who would walk down Bluegrass Road to school.

Lastly, the property being considered for rezoning has drainage issues from the Roefield and Bennington subdivisions. After a heavy rain a large body of water accumulates near the entrance at Bluegrass Road. I often joke that I could duck hunt down there. In 2014 I approached John Murray, the former owner who farmed the land, to ask him if I could excavate a large amount of dirt on low places on his property. We were adding on to our house and the contractor was going to charge me to remove the dirt unless we could move it close by. Mr. Murray told me that even though he was no longer needing the pond for his cattle (he was getting too old to care for them), the pond on the property could not be filled in because he had an agreement with the Bennington HOA to leave it for drainage purposes. I don't know if this

was just a verbal agreement or if he received compensation, but that is what he told me. Since then the new owner has covered most of the pond. A new development would definitely have to address the drainage issues that have been a problem for years for several of my neighbors.

I pray that you would carefully consider these issues with Bluegrass Road and the property in consideration for rezoning when making your decision.

Sincerely,

Mike and Pam Davis

9001 Bluegrass Road

Knoxville, Tennessee 37922

865-368-5508



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] FILE NO.: 10-R-20-RZ**

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**Greg Sisco** <gfsisco@gmail.com>

Thu, Sep 24, 2020 at 10:13 AM

Reply-To: gfsisco@gmail.com

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Cc: Mike Reynolds &lt;mike.reynolds@knoxplanning.org&gt;, commission@knoxplanning.org

Knox County Planners and Commissioners:

Please see attached comments on the subject rezoning case.

Respectfully,

Greg Sisco

[9231 Colchester Ridge Road](#)[Knoxville, TN 37922](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**File No. 10-R-20-RZ.pdf**

803K

September 24, 2020

Knox County Planning Commission  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

**Case No.: 10-R-20-RZ – Agricultural (A) to Planned Residential (PR)**

We are adjacent property owners immediately north of the subject parcel in the Benington Subdivision at 9231 Colchester Ridge Road where we have resided since 1995 (25 years). We understand that the subject property is in an area of Planned Growth, but growth must be commensurate with the surrounding form and must seek to achieve the goals of the *2016 Southwest County Sector Plan*.

Therefore, we respectfully request that the Knox County Planning Commission consider the following items when addressing the subject rezoning application request from Agricultural (A) to Planned Residential (PR).

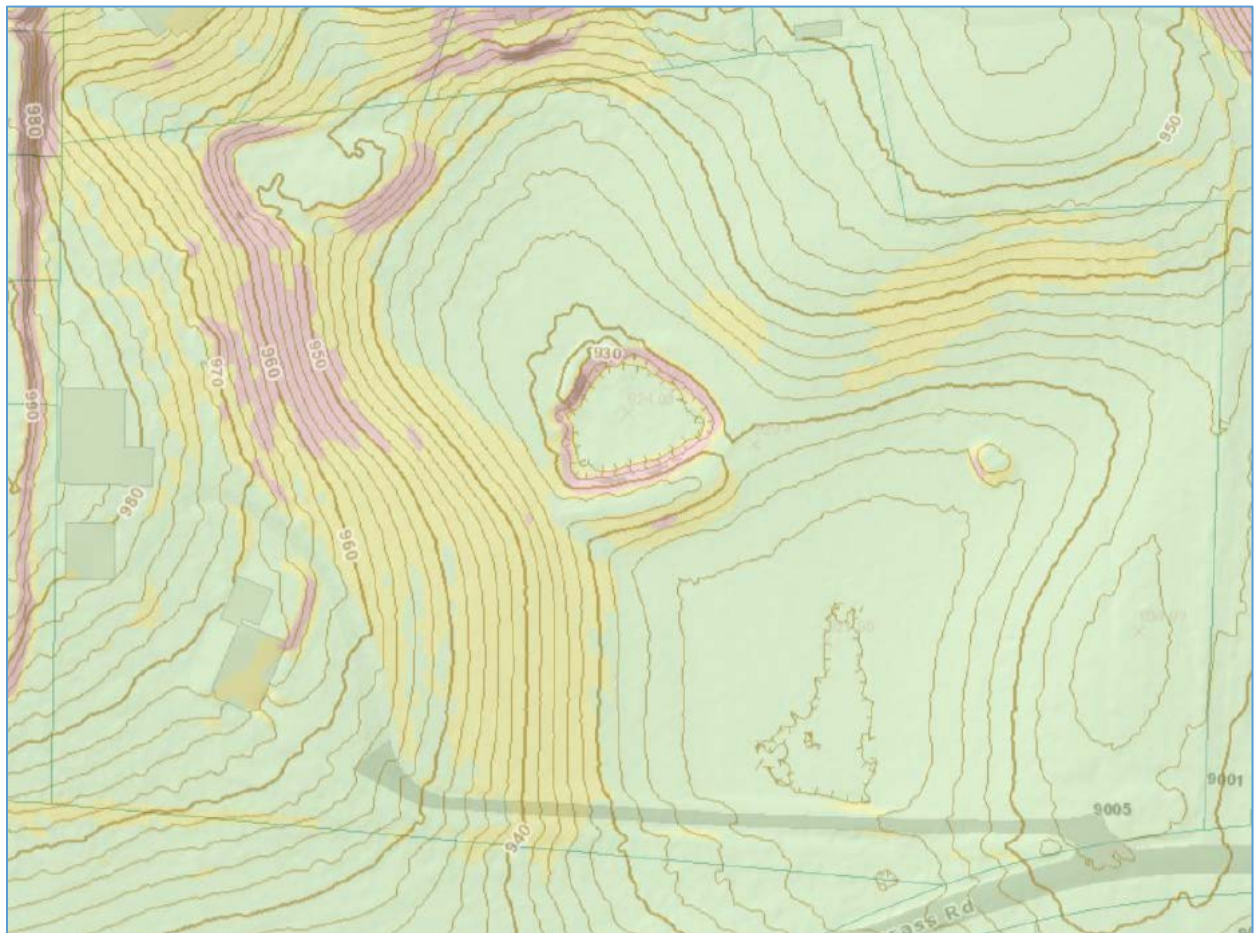
**Low Density Residential (LDR)** – please maintain a Private Residential Zoning Density **no greater than 3 DU/acre**. This is consistent with the densities of surrounding residential subdivisions.

- North – “PR - 3 DU/acre” – Benington Subdivision
- West – “PR - 1-3 DU/acre” – Roefield Subdivision
- East – “Agricultural” (single residence)
- South – “Agricultural” (single residence); Bluegrass Road



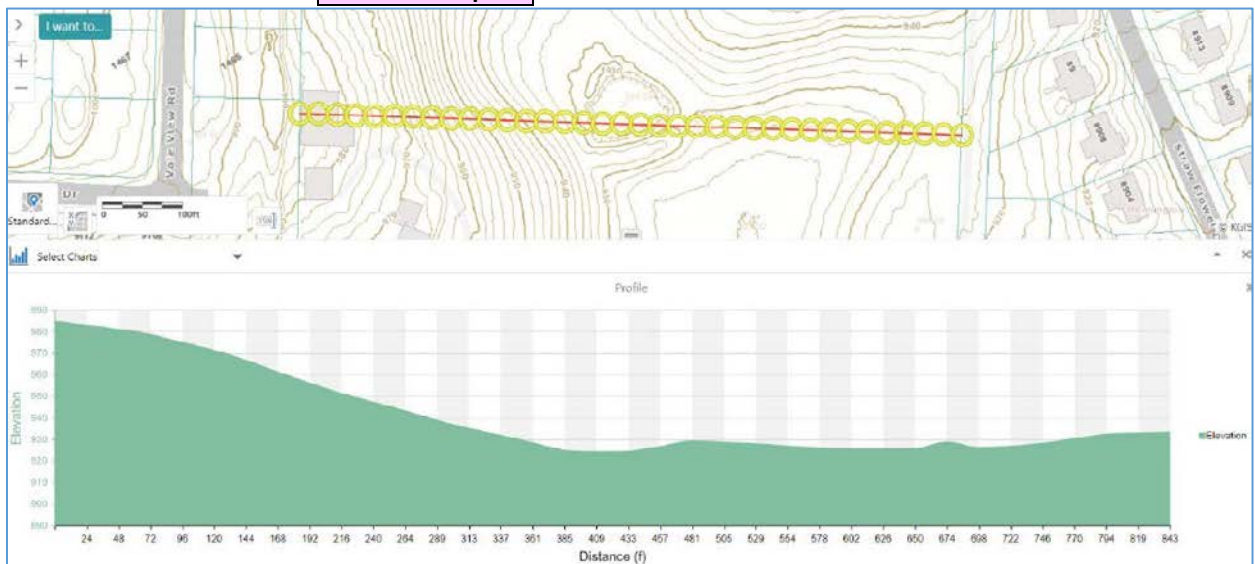
**Surrounding Zoning Densities (KGIS, 2020)**

**Slope Protection** – Zoning density should be lowered as result of the slopes present on the subject property in agreement with the requirements of the *Hillside Ridgetop Protection Plan*. The subject property contains some slopes within 25-40% and some within 15-25%, as indicated in the KGIS layers provided below.



0-15% Slope
15-25% Slope
25-40% Slope

(KGIS, 2020)



West-East Topographic Cross-Section (KGIS, 2020)



**Road Plan** – Bluegrass Road is classified as a Minor Collector with a 70 ft. ROW. Traffic Counts have ranged from 3,830 to 4,250 trips each day in the past 4 years (*knoxtpo.org*). The subject parcel fronts Bluegrass Road along a 195 ft. curved section with limited access. A *Traffic Impact Study* might be required to address:

- Site access is **within the Blue Grass Elementary School reduced speed zone (15 MPH)**.
- The property is along a section of Bluegrass Road that has curvature and topographic rise creating *extremely limited sight distances*.
- The property is located along a section of Bluegrass Road where drivers routinely drive in excess of the posted 30 MPH speed limit on a daily basis. This section of Bluegrass Road has had numerous accidents during the years including one fatality on December 6, 2009.
- When pulling out of Strawflower Road onto Bluegrass Road, it is particularly hazardous as a result of the limited sight distance looking west.
- **If approved, Bluegrass Road would require widening to accommodate a turning lane.**



**View West at Subject Property – Limited Bluegrass Road Frontage (Google Earth, 2020)**



**View East near Subject Property – Access Inside School Zone along Bluegrass Road (Google Earth, 2020)**



**Southwest Sector Plan** – the parcel is located within the “Parental Responsibility Zone” for Blue Grass Elementary School located only 500 feet to the east. Parents either drive their children to school or allow them to walk or ride a bike. The 2016 Southwest Sector Plan outlines the “pedestrian improvements around Blue Grass Elementary School. Specifically, **sidewalk connection to Blue Grass Elementary School** will be necessary to allow children safe movement from the new proposed subdivision to the school. Therefore, the applicant would need to build sidewalks at:

- 9001 Bluegrass Rd.
- 8933 Bluegrass Rd.
- 8929 Bluegrass Rd.
- 8900 Straw Flower Dr.



**Parental Responsibility Zone for Blue Grass Elementary School (KGIS, 2020)**

**Drainage** – there are 3 drainage issues with the subject parcel that must be addressed.

1. **Uncontrolled runoff from Benington Phase 3** (at the Colchester Ridge cul-de-sac) – runoff flows through a “homemade” partially armored (rip-rap) ditch between homes at 9231 and 9235 Colchester Ridge Rd. The runoff collects in the north-central portion of the subject property. This has occurred for roughly 25 years because the developer of Benington (originally called *Haysland*) did not comply with the recommendation of the Knox County Public Works Department (see **File. No. 10-SB-88-C**), as shown in the exhibit to the right.

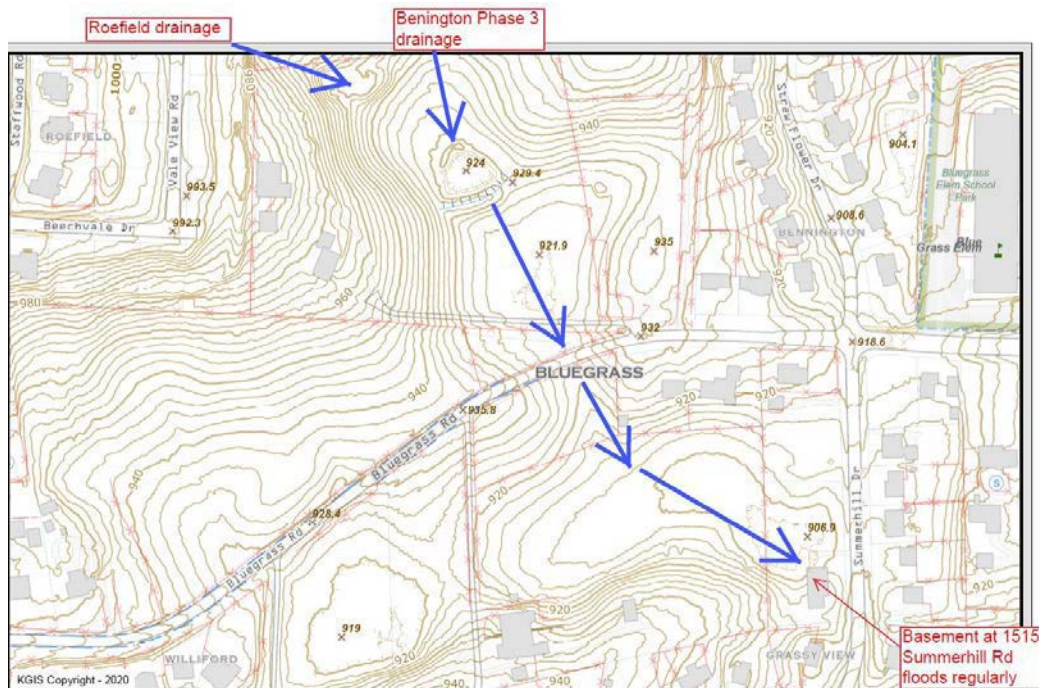
<p>Knox County Government          Dwight Fessel          County Executive</p>	<p><b>FILE NO. 10-SB-88-C</b></p>
<p>M E M O</p>	
<p>DATE: October 4, 1988</p>	
<p>TO: Jay Keck, Metropolitan Planning Commission</p>	
<p>FROM: Bruce Wuethrich, Assistant Director <i>BW</i></p>	
<p>RE: Haysland Concept Plan</p>	
<p>We recommend approval of the concept plan; however, we feel additional downstream drainage improvements will have to be made by the developer before this property can be developed.</p>	
<p>BW:bj</p>	

2. **Uncontrolled Runoff from Roefield** (recently acquired by Clayton Properties for Goodall Homes development) - During 2007 site prep at Roefield Subdivision, the owner excavated a stormwater diversion ditch (border of Parcels 144EV022 and 144EV021) that directed stormwater across the rear of 9227 Colchester Ridge Rd. During heavier precipitation events, this runoff flows onto the northwestern corner of the subject parcel. This has occurred for over 13 years. See aerial photo layer from KGIS from the year 2007:



2007 Aerial Photo - Drainage from Roefield Subdivision (KGIS, 2020)

3. **Subject Property Stormwater Runoff** – runoff from 1 and 2 above, combined with drainage for the subject parcel itself, collects in the southeastern portion of the parcel and makes its way to a culvert under Bluegrass Road into a topographic low area where flooding occurs during major precipitation events in the basement of 1515 Summerhill Road.



(KGIS, 2020)

Flooding at 1515 Summerhill Road





During the past year dozens of mature trees along the upper slopes in the northwestern portion of the property have been removed and the pond in the center of the property that served as stormwater runoff control has been graded out. As a result of these actions, drainage problems on the parcel have increased. See the KGIS aerial photograph from 2019 compared to the aerial photograph from 2020, below.



The civil engineering site plans will need to account for each of these issues using appropriate stormwater collection and retention methods.

Please carefully consider these factors when reviewing the applicant's proposal for rezoning and any subsequent use on review development plans and/or concept plans.

**In consideration of the items presented in this letter, should the Commission decide to approve this rezoning request, we strongly encourage it be done with a reduction of proposed density to no greater than 3 DU/acre.**

Respectfully,

Gregory and Kerstin Sisco  
9231 Colchester Ridge Road  
Knoxville, TN 37922  
(865) 414-4343