



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Agenda Numbers 7-sc-20-c and 7-c-20-ur

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Thu, Sep 10, 2020 at 8:46 AM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

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

From: **Carl Cunningham** <c.cunningham12@hotmail.com>

Date: Thu, Sep 10, 2020 at 8:25 AM

Subject: Agenda Numbers 7-sc-20-c and 7-c-20-ur

To: mike.reynolds@knoxplanning.org <mike.reynolds@knoxplanning.org>

I am not sure if you are the right person to contact, if not please pass along. We would like South Knoxville sector plan revised for fewer houses per acre. Our roads are very congested now from all the new subdivisions in our area. John Sevier is almost impossible to enter, except at the red light on Martin Mill, in the mornings and evenings. When school is in in the mornings you will set through at least 2 red lights entering John Sevier from Martin Mill. Please give this a second look.

Thank you

Carl Cunningham

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Government Farm Subdivision

1 message

Sally Bodenheimer <sallyb@usit.net>

Wed, Sep 9, 2020 at 3:55 PM

Reply-To: sallyb@usit.net

To: commission@knoxplanning.org

I am writing to tell you how concerned I am about the proposed Government Farm Subdivision in South Knoxville. 7-SC-20-C and 7-C-20-UR I do not think we should allow more subdivisions of this type without an updated South KNox Sector Plan revision.

Please understand that there are so many problems with this plan, water, traffic, etc.

Sincerely,
Sally Bodenheimer
[3335 Tipton Station Road](#)
[Knoxville, TN.37920](#)

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Proposed Government Farm Road subdivision

1 message

'Jennifer Lowe' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 2:59 PM

Reply-To: jennlowe66@icloud.com

To: commission@knoxplanning.org

I'm writing in reference to the proposed subdivision off of Government Farm Road. I'm opposed to this being built at this time due to inadequate road systems that would be needed to accommodate the number of houses planned for the neighborhood. This is just another big builder that's trying to put as many houses as possible in an area. Just going for the money grab instead of thinking about the quality of the homes being built and what the impact would be on other property owners in the South Knoxville area.

I also take issue with the statement from a realtor representing the builder that houses above the \$250k wouldn't sell in South Knoxville. That is a blatantly false statement. I live in Dovington subdivision off of Maryville Pike. I can assure you that the housing market for houses above the 250k range do sell and sell quickly in our area. Once the Alcoa Highway project is complete and especially if the airport is going to become an international hub, the hidden secret that is South Knoxville will be out and the demand for higher priced homes will be on the rise.

My husband is a long time builder and can attest to this as well. Homes in our subdivision are selling in the high 300's and up right now. We have had people offer to buy our home that we built three years ago. They are offering in the range of \$500k. People are wanting to be in this area because of the proximity to Downtown, the airport and the mountains.

Please stop treating South Knoxville like a third class citizen and realize it's potential.

Thank you,

Jennifer Lowe

Sent from my iPad

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: Contact 7-SC-20-C and 7-C-20-UR

Terry Gilhula <terry.gilhula@knoxplanning.org>

Wed, Sep 9, 2020 at 3:27 PM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: Leanne Kersey <lmkersey@me.com>

To: contact@knoxplanning.org

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

From: **'Leanne Kersey' via Contact** <contact@knoxplanning.org>

Date: Wed, Sep 9, 2020 at 3:27 PM

Subject: Contact 7-SC-20-C and 7-C-20-UR

To: <contact@knoxplanning.org>

Hello—

I would like to add my voice to the growing list of South Knoxvilleians concerned with over-development of the South Knox area with small lot homes.

The proposed subdivision off of Government Farm Road is inherently problematic in terms of lot size and housing density.

We are not opposed to development altogether in South Knox. But we ARE opposed to cookie-cutter overdevelopment which will stress the environmental traffic and school resources in our area.

Thank you,

Dr. Leanne Kersey
[3776 Gooseneck Drive](#)
Knoxville TN 37920



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fw: 7-SC-20-C Perry Smith Development, Governor Sevier Hwy

'Katie Witt' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 3:01 PM

Reply-To: katiewitt1@yahoo.com

To: "amy.brooks@knoxplanning.org" <amy.brooks@knoxplanning.org>, "planning@knoxplanning.org" <planning@knoxplanning.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

To Whom it may concern,

The builder for this development did come to the South Doyle Neighborhood Association meeting but did not properly address the traffic concerns or the school concerns. Flooding issues were also brought up and not properly addressed for these reason and the reasons listed below I ask that you postpone the approval of this development.

Katie Witt

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

From: Katie Witt <katiewitt1@yahoo.com>**To:** amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>; planning@knoxplanning.org <planning@knoxplanning.org>; commission@knoxplanning.org <commission@knoxplanning.org>**Sent:** Monday, August 10, 2020, 07:12:20 PM EDT**Subject:** 7-SC-20-C Perry Smith Development, Governor Sevier Hwy

To Whom it may concern:

I am writing in regards to the proposed neighborhood with access directly off of John Sevier Highway. The file number is 7-SC-20-C for Smith Development between Government Farm Road and Martin Mill Road. Let me state for the record that I am for the slow and responsible growth of South Knoxville but I do not believe this development fits that description. I have read over the plan for this development and I am concerned for the following reasons:

Traffic Impact- The traffic study appears to be revised as of June 2020. Due to the current pandemic, there has been a significant amount of people who are either unemployed or working from home. This could impact the traffic study as I fear whatever calculations you have from March of 2020- to present day will not be an accurate representation of full traffic once the pandemic goes away and hopefully COVID is eradicated. Also, as described in 1b) of the traffic study neither the Synchro Traffic Software nor the Sim Traffic can accurately predict the flow of traffic that is required to to make the flow of traffic work for a continuous center two-way left -turn lanes like what is being discussed for this development. So how can we be sure this is the best method for this many houses?

School Impact- "The Estimated Student Yield is 58." How is the other Smith development (Cherokee Landing on Coatney Rd) yielding 35 students with half the acreage but this development with approximately double the acreage will yield 58. Shouldn't that yield be at minimum 70 students? I believe the student yield number is inaccurate. Have you considered the 4 other neighborhoods that are already in development right now? At least two of them feed into the exact same school systems (Bonny Kate, South Doyle Middle, and South Doyle High). Did anyone consult with these 3 schools? Knox County is down 100 teachers with our current pandemic and is struggling to open with the students that are already enrolled. How will adding more students help these schools right now? The neighborhood planned off of Old Maryville Pike across from Dara's Garden will feed into Mount Olive elementary but will still affect South Doyle Middle and High Schools. What is the true impact of all of these new neighborhoods combined?

Scenic John Sevier Highway- Maintaining John Sevier Highway as a scenic highway is important. In 2d) of the traffic report it states "The existing site is is heavily forested and will need site clearing along the highway to ensure sight distances are adequate. Based on the highest observed and calculated 85th percentile speed of 55.7 mph on West Governor John Sevier Highway (SR168), the required Intersection Sight Distance (ISD) is 655 feet and the Stopping Stopping Sight Distance (SSD) is 530 feet for westbound

vehicles and 480 feet for eastbound vehicles." That's a lot of clearing for proper traffic entry and exit to and from this neighborhood. Also there is no stopping on John Sevier Highway....

Side note: When is the last time you heard someone say they were interested in moving to South Knoxville for a house off scenic John Sevier Highway with smaller yard than all other developments around it and overcrowded schools and a moderate to heavy traffic commute to work? Keep the highway Scenic. Maintain lot sizes that are closer to what is already existing around this proposed development.

Also, on page 22-3 of the subdivision report it states " Effect of the proposal on the subject property, surrounding property, and the community as a whole 3) The lot sizes within the subdivision are much smaller than the large lot residential development that surrounds the development, however, the density of this development approximatley 3.6 du/ac and the zoning would allow consideration of up to 5 du/ac." They know its too many houses packed into this area.

Proposed solution:

1. Build 1 home per acre. 5 per acre should have never been allowed. This cuts down significantly on the traffic entering and exiting this part of scenic John Sevier Highway. This also attracts a buyer willing to pay for and maintain larger amounts of land and the developer can ask a higher price per lot.
2. Maintain at least 100 yards of **natural** treeline before the neighborhood starts. This also allows for a much larger area to remain untouched in the front of the neighborhood and help maintain the natural treeline that also helps maintain the "scenic" status, instead of a potential eye sore on otherwise undeveloped agricultural land. The future residents will also enjoy a reduction in noise from scenic John Sevier Highway.
3. Ask the schools how many more students they can take in during our current time of pandemic?
4. Delay this development until we are sure these potential issues are answered and resolved.

Respectfully,
Katie Witt
2440 Amber Dawn Ln
Knoxville, TN 37920
katiewitt1@yahoo.com

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Agenda item 7-SC-20-C and 7-C-20-UR

'Judy Bosse' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 2:09 PM

Reply-To: judydeane1@aol.com

To: commission@knoxplanning.org

To whom it may concern:

I am writing in regards to Agenda item 7-SC-20-C and 7-C-20-UR. I would ask that you deny the request for this subdivision. The South Doyle Neighborhood Association met with Perry Smith Builders and the Smithsonian Realty that will sell these homes. We questioned the traffic study, the water runoff, the number of houses per acre and some concerns that neighbors had. The zoning for this tract was 5 houses per acre but that was based on the fact a memory care facility was slated to be built on that site. This neighborhood is a little like bait and switch as they claim they are under the limit for the sector plan.

The realtor stated that the price point for South Knoxville is \$250,000 or less based on the fact that another Perry Smith Subdivision, Cherokee Landing, was having to reduce prices on those homes. When presented with the fact that other neighborhoods with higher price points were all sold in a relatively very short time period, she had no answer.

Within the next two years there are slated to be over 500 new homes that have small square footage and homes that have very little acreage. South Knoxville does not want to become West Knoxville or Hardin Valley with the congestion and traffic they face every day. We want planned growth and do not want 3-5 homes per acre. This planned subdivision is not like anything in the surrounding area.

South Knox is overdue for our sector plan and would like to revise it as soon as possible. Please let us know how to achieve that. Thank you for your time and attention.

Judy Bosse
865-577-5240

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

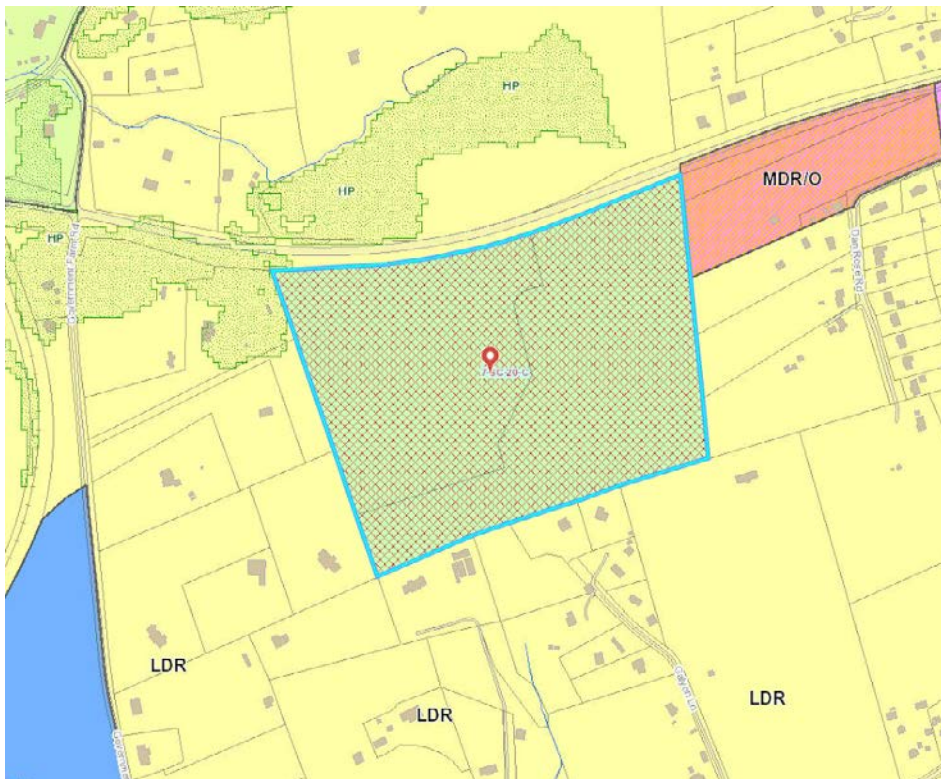
[Planning Commission Comment] 7-c-20-ur

Mike Reynolds <mike.reynolds@knoxplanning.org>
Reply-To: mike.reynolds@knoxplanning.org
To: lusbykevin@gmail.com
Cc: "commission@knoxplanning.org" <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 10:28 AM

Mr. Lusby,

The sector plan designation for the property is LDR (low density residential) which allows consideration of residential development up to 5 dwelling units per acre (du/ac). The zoning for the property is PR (Planned Residential) up to 5 du/ac and the proposed subdivision has a density of 3.58 du/ac. The proposal is consistent with the sector plan designation and the zoning on the site.



I am working remotely today but feel free to email me if you have any questions.

Regards,
Mike

Mike Reynolds, AICP
Senior Planner
865.215.3827



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 7-SC-20-C

1 message

'Tekka Crawford' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 1:24 PM

Reply-To: tnteke@aol.com

To: commission@knoxplanning.org

7-SC-20-C I am against the new neighborhood that is trying to be planned near Government Farms Road. I live in South Knoxville and I am concerned about the impact this neighborhood will have on our schools system and our roadways.

Thank you
Tekka Crawford

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 7-C-20-UR

1 message

'Tekka Crawford' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 1:22 PM

Reply-To: tnteke@aol.com

To: commission@knoxplanning.org

7 - C-20-UR. I am against the neighborhood being planned for Government Farms Road. This area is overdeveloped and the school and the roadways can not handle more homes being developed. There are unoccupied homes in this area. Please stop this development.

Thank you
Tekka Crawford

Sent from my iPhone

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 7-SC-20-C and 7-C-20-UR.

1 message

Angie Goddard <argoddard22@gmail.com>

Wed, Sep 9, 2020 at 1:08 PM

Reply-To: argoddard22@gmail.com

To: commission@knoxplanning.org

I wanted to voice my disapproval of the planned subdivision on Government Farm Road and John Sevier Highway. Objections include: too many homes on a one acre, school overcrowding, massive traffic on John Sevier Highway and Tipton Station, what about the scenic highway designation, flooding concerns on property and Casteel Branch which runs down Widow French.

My family opposes this development.

Greg and Angie Goddard
7101 Martin Mill Pike
Knoxville, TN 37920

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Agenda 7-SC-20-C and 7-C-20_UR

1 message

Judi Patterson <judiann27@gmail.com>

Wed, Sep 9, 2020 at 12:30 PM

Reply-To: judiann27@gmail.com

To: commission@knoxplanning.org

Dear Planning Commission,

As a lifetime resident of South Knox County, I am very concerned about the proposed neighborhood at Government Farm Rd/John Sevier Hwy.

I understand that the builder is planning on putting up 3 to 5 houses on 1 acre with basically a cookie-cutter look similar to the plan in Cherokee Landing subdivision.

This approach is not what we want in our area. We long time residents pride ourselves on being a quiet area with open family neighborhoods and eclectic housing. We do not want the "knox box" look of West Knoxville or the traffic associated with these large developments that destroy our beautiful green environment, area history, and displace our wildlife..

Traffic on John Sevier has become outrageous already. The roads cannot handle another large influx of cars. In addition, when Cherokee Landing was being built, I visited the site and talked with one of the representatives to find out what was happening. She actually told me that they wanted to provide housing that was more like what was offered in West Knoxville! Who said we wanted that?? Not anyone who calls South Knoxville home!

I urge you to tell the developer to move on to another area...maybe west Knoxville.....I also hope you will immediately revise our sector plan so that it is no longer possible to build up to 5 houses per acre.

Thank you, Judi Patterson

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 7-SC-20-C and 7-C-20-UR/ Smith Development, Scenic John Sevier Highway

1 message

Laura Clabo <lmclabo@outlook.com>

Wed, Sep 9, 2020 at 11:43 AM

Reply-To: lmclabo@outlook.com

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

Dear planning commission,

I have previously written to the planning commission regarding this development. I am again writing to voice my concerns regarding the overdevelopment happening in my community. I have been a resident of Knox County my entire life. My family and I left the overgrowing Powell area and returned home to South Knoxville for its urban wilderness, small town feel - schools aren't overcrowded and have decent class sizes, roads aren't nearly as congested as other areas, and plenty is of vegetation and natural beauty. These are all things I love about South Knoxville. We originally wanted to move to Maryville because it has LOTS of beautiful vegetation and fantastic schools, but we have both of those things just over the border into Knox County and it would be a shame to get rid of that.

I understand the need for growth and development but adding a massive neighborhood (200+ homes at approximately 3.6 du/ac or even 5 du/ac) is NOT the way to do it in my opinion. We already have several new neighborhoods still in progress - Cherokee Landing (off Coatney Road), across from Dara's Garden on Maryville Pike, and beside Cozy Kids at the corner of Tipton Station/Maryville Pike. Just to name a few. This is over development and development that is potentially happening too fast for our area's traffic and our schools that are currently just trying to figure out how to open safely due to COVID-19. I was recently informed that a realtor for the proposed development said that South Knoxville residents will not buy a home for over \$250,000. That is not the proof that the market has shown. Homes in Twin Creek and Dovington and even a few in Woodhaven are selling for over that price point and sell incredibly fast within a few days of listing. The reason that the development at Cherokee Landing is not selling is because the homes are too small and too close together for the price-point they are being sold at.

The traffic study completed during COVID-19 shut down is inaccurate data and should be completed again once everyone returns to business as usual before it can be considered accurate. Scenic John Sevier Highway is already unsafe to travel due to heavy, constantly flowing traffic and the addition of the construction trucks just to manage the new interchange at Alcoa Highway/John Sevier. It is also a very heavy traffic flow week days from 7-10 am and again from 3-6 pm. Don't misunderstand, Scenic John Sevier Highway is always busy, but these peak times make it extremely difficult and unsafe to even turn right out onto the road to get to Alcoa Highway. I travel these roads daily and refuse to turn left on John Sevier Highway without a traffic light. To do so just risks my safety. It is also my understanding that a very LONG (75+ foot) turn lane is proposed for the neighborhood. There is no turn lane now which means the builder will take away additional vegetation to build this. How can this possibly help maintain John Sevier's "scenic route" status?

I am also very concerned about the potential flooding to our area due to water runoff. My backyard becomes a river when it rains and I am in an older development (Woodhaven, homes built late 90s and early 2000s). If development continues to change the landscape, the flooding on roads and in other adjoining properties will increase and cause damage to those areas - loss of vegetation, livestock in some areas, and decreased useable yard space for those of us who have paid for the land we have and don't want it being lost to flood waters. Powell has tremendous flooding when it rains due to overdevelopment and it seems South Knoxville is headed in that direction.

I am thankful to be a resident in this beautiful community and I am thrilled to see that it is being re-invested in, but it has to be done the right way and with facts guiding decision making, not skewed data. Thank you for considering my concerns and being willing to do what is necessary to protect our community.

Laura M. Clabo
Resident at 2208 Jockey Run Trail Knoxville, TN 37920
865-776-4528

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 7-SC-20-C and 7-C-20-UR.

1 message

'Mary Bartolini' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 11:03 AM

Reply-To: mary_bartolini@yahoo.com

To: commission@knoxplanning.org

> Dear Planning Commission,

>

> I am against the planned neighborhood on Government Road and John Sevier Highway for the following reasons:

> * It will create so many traffic problems due to the number of homes, likely with two cars each and trying to turn left towards Alcoa Highway. Also, the traffic study should be conducted when people go back to work and schools are physically in session, not during a Covid-19 shutdown.

> * The number of homes squeezed together in a small place with little to no vegetation will likely create storm water issues as well as ruin the natural habitats. Look at the awful subdivision being built on Maryville Pike near the new IC King Park.

> * The quality of the houses being built is of concern. As an example, we have a recently built subdivision on Tipton Station Road near Doyle High School where the vinyl siding is buckling on the houses. Young families can not afford to repair the cheaply made houses they are buying.

> * The number of students entering our south Knoxville schools is another issue to reconcile.

> * I have friends who bought houses in Smithbuilt subdivisions who are struggling financially to replace HVAC, dishwashers, refrigerators, washer/dryers, garage door openers and vinyl siding for houses that are less than five years old because of their poor quality.

>

> Please, do not approve another awful subdivision with no personality and one that will cause hardships for the young homeowners and accidents on John Sevier Highway. These subdivisions are hurting people and our communities.

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> Thank you,

> Mary Bartolini

>

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] South Knox Sector Plan

1 message

'Mary Bartolini' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 11:00 AM

Reply-To: mary_bartolini@yahoo.com

To: commission@knoxplanning.org

Dear Planning Commission,

The South Knox Sector Plan is three years overdue for revision. Currently certain sections allow up to 5 houses per acre. In the next two years, there will be over 500 new houses that have similar square footage and are between 3-5 houses per acre. Before any more subdivisions are approved, the sector plan needs to be revised.

Thank you,
Mary Bartolini

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: Contact Government Farm Rd and John Sevier Rd subdivision opposition 7-SC-20-C and 7-C-20-UR

1 message

Terry Gilhula <terry.gilhula@knoxplanning.org>

Wed, Sep 9, 2020 at 10:36 AM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: <1111.daniellemarie@gmail.com>

Date: Wed, Sep 9, 2020 at 10:35 AM

Subject: Contact Government Farm Rd and John Sevier Rd subdivision opposition 7-SC-20-C and 7-C-20-UR

To: <contact@knoxplanning.org>

Hello,
I am writing to express my opposition for the Government Farm Rd subdivision that is currently before the planning commission. There needs to be a thorough traffic study completed for a neighborhood this size. Also, the people of south Knoxville do not want 5 homes per acre, we don't want to be the next Hardin Valley with all of their infrastructure problems. The infrastructure needs to be in place PRIOR to these monster subdivisions being built. Knoxville planning allows developers too much latitude with their projects and tax payers suffer for it. We also need to relook at the south Knox sector plan as a community prior to more huge subdivisions being developed. Please consider the roadway, schools and public infrastructure needed before approving these agenda items.

Thank You,
Danielle Nance
[7202 Sevierville Pike](#)
Knoxville, TN 37920



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

1 message

Victoria <vkay@agilaire.com>
Reply-To: vkay@agilaire.com
To: commission@knoxplanning.org

Tue, Sep 8, 2020 at 5:15 PM

Dear Commissioners,

I request that the proposed Smith Development project, 7-SC-20C & 7-C-20-UR BE REJECTED.

The proposal that got this property rezoned was formerly an assisted living center which would not have had near the intensity of environmental, traffic, or school impacts. The infrastructure is not currently there to support the density of this proposed development.

The traffic study they cited mentions that they cannot model impacts with a turn center lane which makes both left and right turns which is exactly what John Sevier Highway is. So obviously, someone needs to do another study of the impact of traffic safety for this many cars to be entering the highway at this juncture.

Furthermore, I am below and north of this development and currently my home has flooded with a foot of water in 2003 since I have lived here (2000). Although the water surges very close to my patio about 4-5 times a year. Knox County Stormwater has been made aware of the flooding at Widow French. In fact, Martin Pleasant was who I contacted in 2003 who determined that I experienced a 100 year flood in which the water crested the culvert under Tipton Station at Widow French resulting a foot of water in my home. I have attached videos of flooding from February 23, 2019. And this was when the water had receded. I operate a home business of subleasing an apartment out of my home. My increased vulnerability as they change the forested 50 acres during construction where they only install ponds that will hold water for 5 year flood will threaten the blue line stream called Casteel Branch which filters into Stock Creek Watershed, one already threatened. This could ultimately ruin the environment, wildlife, my home, and my business. These are views of the Casteel Branch Creek and attached are videos of flooding which traps my neighbors behind me from being able to enter or leave their property about 4 or 5 times a year.



I looked up the property where the Smith Development is going and it is zoned X by FEMA just like my property.

Please review this FEMA Panel 47093C0293F which was created 05/02/2007



<https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=98638690&IFIT=1>

I also looked at some modeling which takes into account past floods, current risks and future projections based on peer-reviewed research from the world's leading flood modelers on Floodfactor.com

On the current 50 acres of the proposed project, these are the flooding zones:

FloodFactor

2921 Tipton Station Rd, Knoxville, Tennessee

Home About Methodology Environmental Changes Historic Solutions Help Center



2921 Tipton Station Rd, Knoxville, Tennessee

- Summary
- Score Map
- Flood Depth Explained
- Flood Risk Explorer
- Environmental Changes
- Personal Solutions
- Area Risk Overview



Here is the proposed risk of future flooding at my home marked by red marker (2921 Tipton Station Road):

FloodFactor

2921 Tipton Station Rd, Knoxville, Tennessee

Home About Methodology Environmental Changes Historic Solutions Help Center



2921 Tipton Station Rd, Knoxville, Tennessee

- Summary
- Score Map
- Flood Depth Explained
- Flood Risk Explorer
- Environmental Changes
- Personal Solutions
- Area Risk Overview



For the sake of my home, my business, and the safety of my neighbors, I implore that you restrict this residential development to 1 unit per acre.

The proposed plan does not have the infrastructure in roads, schools, or storm water management to handle the density proposed. It does not match the community zonings.

Thank you kindly for reading this and watching the attached videos.

Thank you,

Victoria Kay
2921 Tipton Station Road
Knoxville TN 37920
(865) 441-3189
victoriakayaking@gmail.com

----- Forwarded Message -----
Subject:Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR
Date:Fri, 4 Sep 2020 21:21:25 -0500 (CDT)
From:sturdy@reagan.com
To:Victoria Kay <vkay@agilaire.com>

FYI, This is what I plan to submit to commission@knoxplanning.org:

I write to request that the proposed Smith Development project, 7-SC-20-C, Governor John Sevier Highway, be rejected. A project of this scope, density and magnitude is simply not a fit for this location in the South Sector, and will irreversibly impact our efforts to maintain the area as scenic.

At a recent meeting of South Knox residents, serious health, safety and environmental issues left attendees convinced that this plan is ill conceived. Issues such as

- the placement and impact of turning, acceleration and deceleration lanes
- related to this is the increased traffic volume with the increase in traffic injuries and fatalities that will most certainly occur
- safety concerns related to the electrical and gas lines that will traverse the property
- security concerns as there apparently are no plans for street lights
- environmental concerns related to the destruction and/or contamination of streams and springs, loss of forest land and wildlife habitat
- flooding: which already occurs but which will become much worse with the enormous rain water runoff expected from almost 200 homes. Developer commented that ponds were not meant to prevent flooding but hold the water back and release it over time. **Which means that flooding which now last a couple of hours or a day, may drag on for days, possibly weeks!** This is unacceptable.
- Sewage: Developer indicated a need for a sewage pump station but was unclear about its location. If the station is located in a flood area, when, **not if**, the retaining ponds overflow, pump station will release contamination into local residents' yards, homes, adjacent streams, springs and wells.
- zoning for this property was changed for a proposed assisted living facility. It was **never** intended for a project of this type and certainly not one of such high density. And it is clearly not within the intent of the South Sector Plan.

Many residents of South Knox are becoming alarmed at the **cumulative and compounding effect** development is having on roads, traffic, infrastructure, schools, living conditions and what is supposed to be **protection of a historic scenic highway**. I have attached just a few pictures as examples of some of the more recent development projects, as some may not be aware of the housing explosion that has already taken place. They are from Gov. John Sevier Highway, Coatney Road and Tipton Station.

-----Original Message-----

From: "Victoria Kay" <vkay@agilaire.com>
Sent: Friday, September 4, 2020 8:59pm
To: sturdy@reagan.com
Subject: Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

Thank you!

Sent from my iPhone

On Sep 4, 2020, at 6:26 PM, sturdy@reagan.com wrote:

Victoria,

This reminds me of what happened to Gail Wood. Makes me sick to my stomach.

Sadly, we don't seem to have the clout we did when we fought the first battle of Wells Creek.....

However, your comments at the meeting were very good and your efforts are certainly appreciated by those of us still in the "fight."

Jim Sturdevan

-----Original Message-----

From: "Victoria" <vkay@agilaire.com>
Sent: Monday, August 31, 2020 2:42pm
To: commission@knoxplanning.org, fred.berry@dignitymemorial.com, sturdy@reagan.com, lusbykevin@gmail.com, hayleyelizabeth08@yahoo.com, thefordsx4@gmail.com, judydeane1@aol.com, katiewitt1@yahoo.com, lmclabo@outlook.com, contact@knoxplanning.org
Subject: re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

Commissioners and neighbors,

I would like to let you all be aware that the culvert under Tipton Station Road near intersection of Widow French and Lowland may need to be reviewed for this project. Currently, with a 100 year flood event, the water will flood over Tipton Station Road and backs up into my house with a foot of water. I have reported this to Knox County Storm Water. Today I spoke with Martin Pleasant who now hold a different position in Knox County Storm Water, but he agreed that if this nearly 50 acres of forested land above me was there to absorb water then it would make sense that changing the landscape could increase frequency of flood risks. He said that I needed to talk to you all in planning and express my concern for storm water control mitigation. At the start of construction, the ponds will not have capacity to hold back water. So I am afraid of seeing frequency of flood events that will flood my home at the frequency of 25 year flood events.

Please help.

Please give me some options.

Furthermore, I am on Knox Chapman sewer with a grinder pump leading to a gravity fed line. What is the capacity of that line? Are we going to have another stinky pumping station like what they placed near Rule Road near Bonny Kate Elementary School? Will it be near the natural spring that feeds our year round creek, the Casteel Branch at Tipton Station and Widow French Lane? Will we no longer see minnows, frogs, turtles, blue herons, ducks, raccoons, deer, turkey, bear, crawdads, eastern grey fox, red fox, bees near this water source? There are honey bees owned by Mark Ford that use this creek near my property for their water source. What will happen to the honey bees when this construction begins?

<part1.5E5D5BC7.42726791>

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It seems that many concerning contingencies are floating around with this development. Please look into this development further.

Thanks,

Victoria Kay
2921 Tipton Station Road
Knoxville, TN 37920
865-441-3189


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<part2.DA31D735.57989599>



This email has been checked for viruses by AVG antivirus software. www.avg.com

<part1.5E5D5BC7.42726791>
<part2.DA31D735.57989599>

2 attachments

 **Flooding at Widow French.mp4**
3594K

 **Flooding at culvert at Tipton Station and Widow French.mp4**
3581K



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] FW: Reject 7-SC-20-C. Developer Leaves Residents with Serious Health, Safety, Environmental Concerns

sturdy via Commission <commission@knoxplanning.org>
Reply-To: sturdy@reagan.com
To: commission@knoxplanning.org

Sat, Sep 5, 2020 at 7:51 PM

-----Original Message-----

From: sturdy@reagan.com
Sent: Saturday, September 5, 2020 6:48pm
To: comission@knoxplanning.org
Cc: liz.albertson@knoxmpc.org, info@marblesprings.net, brownm55@comcast.net, sen.becky.massey@capitol.tn.gov
Subject: Reject 7-SC-20-C. Developer Leaves Residents with Serious Health, Safety, Environmental Concerns

I write to request that the proposed Smith Development project, 7-SC-20-C, [Governor John Sevier Highway](#), **be rejected**. A project of this scope, density and magnitude is simply not a fit for this location in the South Sector, and will irreversibly impact our efforts to maintain this historic area as scenic.

At a recent meeting of South Knox residents with the developer, serious health, safety and environmental issues left attendees convinced that this plan is ill conceived. Issues such as

- the placement and impact of turning, acceleration and deceleration lanes
- related to this is the increased traffic volume with the increase in traffic injuries and fatalities that will most certainly occur
- safety concerns related to the electrical and gas lines that will traverse the property
- security concerns as there apparently are no plans for street lights
- environmental concerns related to the destruction and/or contamination of streams and springs, loss of forest land and wildlife habitat
- flooding: which already occurs but which will become much worse with the enormous rain water runoff expected from almost 200 homes. Developer commented that ponds were not meant to prevent flooding but hold the water back and release it over time. **Which means that flooding which now last a couple of hours or a day, may drag on for days, possibly weeks!** This is unacceptable.
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housing explosion that has already taken place. They are from Gov. John Sevier Highway, Coatney Road and Tipton Station.

Jim Sturdevan
7524 South Point Road
Knoxville, TN. 37920

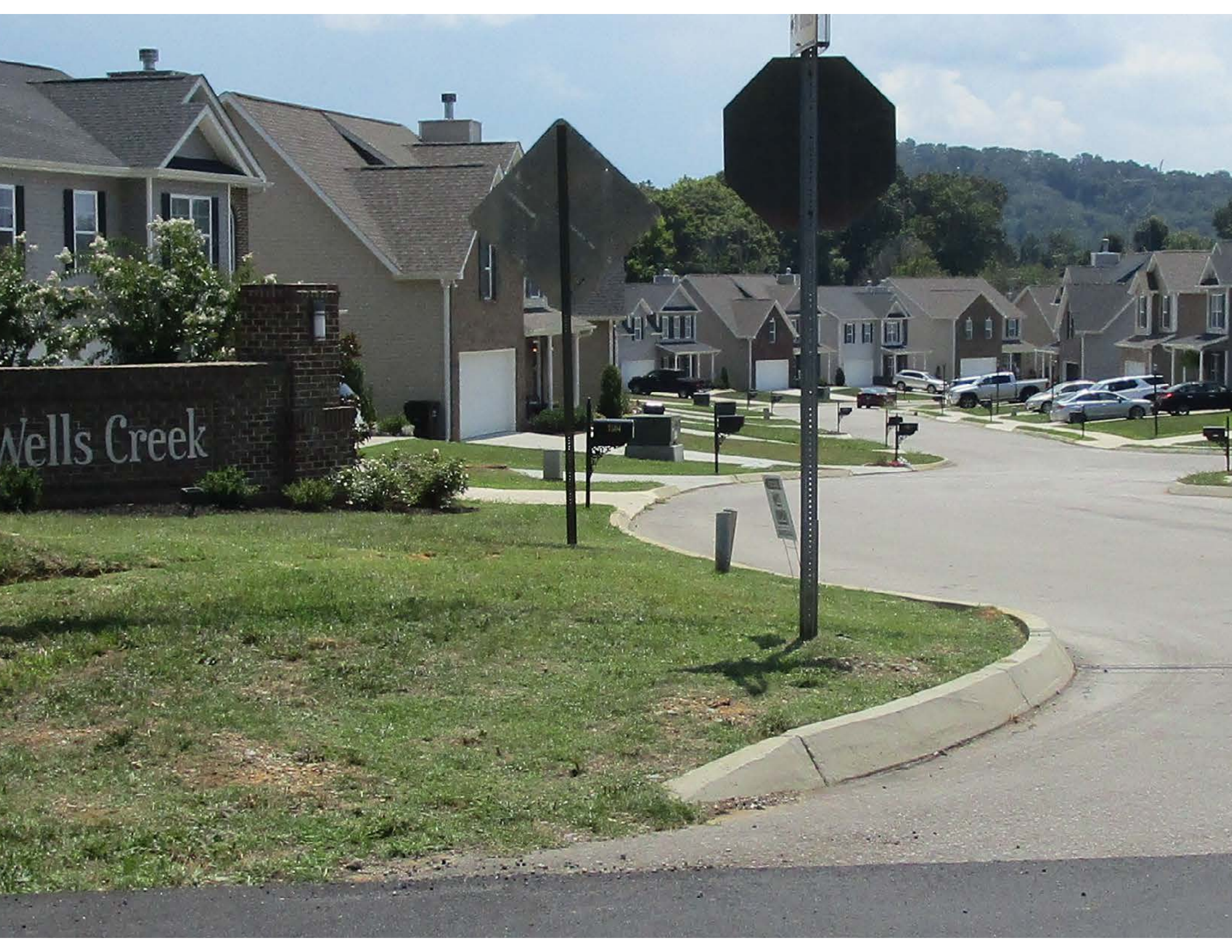
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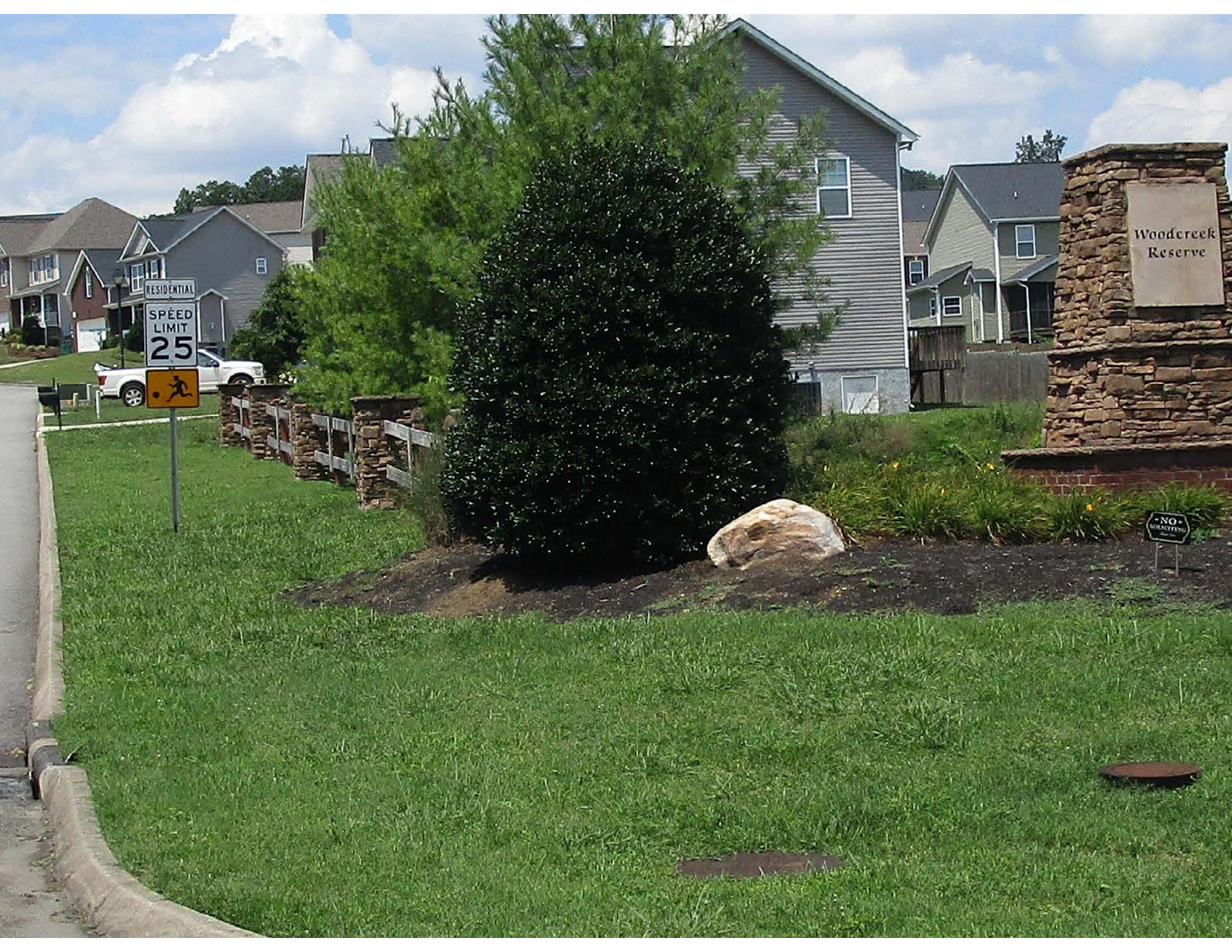
This message was directed to commission@knoxplanning.org



SouthKnoxDevelopmentConcerns.pptx
26525K

Wells Creek





RESIDENTIAL

SPEED
LIMIT
25



Woodcreek
Reserve

NO
SOLICITING



COMING SOON
FREEDOM SENIOR LIVING

Assisted Living
Memory Care
Adult Day Care
Independent Living Villas
Locally Owned & Operated





Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

2 messages

Kevin Lusby <lusbykevin@gmail.com>

Mon, Aug 31, 2020 at 8:36 PM

Reply-To: lusbykevin@gmail.com

To: Victoria <vkay@agilaire.com>

Cc: commission@knoxplanning.org, contact@knoxplanning.org, fred.berry@dignitymemorial.com, hayleyelizabeth08@yahoo.com, judydeane1@aol.com, katiawitt1@yahoo.com, lmclabo@outlook.com, sturdy@reagan.com, thefordsx4@gmail.com

Well said!

On Mon, Aug 31, 2020 at 3:42 PM Victoria <vkay@agilaire.com> wrote:

Commissioners and neighbors,

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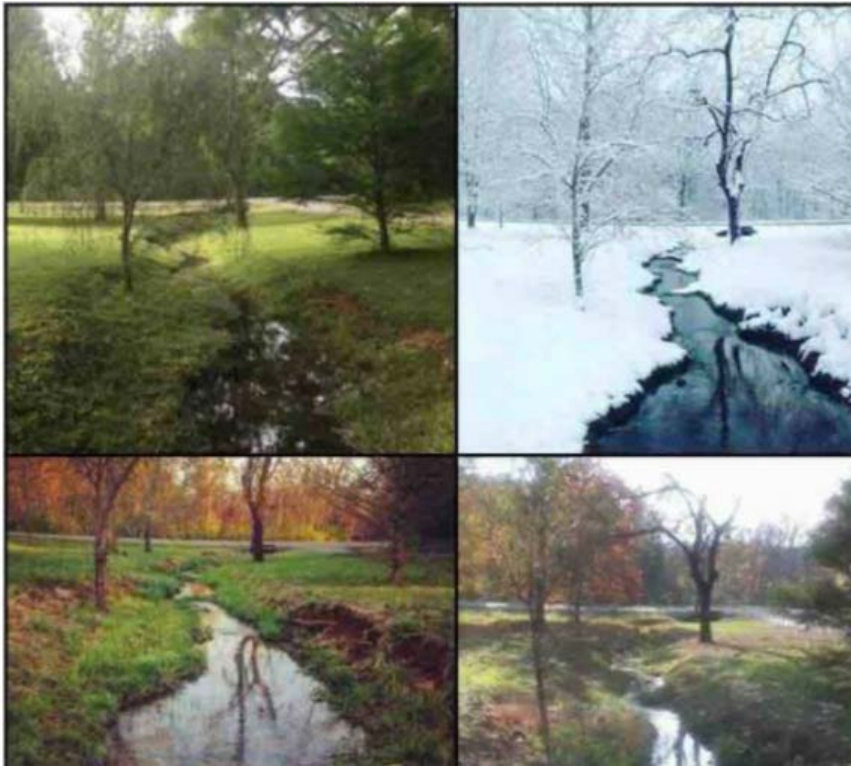
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Please help.

Please give me some options.

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It seems that many concerning contingencies are floating around with this development. Please look into this development further.

Thanks,

Victoria Kay

[2921 Tipton Station Road](#)

[Knoxville, TN 37920](#)

865-441-3189

--



Victoria Kay
Information Science Director, Agilaire
865-927-9440 ext 105 | vkay@agilaire.com
agilaire.com
2904 B Tazewell Pike Ste A



This email has been checked for viruses by AVG antivirus software.

www.avg.com

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This message was directed to commission@knoxplanning.org

Terry Gilhula <terry.gilhula@knoxplanning.org>

Mon, Aug 31, 2020 at 8:42 PM

To: Caron Dori <dori.caron@knoxplanning.org>, Edmonds Laura <laura.edmonds@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>

Begin forwarded message:

From: Kevin Lusby <lusbykevin@gmail.com>

Date: August 31, 2020 at 8:36:13 PM EDT

To: Victoria <vkay@agilaire.com>

Cc: commission@knoxplanning.org, contact@knoxplanning.org, fred.berry@dignitymemorial.com, hayleyelizabeth08@yahoo.com, judydeane1@aol.com, katiawitt1@yahoo.com, lmclabo@outlook.com, sturdy@reagan.com, thefordsx4@gmail.com

Subject: Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

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Victoria Kay
Information Science Director, Agilaire
865-927-9440 ext 105 | vkay@agilaire.com
agilaire.com
2904 B Tazewell Pike Ste A



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9/1/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER H...

www.avg.com

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

Fwd: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

Terry Gilhula <terry.gilhula@knoxplanning.org>

Mon, Aug 31, 2020 at 3:47 PM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>, "Reynolds, Mike" <mike.reynolds@knoxplanning.org>

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

From: **Victoria** <vkay@agilaire.com>

Date: Mon, Aug 31, 2020 at 3:42 PM

Subject: re: SMITH DEVELOPMENT - GOVERNOR JOHN SEVIER HWY. 7-SC-20-C & 7-C-20-UR

To: <commission@knoxplanning.org>, <fred.berry@dignitymemorial.com>, <sturdy@reagan.com>, <lusbykevin@gmail.com>, <hayleyelizabeth08@yahoo.com>, <thefordsx4@gmail.com>, <judydeane1@aol.com>, <katiewitt1@yahoo.com>, <lmclabo@outlook.com>, <contact@knoxplanning.org>

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[2921 Tipton Station Road](#)
Knoxville, TN 37920
865-441-3189

--



Victoria Kay
Information Science Director, Agilaire
865-927-9440 ext 105 | vkay@agilaire.com
agilaire.com
2904 B Tazewell Pike Ste A



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Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] #:7-sc-20-c

Kevin Lusby <lusbykevin@gmail.com>

Wed, Aug 12, 2020 at 9:26 AM

Reply-To: lusbykevin@gmail.com

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

To whom it may concern: my name is Kevin Lusby and this email is about my concern with the development at John Sevier Hwy between Gov Farm and Martin Mill. My property is on the back side of this property, I have lived there my entire life of 50 yrs and have enjoyed every day, grew up working the land with my papaw from garden work, hauling hay, to mending fences between the property, I've always enjoyed looking at the woods connecting to our property. I understand that the population grows and people have property to build homes but why so many in one little area. My concerns are as follows: 1st, too many houses in one area, 2nd, with that many houses, a detention pond will overrun onto my property and run into a natural spring that adjoins my property, when it rains now, it naturally runs through my yard from a railroad bed that is there now, 3rd, too much traffic already on John Sevier in the mornings and evenings. 4th, since I've lived there, I've watched the population of deer, turkeys, raccoons, possums and squirrels thrive in the last ten years and the destruction of woods taken there, homes should also be taken into consideration. If none of these are taken into consideration, then I ask for at least a 50ft buffer also on the back side of the property like the front at John Sevier and for other adjoining properties. Last, I would like to know how they plan on getting water and sewer there, cause Galyon Lane seems to be the best option and my driveway and property are right at the end of it and nobody has contacted me about coming thru my land for it, so I'd think it would be wise if someone did before all this is finalized and I'm sure my neighbors will say the same thing, I'm trying to remain calm about this whole situation but I better here from somebody because if it's up to the developer to get that stuff figured out, he needs to be getting in contact with adjoining home owners, sincerely Kevin Lusby 865-206-3620

--

This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] #:7-sc-20-c

Kevin Lusby <lusbykevin@gmail.com>
Reply-To: lusbykevin@gmail.com
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Fri, Aug 21, 2020 at 10:23 AM





Yeah 175 more houses won't effect traffic..
[Quoted text hidden]



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] file #7-SC-20-C

Ronnie Brabson <rbrabson@att.net>

Fri, Aug 14, 2020 at 11:26 AM

Reply-To: rbrabson@att.net

To: commission@knoxplanning.org

To whom it may concern,

I live in the South Doyle area and I have some concern of the growth of the area. I know of two neighborhood wanting to put 3 to 5 homes on one acre of land with any were from 150 to 200 homes in the sub-division. Both of these Sub-divisions are less than 2 miles from I live. This area in my opinion is not prepared for growth on this level . South Doyle middle school is running over with children now .By-sides these sub-division's, There are two big low income apartments that is going to bring a lot of new folks to the area. Growth can be good; however the area is not prepared for this growth. The grocery stores on chapman highway are always so congested that I drive to other areas to shop. The road ways are not where they need to be as well. Please be considerate of the folks in this area . I am a young man with a growing family and I moved to this area because it was nice and not as congregated as other areas. Thank you for taking the time to read my e-mail . Have a blessed day . Ronnie .

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Regarding 7-SC-20-C Smith Development at Governor John Sevier Hwy

1 message

'Pleides Seven' via Commission <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 10:20 AM

Reply-To: pleides29@yahoo.com

To: commission@knoxplanning.org

Dear Knoxville-Knox County Planning Commissioners,

As a South Knoxville home owner who lives only one mile from the site, I oppose the building of the subdivision on Governor John Sevier Highway (File #:7-SC-20-C, Smith Development). The subdivision proposal contains numerous flaws and overlooked issues, which I will address below.

In the developer's proposal, it was stated that using the property in this way is compatible with the character of the neighborhood. This is inaccurate since the surrounding neighborhood is mostly farmsteads: rural residential and agricultural. The proposal also stated that adjacent property values would not decrease. This is false because the housing plan will significantly diminish the surrounding open space, a factor that has been shown to decrease property value by 15%. This subdivision will also negatively impact traffic safety. Gov. John Sevier Highway is already overcrowded, having long lines of traffic backing up from the Martin Mill Road intersection traffic signal, mainly at peak times from morning and evening commuters. During these times, it is very difficult to enter or exit the highway. If there is an accident on this two-lane road, significant additional traffic will be drawn through surrounding residential areas, causing a safety hazard.

I am concerned about the location of this densely populated subdivision and its impact on nearby organic farming. The University of Tennessee's Organic Crops Unit, located at 7315 Government Farm Road, is less than 1,000 feet away from the site. This farm has 14 acres of certified organic farmland. The high volume of pesticides, herbicides, laundry chemicals, and pressure-treated lumber (containing chromated copper arsenate and other toxic materials prohibited by the U.S. Dept. of Agriculture) used in this densely populated subdivision will negatively impact the organic nature of UT's research area. These harmful chemicals have only a short distance to travel through the air and ground water, polluting this pristine environment and undermining its organic certification. This housing development is also located in the Knob Creek & Stock Creek watershed, both of which will be contaminated by the increased use of the aforementioned harmful substances.

I am opposed to this housing development because the addition of 174 plus households will overwhelm already crowded streets and public resources. It will dramatically increase pollution and undermine the efforts of UT. There are only two-lane roads with poor exit and entry points, a small library, a small elementary school, two gas stations, and inadequate police protection. The increased strain on this infrastructure will negatively impact all area residents, their health and safety, and quality of life.

I propose that this housing development either be delayed until infrastructure improvements can be implemented or that the number of new housing units be significantly reduced. To do otherwise will jeopardize the unique rural character and scenic natural beauty of this area, as well as harm the safety and well-being of its residents.

Sincerely,

Elizabeth Margush
6707 Government Farm Road
Knoxville, TN 37920

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] #:7-sc-20-c

1 message

Kevin Lusby <lusbykevin@gmail.com>

Wed, Aug 12, 2020 at 9:26 AM

Reply-To: lusbykevin@gmail.com

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

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--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Concerns about File # 7-SC-20-C

1 message

'Hayley Taylor' via Commission <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 8:24 AM

Reply-To: hayleyelizabeth08@yahoo.com

To: commission@knoxplanning.org

To whom it may concern,

I am a member of the South Knoxville community. I was born here and raised here for the majority of my 30 years. I love South Knoxville, it is home. I want nothing more than to see it flourish and prosper, and the fact that so many people are showing an interest warms my heart. However, as someone who has lived here for so long and traveled our roads and seen our schools I am highly concerned about the new subdivisions that are peppering our area. Anyone who travels John Sevier Hwy on a regular basis at rush hour (or really anytime of day) knows how dangerous it is to get across in the areas without a traffic light. This has continued to be an issue as more large subdivisions have come to South Knoxville. If 170+ more houses are added right off of John Sevier, I'd estimate that's at least 250 more cars on the road, making John Sevier even more crowded, backed up, and unsafe. As the mother of a future driver and as a driver myself I'm highly concerned. I'm also concerned about our schools, they are already reaching over population, class sizes (pre COVID) were already around 25-30 and that doesn't count some of the children who are approaching school age that already live in the subdivisions in South Knoxville. South Doyle Middle School and High School are old, in my opinion, need to be torn down and rebuilt, and as much as I'd love to have that happen, adding more houses and subdivisions with 170+ lots isn't necessarily the way to prompt that change. There's a whole subset of individuals (I know because I'm one of them) who wants to live in a subdivision with at least an acre lot. I want to build a house in a subdivision like that, not choose from 5 predesigned houses. To my knowledge there's one of those in the Bonny Kate school district, Gideon's Landing, where most of the lots have been sold. Mount Olive has Dovington and South Pointe but most all of the lots in those subdivisions have been built and are beautiful but again don't offer an option for what I'm looking to do. New Hopewell school district offers a couple of options, but my point is there are other solutions for growth than adding several 4 house/acre subdivisions to our area. There are ways to promote growth slowly and allow our infrastructure to slowly adapt, but I feel those options haven't often been explored in our little neck of the woods and "bigger is better" has been the mantra of those hoping to break ground south of the river. Again, I'm not against growth in South Knoxville, my concern is the density of the subdivisions and the lack of infrastructure to support them.

Thank you for considering my perspective,
Hayley Ford

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Regarding 7-SC-20-C Smith Development at John Sevier Hwy

1 message

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Wed, Aug 12, 2020 at 8:00 AM

Forwarding comments.

Amy Brooks, AICP
Planning Services Manager

Interim Executive Director

865-215-4001 (office)
865-679-9020 (cell)



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

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

From: **Mark Ford** <thefordsx4@gmail.com>
Date: Tue, Aug 11, 2020 at 11:00 PM
Subject: Regarding 7-SC-20-C Smith Development at John Sevier Hwy
To: <amy.brooks@knoxplanning.org>

Dear Ms. Brooks,

As an affected South Knoxville resident I am writing to request a 30-day postponement of the application for Smith Development at Governor John Sevier Highway, File 7-SC-20-C.

The South-Doyle Homeowners Association (HOA) has attempted to meet with the developer (August 4, 2020) to ask questions and clarify his plan for the development. This request seems reasonable, given the property was rezoned ~5 years ago for another purpose. Mr. Smith has not made himself available to discuss the plan with members of the community, of which the South-Doyle HOA represents.

Thank you for your time and consideration,

Mark Ford
3018 French Creek Drive, Knoxville, TN. 37920

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 7-SC-20-C Perry Smith Development, Governor John Sevier Hwy

1 message

'Judy Bosse' via Commission <commission@knoxplanning.org>

Tue, Aug 11, 2020 at 9:59 AM

Reply-To: judydeane1@aol.com

To: amy.brooks@knoxplanning.org, planning@knoxplanning.org, commission@knoxplanning.org

To whom it may concern:

I am writing in regards to the proposed neighborhood with access directly off of John Sevier Highway. The file number is 7-SC-20-C for Smith Development between Government Farm Road and Martin Mill Road. I have concerns that this neighborhood does not fit the plan for what most residents would like to see in South Knoxville. The neighborhoods that have recently been built and are being planned are too many houses in too small an area. I have heard from multiple people that they believe these neighborhoods will contribute to an already congested John Sevier Highway (which has been designated as a Scenic Highway by the way) and the adjoining roads such as Tipton Station and Government Farm road.

Within a 10 mile radius, there are several new developments affecting Tipton Station, John Sevier, Government Farm, and Maryville Pike. Cherokee Landing, a new development across from Cozy Kids with about 20 homes, a new development off Maryville Pike with 200 proposed homes, a new proposed development off Kinnamon road with 3 houses per acre, and finally this development with 165 proposed homes. These developments are just a few of the ones in this area. At a minimum, there will be at least 500 new homes in this 10 mile radius. The traffic is already bad enough on John Sevier as it is. Tipton Station will be overwhelmed with all the traffic and it is not a wide enough road to handle this.

Schools affected will be Bonny Kate, Mount Olive, South Doyle Middle, and South Doyle High. Our schools are not prepared to handle new students from over 500 new homes. Additionally, we are in the middle of a pandemic and people are losing their jobs. Who will be able to buy these houses if they are out of work? Now is not the time to add this many homes.

The South Doyle community at large was not consulted about these developments. I have been told the South Doyle Neighborhood Association approved up to 5 house per acre several years ago. According to Carson Dailey himself, he states not that many people attend these meetings so any vote is not representative to the feelings of the community as a whole. Five houses per acre is ludicrous and will result in box like houses with no yard that all look alike. This is not the growth South Knoxville wants to see.

We all want South Knoxville to prosper but this many small, box like houses within a 10 mile radius is not the way to make this happen. We do not want to resemble West Knoxville with all the traffic and headaches that come with too many developments.

Please delay or deny this planned subdivision as the residents do not want unchecked growth in their area. There is a reason we do not live in West Knoxville. More community engagement is needed for growth in South Knoxville. Additionally, John Sevier is supposed to be protected with its Scenic Highway designation. That does not seem to be happening.

Respectfully,
Judy Bosse
6332 Trailhead Circle
Knoxville, TN. 37920

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 7-SC-20-C Perry Smith Development, Governor Sevier Hwy

2 messages

'Katie Witt' via Commission <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 7:12 PM

Reply-To: katiawitt1@yahoo.com

To: "amy.brooks@knoxplanning.org" <amy.brooks@knoxplanning.org>, "planning@knoxplanning.org" <planning@knoxplanning.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

To Whom it may concern:

I am writing in regards to the proposed neighborhood with access directly off of John Sevier Highway. The file number is 7-SC-20-C for Smith Development between Government Farm Road and Martin Mill Road. Let me state for the record that I am for the slow and responsible growth of South Knoxville but I do not believe this development fits that description. I have read over the plan for this development and I am concerned for the following reasons:

Traffic Impact- The traffic study appears to be revised as of June 2020. Due to the current pandemic, there has been a significant amount of people who are either unemployed or working from home. This could impact the traffic study as I fear whatever calculations you have from March of 2020- to present day will not be an accurate representation of full traffic once the pandemic goes away and hopefully COVID is eradicated. Also, as described in 1b) of the traffic study neither the Synchro Traffic Software nor the Sim Traffic can accurately predict the flow of traffic that is required to make the flow of traffic work for a continuous center two-way left-turn lanes like what is being discussed for this development. So how can we be sure this is the best method for this many houses?

School Impact- "The Estimated Student Yield is 58." How is the other Smith development (Cherokee Landing on Coatney Rd) yielding 35 students with half the acreage but this development with approximately double the acreage will yield 58. Shouldn't that yield be at minimum 70 students? I believe the student yield number is inaccurate. Have you considered the 4 other neighborhoods that are already in development right now? At least two of them feed into the exact same school systems (Bonny Kate, South Doyle Middle, and South Doyle High). Did anyone consult with these 3 schools? Knox County is down 100 teachers with our current pandemic and is struggling to open with the students that are already enrolled. How will adding more students help these schools right now? The neighborhood planned off of Old Maryville Pike across from Dara's Garden will feed into Mount Olive elementary but will still affect South Doyle Middle and High Schools. What is the true impact of all of these new neighborhoods combined?

Scenic John Sevier Highway- Maintaining John Sevier Highway as a scenic highway is important. In 2d) of the traffic report it states "The existing site is heavily forested and will need site clearing along the highway to ensure sight distances are adequate. Based on the highest observed and calculated 85th percentile speed of 55.7 mph on West Governor John Sevier Highway (SR168), the required Intersection Sight Distance (ISD) is 655 feet and the Stopping Stopping Sight Distance (SSD) is 530 feet for westbound vehicles and 480 feet for eastbound vehicles." That's a lot of clearing for proper traffic entry and exit to and from this neighborhood. Also there is no stopping on John Sevier Highway....

Side note: When is the last time you heard someone say they were interested in moving to South Knoxville for a house off scenic John Sevier Highway with smaller yard than all other developments around it and overcrowded schools and a moderate to heavy traffic commute to work? Keep the highway Scenic. Maintain lot sizes that are closer to what is already existing around this proposed development.

Also, on page 22-3 of the subdivision report it states " Effect of the proposal on the subject property, surrounding property, and the community as a whole 3) The lot sizes within the subdivision are much smaller than the large lot residential development that surrounds the development, however, the density of this development approximatley 3.6 du/ac and the zoning would allow consideration of up to 5 du/ac." They know its too many houses packed into this area.

Proposed solution:

1. Build 1 home per acre. 5 per acre should have never been allowed. This cuts down significantly on the traffic entering and exiting this part of scenic John Sevier Highway. This also attracts a buyer willing to pay for and maintain larger amounts of land and the developer can ask a higher price per lot.
2. Maintain at least 100 yards of **natural** treeline before the neighborhood starts. This also allows for a much larger area to remain untouched in the front of the neighborhood and help maintain the natural treeline that also helps maintain the "scenic" status, instead of a potential eye sore on otherwise undeveloped agricultural land. The future residents will also enjoy a reduction in noise from scenic John Sevier Highway.
3. Ask the schools how many more students they can take in during our current time of pandemic?
4. Delay this development until we are sure these potential issues are answered and resolved.

Respectfully,
Katie Witt
2440 Amber Dawn Ln
Knoxville, TN 37920
katiawitt1@yahoo.com

--

This message was directed to commission@knoxplanning.org

Amy Brooks <amy.brooks@knoxplanning.org>

Tue, Aug 11, 2020 at 8:00 AM

Reply-To: amy.brooks@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Additional comments.

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

From: **Katie Witt** <katiawitt1@yahoo.com>

Date: Mon, Aug 10, 2020 at 7:12 PM

Subject: 7-SC-20-C Perry Smith Development, Governor Sevier Hwy

To: amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>, planning@knoxplanning.org <planning@knoxplanning.org>, commission@knoxplanning.org <commission@knoxplanning.org>

To Whom it may concern:

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development fits that description. I have read over the plan for this development and I am concerned for the following reasons:

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Side note: When is the last time you heard someone say they were interested in moving to South Knoxville for a house off scenic John Sevier Highway with smaller yard than all other developments around it and overcrowded schools and a moderate to heavy traffic commute to work? Keep the highway Scenic. Maintain lot sizes that are closer to what is already existing around this proposed development.

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Proposed solution:

1. Build 1 home per acre. 5 per acre should have never been allowed. This cuts down significantly on the traffic entering and exiting this part of scenic John Sevier Highway. This also attracts a buyer willing to pay for and maintain larger amounts of land and the developer can ask a higher price per lot.
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3. Ask the schools how many more students they can take in during our current time of pandemic?
4. Delay this development until we are sure these potential issues are answered and resolved.

Respectfully,
Katie Witt
2440 Amber Dawn Ln
Knoxville, TN 37920
katiawitt1@yahoo.com

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Sent from Gmail Mobile

[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] File # 7-SC-20-C / Smith Development, Scenic John Sevier Highway

1 message

Laura Clabo <lmclabo@outlook.com>

Mon, Aug 10, 2020 at 6:09 PM

Reply-To: lmclabo@outlook.com

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

Dear planning commission,

I have been a resident of Knox County my entire life. My family and I left the overgrowing Powell area and returned home to South Knoxville for its urban wilderness, small town feel - schools aren't overcrowded and have decent class sizes, roads aren't nearly as congested as other areas, and plenty is of vegetation and natural beauty. These are all things I love about South Knoxville. We originally wanted to move to Maryville because it has LOTS of beautiful vegetation and fantastic schools, but we have both of those things just over the border into Knox County and it would be a shame to get rid of that.

I understand the need for growth and development but adding a massive neighborhood (200+ homes at approximately 3.6 du/ac or even 5 du/ac) is NOT the way to do it in my opinion. We already have several new neighborhoods still in progress - Cherokee Landing (off Coatney Road), across from Dara's Garden on Maryville Pike, and beside Cozy Kids at the corner of Tipton Station/Maryville Pike. Just to name a few. This is over development and development that is potentially happening too fast for our area's traffic and our schools that are currently just trying to figure out how to open safely due to COVID-19.

Scenic John Sevier Highway is already unsafe to travel due to heavy, constantly flowing traffic and the addition of the construction trucks just to manage the new interchange at Alcoa Highway/John Sevier. It is also a very heavy traffic flow week days from 7-10 am and again from 3-6 pm. Don't misunderstand, Scenic John Sevier Highway is always busy, but these peak times make it extremely difficult and unsafe to even turn right out onto the road to get to Alcoa Highway. I travel these roads daily and refuse to turn left on John Sevier Highway without a traffic light. To do so just risks my safety. It is also my understanding that a very LONG (75+ foot) turn lane is proposed for the neighborhood. There is no turn lane now which means the builder will take away additional vegetation to build this. How can this possibly help maintain John Sevier's "scenic route" status?

I am thankful to be a resident in this beautiful community and I am thrilled to see that it is being re-invested in, but it has to be done the right way. Thank you for considering my concerns and being willing to do what is necessary to protect our community.

Laura M. Clabo

Resident at [2208 Jockey Run Trail Knoxville, TN 37920](#)

865-776-4528

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

Fwd: Item 7-SC-20-C, Smith Development - Governor John Sevier Hwy.

Terry Gilhula <terry.gilhula@knoxplanning.org>

Tue, Aug 11, 2020 at 7:20 AM

To: "Caron, Dori" <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

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

From: **Jack Huff** <huffjack@ymail.com>

Date: Mon, Aug 10, 2020 at 5:36 PM

Subject: Item 7-SC-20-C, Smith Development - Governor John Sevier Hwy.

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

Please postpone any action by KKCP relating to the subject item for 30 days. This postponement will allow the developer additional time to address the questions and concerns of the neighboring residents as well as those of the South Doyle Neighborhood Association. Commissioner Dailey invited representatives from the developer to the SDNA meeting August 4, 2020. The developer confirmed the request but failed to show up for the meeting.

Thank you for your attention to this matter.

Sincerely,
Jack D. Huff

[Sent from Yahoo Mail on Android](#)



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Item 7-SC-20-C, Smith Development - Governor John Sevier HWY.

1 message

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 4:58 PM

Forwarding additional comments

Amy Brooks, AICP
Planning Services Manager

Interim Executive Director

865-215-4001 (office)
865-679-9020 (cell)



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

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

From: **Jack Huff** <huffjack@ymail.com>
Date: Mon, Aug 10, 2020 at 4:57 PM
Subject: Item 7-SC-20-C, Smith Development - Governor John Sevier HWY.
To: planning@knoxplanning.org <planning@knoxplanning.org>
Cc: amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>

Please postpone any action by KKCP relating to the item listed for 30 days. This will allow the developer time to address the questions and concerns of the neighbors and the South Doyle Neighborhood Association. Commissioner Dailey invited representatives of the developer to attend the SDNA meeting August 4, 2020. The developer confirmed the request but failed to show up for the meeting.

Thank you for your attention to this matter.

Sincerely,
Jack D. Huff

[Sent from Yahoo Mail on Android](#)

--

This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Regarding 7-SC-20-C Smith Development at Governor John Sevier Hwy

2 messages

Amy Brooks <amy.brooks@knoxplanning.org>
 Reply-To: amy.brooks@knoxplanning.org
 To: Commission <commission@knoxplanning.org>

Sun, Aug 9, 2020 at 9:40 PM

Amy Brooks, AICP
 Planning Services Manager

Interim Executive Director

865-215-4001 (office)
 865-679-9020 (cell)



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 400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: **Nan Lambrecht** <nlambrecht1@gmail.com>
 Date: Sun, Aug 9, 2020 at 7:52 PM
 Subject: Regarding 7-SC-20-C Smith Development at Governor John Sevier Hwy
 To: <amy.brooks@knoxplanning.org>, <contact@knoxplanning.org>

Dear Ms. Brooks and Knoxville Knox County Planning Commission Members;

I am writing to request the postponement for a minimum of 30 days on the matter of 7-SC-20-C for multiple reasons.

1. The zoning on the property under consideration for this development was changed from agricultural to high density housing about 5 years ago and was supported by the community at that time for a specific purpose. The purpose was to develop a progressive care facility for senior citizens. That venture never materialized and the zoning was not revised after it failed. This left the door open for the dense housing development that is now under consideration.
2. The density of houses to be built on the land is out of character with other residences and, primarily the farms, in the area.
3. The increase in traffic on Governor John Sevier Highway from this development, the development recently built and still in progress on Coatney Road by the same developer, and the new subdivision on Maryville Pike across from Dara's Garden will all add to already crowded roadways with John Sevier Hwy being affected as it is the most major and direct route to South Doyle High School.
4. The neighborhood is opposed to the plan as it exists primarily because of the density of the housing. Rather than the planned 4 hours per acre, it would be more in character of the area and helpful in terms of traffic control to limit construction to 2 -3 per acre. The community would be much more supportive of a less dense development.
5. The builder, Perry Smith, has been invited to participate with the South Doyle Neighborhood Association to allow community members to discuss these concerns with him and to ask questions to further clarify his plan. He has not shown up to the Homeowner's meeting despite promising to do so and he has not returned calls made by our County Commissioner, Mr. Carson Daily. Numerous calls have been made by the neighborhood representatives and no one has ever been allowed to speak to Mr. Smith and he has never returned a call. He has shown no interest in working with the community nor has he demonstrated any concern about the community or its residents. This is a terrible way to do business and raises a lot of concerns within the community.
6. The traffic study that was completed that shows satisfactory road capacity was done by the developer's engineers. The people who drive the roads every day would not agree with their assessment. State Senator Massey attended the Homeowner's meeting in June and mentioned the distant timeline for Governor John Sevier Highway improvements. This appeared to be a concern not only to her, but was most decidedly a concern of the Homeowner's association members, community, and people who drive the highway every day.

While the community recognizes the Smith Development is well within their legal right to develop the property as per the plan submitted, Mr. Smith has taken advantage of the zoning that was changed years ago for a purpose much different than the development that he has proposed for this land. The dense subdivision is not supportive of the community's original intentions for this property. Additionally, Mr. Smith has not made himself available to discuss the plan with members of the community. It is felt that he has shown no respect or concern for the community and its residents that are most affected by his business endeavors.

To conclude, the community is not anti-development. We would like to see fewer houses per acre for the development plan. Additionally, I would like to request postponement for at least 30 days for this proposal, or until such a time as the developer has found time to meet with the South Doyle Homeowner's Association and community.

Thank you for your time and for any consideration you may give to this matter.

Nan Lillard Lambrecht
3301 Mount Vernon Drive
Knoxville, TN 37920
phone 865-567-3739
email, nlambrecht1@gmail.com

and on behalf of the
Paul E. Lillard Testamentary Trust property
7908 Hall Road
Knoxville, TN 37920

--

This message was directed to commission@knoxplanning.org

Tina Piatt <tina.piatt@knoxplanning.org>
To: Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>
Cc: Terry Gilhula <terry.gilhula@knoxplanning.org>

Mon, Aug 10, 2020 at 8:30 AM

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

From: **Nan Lambrecht** <nlambrecht1@gmail.com>
Date: Sun, Aug 9, 2020 at 7:52 PM
Subject: Regarding 7-SC-20-C Smith Development at Governor John Sevier Hwy
To: <amy.brooks@knoxplanning.org>, <contact@knoxplanning.org>

Dear Ms. Brooks and Knoxville Knox County Planning Commission Members;

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2. The density of houses to be built on the land is out of character with other residences and, primarily the farms, in the area.
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Nan Lillard Lambrecht
3301 Mount Vernon Drive
Knoxville, TN 37920
phone 865-567-3739
email, nlambrecht1@gmail.com

and on behalf of the
Paul E. Lillard Testamentary Trust property
7908 Hall Road
Knoxville, TN 37920



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Postponement request for 7-SC-C at Governor John Sevier Highway

2 messages

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Fri, Aug 7, 2020 at 2:59 PM

Amy Brooks, AICP
Planning Services Manager

Interim Executive Director

865-215-4001 (office)
865-679-9020 (cell)



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

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

From: **Cecilia** <celia300@yahoo.com>
Date: Fri, Aug 7, 2020 at 2:58 PM
Subject: Postponement request for 7-SC-C at Governor John Sevier Highway
To: amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>
Cc: Bob Dykes <dykes_robert@bellsouth.net>, marksidea@aol.com <marksidea@aol.com>, Carson Dailey <carson.dailey@knoxcounty.org>

Dear Ms. Brooks -

I am requesting a 30-day postponement of the Smith Development at Governor John Sevier Highway, File 7-SC-20-C.

As a member of the South-Doyle Homeowner's Association, a member of the community and also an adjacent property owner, I am requesting the opportunity to provide input to the developer (Perry Smith Development) through the South-Doyle Homeowner's Association's regular monthly meeting. The developer was unable to attend the August 4, 2020 meeting with homeowners as requested,

Our County Commissioner, Carson Dailey and HOA President, Mark Mugford have agreed to invite the Perry Smith Development company to attend our next meeting to talk about the proposed development with the community and homeowners.

The next Homeowner's meeting is scheduled for Tuesday, September 1, 2020, at 7:00.

Thank you for your consideration,

Cecilia Dykes

--

This message was directed to commission@knoxplanning.org

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Fri, Aug 7, 2020 at 4:01 PM

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

From: **ROBERT DYKES** <dykes_robert@bellsouth.net>

Date: Fri, Aug 7, 2020 at 4:00 PM

Subject: Fw: Postponement request for 7-SC-C at Governor John Sevier Highway

To: Amy Brooks <amy.brooks@knoxplanning.org>

Dear Ms. Brooks -

I am requesting a 30-day postponement of the Smith Development at Governor John Sevier Highway, File 7-SC-20-C.

As a member of the South-Doyle Homeowner's Association, a member of the community and also an adjacent property owner, I am requesting the opportunity to provide input to the developer (Perry Smith Development) through the South-Doyle Homeowner's Association's regular monthly meeting. The developer was unable to attend the August 4, 2020 meeting with homeowners as requested,

Based on the discussions with the developer we would then offer input to the planners.

Our County Commissioner, Carson Dailey and HOA President, Mark Mugford have agreed to invite the Perry Smith Development company to attend our next meeting to talk about the proposed development with the community and homeowners.

The next Homeowner's meeting is scheduled for Tuesday, September 1, 2020, at 7:00.

Thank you for your consideration,

Bob Dykes

--
Sent from Gmail Mobile
[Quoted text hidden]



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: 7-SC-20-C SUBDIVISION

1 message

Mike Reynolds <mike.reynolds@knoxplanning.org>

Fri, Aug 7, 2020 at 1:57 PM

Reply-To: mike.reynolds@knoxplanning.org

To: Commission <commission@knoxplanning.org>

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

From: **Gregg Deneweth** <urban.oasis.gregg@gmail.com>

Date: Fri, Aug 7, 2020 at 10:05 AM

Subject: 7-SC-20-C SUBDIVISION

To: <mike.reynolds@knoxplanning.org>

Hello, as a south Knoxville resident I am 100% in favor of this new development. I know there is a vocal minority pushing for this development to be stopped or greatly reduced. In Tennessee, the landowner has the right to build as they want to within current codes and guidelines, which this landowner has met. The plan should be approved as it.

Thanks,

Gregg Deneweth

[414 W Ford Valley Rd, Knoxville, TN 37920](#)

--

Mike Reynolds, AICP

Senior Planner

Knoxville-Knox County Planning

(865) 215-3827

www.knoxplanning.org

Sent from my smartphone

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Postponement request for 7-SC-C

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 4:37 PM

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

From: **Cecilia** <celia300@yahoo.com>
Date: Thu, Aug 6, 2020 at 4:36 PM
Subject: Postponement request for 7-SC-C
To: amy.brooks@knoxplanning.org <amy.brooks@knoxplanning.org>
CC: marksidea@aol.com <marksidea@aol.com>

(This email request is being transmitted at the request of Mark Mugford, President of the South-Doyle Homeowners Association)

Dear Ms. Brooks -

On behalf of the South-Doyle Homeowners Association, a 30-day postponement of the Smith Development at Governor John Sevier Highway, File 7-SC-20-C is requested.

This request is made to allow homeowners the opportunity to provide community input to the developer (Perry Smith Development) through the South-Doyle Homeowner's Association's regular monthly meeting. The developer was unable to attend the August 4, 2020 meeting with homeowners as requested, therefore, the South-Doyle Homeowners Association unanimously voted to request a 30-day postponement.

The next Homeowner's meeting is scheduled for Tuesday, September 1, 2020, at 7:00.

Thank you for your consideration,

Mark Mugford
President, South-Doyle Homeowners Association

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Sent from Gmail Mobile

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

7-SC-20-C_7C-20-UR

Dori Caron <dori.caron@knoxplanning.org>

Thu, Aug 6, 2020 at 3:40 PM

To: Commission <commission@knoxplanning.org>, Mike Reynolds <mike.reynolds@knoxplanning.org>

Commissioners,

Robert Dykes, a citizen, called and asked that we relay his request to the commission for a 30 day postponement of this application.

Dori Caron
Senior Administrative Assistant
Direct Line: 865-215-2694
Email: dori.caron@knoxplanning.org



Knoxville-Knox County Planning | Knoxville Regional TPO
400 Main Street, Suite 403 | Knoxville, TN 37902



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: Clarification! South Knox Development Concerns

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Thu, Aug 6, 2020 at 11:47 AM

Amy Brooks, AICP
Planning Services Manager

Interim Executive Director

865-215-4001 (office)
865-679-9020 (cell)



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400 Main Street, Suite 403 | Knoxville, TN 37902

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

From: <sturdy@reagan.com>
Date: Thu, Aug 6, 2020 at 11:08 AM
Subject: Clarification! South Knox Development Concerns
To: <amy.brooks@knoxplanning.org>, <email.planning@knoxplanning.org>

Clarification: The specific project referred to below is **7-SC-20-C, Smith Development, Governor Sevier Hwy**. Sorry for the confusion.

Jim Sturdevan

-----Original Message-----

From: sturdy@reagan.com
Sent: Thursday, August 6, 2020 9:08am
To: amy.brooks@knoxplanning.org, email.planning@knoxplanning.org

Subject: FW: South Knox Development Concerns

-----Original Message-----

From: sturdy@reagan.com

Sent: Wednesday, August 5, 2020 8:23pm

To: amy.brooks@knoxplanning, email.planning@knoxplanning

Cc: commission@knoxcounty.org, marksidea@aol.com, buddy.gregory@graybar.com,

t3andp@bellsouth.net, dykes_robert@bellsouth.net, brownm55@comcast.net,

liz.albertson@knoxmpc.org

Subject: South Knox Development Concerns

Specifically, regarding the proposed housing development for Government Farm Road, I am writing to request a 30-day postponement of the September meeting until the developer meets with the South Knox Homeowners Association. Among other concerns there is considerable uncertainty on the part of adjacent land owners about what exactly is planned for this development and the impact it will have on residents. If a change in zoning back to agricultural is not possible at this point, (I understand the original zoning change was for a retirement/assisted living concept), a severe limit on density/units per acre at this point is a must.

In a more general regard, many residents of South Knox are becoming alarmed at the seemingly unchecked development, apparently with little thought given to **the cumulative and compounding effect** this development is having on roads, traffic, infrastructure, schools, living conditions and what is supposed to be protection of a historic scenic highway. I have attached just a few pictures as examples of some of the more recent development projects, as some may not be aware of the explosion that is taking place. They are from Gov. John Sevier Highway, Coatney Road and Tipton Station. The Government Farm Road development would be in addition to this, with many more acres of land currently up for sale....

Sincerely,

Jim Sturdevan
[7524 South Point Road](mailto:7524_South_Point_Road)
[Knoxville, TN. 37920](mailto:Knoxville_TN_37920)

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This message was directed to commission@knoxplanning.org



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Fwd: 7-SC-20-C

Amy Brooks <amy.brooks@knoxplanning.org>
Reply-To: amy.brooks@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Tue, Aug 4, 2020 at 9:37 PM

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

From: **Cindy Shepard** <cindyshepard88@gmail.com>
Date: Tue, Aug 4, 2020 at 9:24 PM
Subject:
To: <amy.brooks@knoxplanning.org>

Ms Brooks

I am a resident of South Knoxville asking for a 30 day postponement of the discussion of the proposed subdivision on Government Farm & John Sevier Hwy.

<https://www.facebook.com/bostonterrierrescueofnorthtexas>
Adopt a Boston! - <http://texasbostons.com/site/page/adopt-now/>
Become a Foster! - <http://texasbostons.com/site/page/volunteerfoster/>
Volunteer! - <http://texasbostons.com/site/page/volunteer/adoptions@texasbostons.com>

Cindy Sayne-Shepard
BTRNT Volunteer

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Sent from Gmail Mobile

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This message was directed to commission@knoxplanning.org