



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

**[Planning Commission Comment] 9-D-20-RZ Fwd: Rezoing in Knoxville Resident of Denwood**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Thu, Sep 10, 2020 at 10:27 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: &lt;epsitucky@aol.com&gt;

Date: Thu, Sep 10, 2020 at 10:19 AM

Subject: Rezoing in Knoxville Resident of Denwood

To: Liz.albertson@knoxplanning.org &lt;Liz.albertson@knoxplanning.org&gt;

I would like to express my opposition to the rezoning of this property. As a resident of Denwood, I live on Horseshoe Dr. We are opposed to the development and access to the property via Gondola Dr.

We live on a quiet, safe street with very few houses. We have minimal traffic and I feel it's safe for children. The increase in traffic volume including construction vehicles, large machinery, workers and so forth would be detrimental to our neighborhood that has been unobstructed for decades. Today I watched a large construction vehicle have to detour via our road. That may seem trivial, but when this happens over and over it becomes an invasion of privacy as well as unnecessary wear on our streets and private property. The reason we chose to live in South Knox County is to avoid the high traffic and constant construction that is occurring in areas like Hardin Valley.

As a homeowner, I know that what makes this part of south Knoxville special is the setting, which includes mature trees and large lots. Our Denwood subdivision and surrounding neighborhoods such as Crossfield and Woodfield were built with no more than 2 homes per acre. We already have high density development being constructed off Coatney Rd (that has been ongoing for quite a long time), a new high density Smithbilt neighborhood just east of Winkle Road, and a new high-density proposal near Government Farm rd. Please, no more high-density neighborhoods in South Knoxville! We like mature trees and large lots.

I am opposed to this development in its entirety. At a bare minimum, **we request no access via Gondola Dr.** and no more than 2 homes per acre. Please seriously consider our opinion along with the many other taxpayers that have called this area home since the mid 1970's. We know what makes this area special and we are requesting a denial of the rezoning. Thank you for your consideration.

Robin Miller  
Knoxville Tn

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Liz Albertson, AICP

Senior Planner

865-215-3804

liz.albertson@knoxplanning.org



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400 Main Street, Suite 403 | Knoxville, TN 37902

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



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

**[Planning Commission Comment] Fwd: 9-D-20-RZ**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Thu, Sep 10, 2020 at 10:12 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **MARK MILLER** <tnmmill@aol.com>

Date: Thu, Sep 10, 2020 at 10:11 AM

Subject: 9-D-20-RZ

To: &lt;liz.albertson@knoxplanning.org&gt;

Cc: Robin Miller &lt;epsitucky@aol.com&gt;, Nathan Nash &lt;nathan.nash7@gmail.com&gt;, Mark Miller &lt;tnmmill@aol.com&gt;

I would like to express my opposition to the rezoning of this property. As a resident of Denwood, I live on Horseshoe Dr. We are opposed to the development and access to the property via Gondola Dr.

We live on a quiet, safe street with very few houses. We have minimal traffic and I feel it's safe for children. The increase in traffic volume including construction vehicles, large machinery, workers and so forth would be detrimental to our neighborhood that has been unobstructed for decades. Today I watched a large construction vehicle have to detour via our road. That may seem trivial, but when this happens over and over it becomes an invasion of privacy as well as unnecessary wear on our streets and private property. The reason we chose to live in South Knox County is to avoid the high traffic and constant construction that is occurring in areas like Hardin Valley.

As a homeowner, I know that what makes this part of south Knoxville special is the setting, which includes mature trees and large lots. Our Denwood subdivision and surrounding neighborhoods such as Crossfield and Woodfield were built with no more than 2 homes per acre. We already have high density development being constructed off Coatney Rd (that has been ongoing for quite a long time), a new high density Smithbilt neighborhood just east of Winkle Road, and a new high-density proposal near Government Farm rd. Please, no more high-density neighborhoods in South Knoxville! We like mature trees and large lots.

I am opposed to this development in its entirety. At a bare minimum, **we request no access via Gondola Dr.** and no more than 2 homes per acre. Please seriously consider our opinion along with the many other taxpayers that have called this area home since the mid 1970's. We know what makes this area special and we are requesting a denial of the rezoning. Thank you for your consideration.

Regards,

Mark O. Miller  
921 Horseshoe Drive  
Knoxville, TN 37920

(865) 306-2098

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
liz.albertson@knoxplanning.org



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

**[Planning Commission Comment] Fwd: 9-D-20-RZ**

1 message

Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

Thu, Sep 10, 2020 at 8:52 AM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Forwarding community comments.

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

From: **Nathan Nash** <nathan.nash7@gmail.com>

Date: Thu, Sep 10, 2020 at 8:32 AM

Subject: 9-D-20-RZ

To: &lt;Liz.albertson@knoxplanning.org&gt;

Good morning,

I would like to express my opposition to the rezoning of this property. As a resident of Denwood, I live on Gondola Dr. Myself, along with multiple neighbors, are opposed to the development and access to the property via Gondola Dr. We live on a quiet, safe street with only 10 houses. We have minimal traffic and I feel it's safe for my kids to ride their bikes in the street, play outside, etc. The increase in traffic volume including construction vehicles, large machinery, workers and so forth would be detrimental to our neighborhood that has been unobstructed for decades. Just yesterday I watched a large construction vehicle turn around in a neighbors driveway. That may seem trivial, but when this happens over and over it becomes an invasion of privacy as well as unnecessary wear on our streets and private property. As I am sitting here typing this another tractor trailer just drove by. Part of the reason I live south is to avoid the high traffic and constant construction that is occurring in areas like Hardin Valley.

As a realtor, and homeowner, I know that what makes this part of south Knoxville special is the setting, which includes mature trees and large lots. Denwood and surrounding neighborhoods such as Crossfield and Woodfield were built with no more than 2 homes per acre. We already have high density development being constructed off Coatney Rd (that has been ongoing for quite a long time), a new high density Smithbilt neighborhood just east of Winkle Road, and a new high density proposal near Government Farm rd. Please, no more high density neighborhoods in South Knoxville! We like mature trees and large lots.

I am opposed to this development in its entirety. At a bare minimum, I would request no access via Gondola Dr. and no more than 2 homes per acre. Please seriously consider my opinion along with the many other taxpayers that have called this area home since the mid 1970's. We know what makes this area special and we are requesting a denial of the rezoning. Thank you for your consideration.

Nathan Nash  
865-705-5110

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
liz.albertson@knoxplanning.org



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



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

**[Planning Commission Comment] 9-D-20-RZ**

1 message

**J. Max Houser** <jmaxhouser@gmail.com>

Wed, Sep 9, 2020 at 7:39 PM

Reply-To: jmaxhouser@gmail.com

To: commission@knoxplanning.org

This is in reference to the above named property, It is adjacent to Denwood subdivision,. I am very familiar with the property as I have lived in this area most of my life. The property is very steep with very few building sites. Most of it filled with slate /shell. Most of it has exposed limestone as well as beneath the surface . There are one or more sinkholes which are connected to underground streams that feed into creeks that feed into the French Broad River. The creek system is the one that feeds and contaminates into wells on Burnetts Creek Rd. several years ago. The contaminates were the result of debris from railroad yard Coster Shops being dumped in a large sinkhole on Old Sevierville Pike by a cleanup contractor. The state of TN. paid for water lines to be installed for residents with contaminated wells. There are two small quarries on the prop, where limestone rock was taken to build Old Sevierville Pike many years ago. Developing this property would be risky for contractors and dangerous for potential home owners who might occupy housing on the property. There are only a few potential housing sites of any type.

J. MAX HOUSER  
911 HORSESHOE DR.  
KNOXVILLE, TN. 37920

Ph. 865-577-4982 e-mail [jmaxhouser@gmail.com](mailto:jmaxhouser@gmail.com)

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



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

**[Planning Commission Comment] 9-D-20-RZ - Community Comment**

1 message

**Liz Albertson** <liz.albertson@knoxplanning.org>

Wed, Sep 9, 2020 at 4:59 PM

Reply-To: liz.albertson@knoxplanning.org

To: Knoxville-Knox County Planning Commission &lt;commission@knoxplanning.org&gt;

Cc: "J. Max Houser" &lt;jmaxhouser@gmail.com&gt;

Hello Commissioners -

I received a phone call from Mr. James M. Houser also CCed on this email. He has expressed concerns with the rezoning at this location. He may send a follow-up email himself as well. As a lifelong resident in this area he notes the following concerns:

- The property is very steep and has very few suitable building sites
- The geology of the site is a mix of shale and limestone
- There are one or more sinkholes on the property
- Previous contamination of the property led to the current extension of water lines into the area
- Sub-terranean tributaries run from the site to the French Broad River
- Wildlife (squirrels, deer, and other animals) occupy the site
- There are large timber stands of Oak and Maple on the site

His phone number is 865-577-4982 and his email address is [jmaxhouser@gmail.com](mailto:jmaxhouser@gmail.com)

Thank you,  
-Liz Albertson

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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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] 9-D-20-RZ**

1 message

**Keep the Urban Wilderness Peaceful** <kuwpeaceful@gmail.com>

Wed, Sep 9, 2020 at 4:04 PM

Reply-To: kuwpeaceful@gmail.com

To: commission@knoxplanning.org

Good Afternoon Commissioners,

It's nice to see residential development happening in our neck of the woods. When our community first saw the application for 5 du/acre we were concerned with the proposed high density in this area given the hillside protection in place and also the surrounding properties. With the planning staff's recommended 2 du/acre, it is much more compatible and acceptable based on the hill side analysis performed. We would hope that commissioners approve the planning staff recommendation that they have made and will not increase the density any higher.

We look forward to seeing the development plan in the future when it comes up before this commission and would hope that the developer will be open to communication with the community.

Kind regards,  
Keep the Urban Wilderness Peaceful

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



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] Agenda Item 11 – MPC File No. 9-D-20-RZ**

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**Taylor Forrester** <TForrester@lrwlaw.com>  
Reply-To: tforrester@lrwlaw.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>  
Cc: Liz Albertson <liz.albertson@knoxplanning.org>

Wed, Sep 9, 2020 at 4:08 PM

Commissioners,

Please find the attached correspondence on behalf of the Applicant.

TAYLOR D. FORRESTER



1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

(865) 584-6084 fax

[www.lrwlaw.com](http://www.lrwlaw.com)

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

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 **2020.9.9 - Ltr to Planning Commission.pdf**  
91K

David Wilson Long  
Dennis B. Ragsdale  
John B. Waters III  
J. Michael Ivens  
J. Randolph Miller  
Garrett P. Swartwood  
Jennifer Milligan Swindle\*  
Lee A. Popkin  
W. Michael Baisley  
Kyle A. Baisley



Long, Ragsdale & Waters, P.C.  
ATTORNEYS AT LAW

Taylor D. Forrester  
Alexander O. Waters  
Oliver D. Adams  
William D. Edwards  
J. Scott Griswold  
Mycol E. Scott  
C. Paul Harrison†  
Christopher A. Hall†

John B. Waters, Jr. (1929-2018)  
R. Louis Crossley, Jr. (1953-2019)

September 9, 2020

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

Via email only  
commission@knoxplanning.org

**Re: Agenda Item 11 – MPC File No. 9-D-20-RZ**

Dear Commissioners,

I represent YSOS Holdings, LLC in its request to rezone the property located at 0 Sevierville Pike (the "Property") from Agricultural to Planned Residential ("PR"). YSOS agrees with the Planning Staff's recommendation to rezone the Property to PR, however at a density of up to only 2 dwelling units per acre is not a viable or even possible development when considering the infrastructure costs.

YSOS modifies its request and is now seeking a density up to 3.5 dwelling units per acre. YSOS submits that it can develop the Property at up to 3.5 dwelling units per acre by clustering the lots at a higher density in the "non-hillside" and "0-15% slope" areas of the Property. By clustering the layout of the lots in this manner YSOS will be able to limit its disturbance of the hillside and maintain a substantial amount of the mature tree line buffer on the Property. YSOS contends that a density of up to 3.5 dwelling units per acre will support a viable development.

In response to Planning Staff's position that 2 dwelling units per acre is consistent with the surrounding land uses, specifically the adjacent subdivision, YSOS submits that these larger residential lots were created, in part, because they were developed prior to sewer being available in the area, therefore the lot size had to be sufficient to support a septic system. In addition, the Property is located nearly adjacent to a Mixed-Use district and only a couple of miles from the large general commercial area located at the intersection of Governor John Sevier Highway and Chapman Highway.

We appreciate your consideration and hope that you will support our request that the Property be rezoned to PR with a density of up to 3.5 dwelling units per acre.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: \_\_\_\_\_

Taylor D. Forrester

cc: Liz Albertson (liz.albertson@knoxplanning.org)

1111 N. Northshore Drive, Suite S-700 Knoxville, Tennessee 37919-4074  
865 584 4040 865 584 6084 fax www.lrwlaw.com

† Of Counsel \*Also admitted in New York



**[Planning Commission Comment] Comment on Rezoning 9-D-20-RZ**

1 message

**April Heer** <aeheer@gmail.com>

Wed, Sep 9, 2020 at 8:15 AM

Reply-To: aeheer@gmail.com

To: liz.albertson@knoxplanning.org, commission@knoxplanning.org

To Whom it may Concern,

I would like to submit my opposition to the rezoning of the property with file number 9-D-20-RZ. I want to first ask you for your forgiveness in writing a letter at such length; however, I would greatly appreciate you taking the time to read the letter in its entirety. As a school teacher here in South Knoxville, I can attest to how busy of a time it is for many families. Parents are focused on returning to work, while also managing children going back to school. So I ask that although you may not hear from many of us by September 10, 2020, please know that there are many more who would disagree with the proposed rezoning.

There are several reasons I oppose this rezoning. The first concern I have is the destruction of 32+ acres of forest, which will ultimately displace a **very** large number of wildlife who depend on the area's resources. I constantly see herds of deer and rafters of turkeys; where will they go? Is it necessary to displace so many animals for a residential development?

Furthermore, there is a creek on the property that often handles large volumes of water. The creek doesn't appear to be much; however, the **many** sinkholes in that area drain into the creek during periods of rain. Which leads me to another concern, what of the creek and sinkholes? The creek and sinkholes will most likely be filled in or altered, which will take away natural drainage for the area. In place of the natural drainage system, there will be a concrete jungle, which will not have adequate drainage capabilities compared to allowing the sinkholes and creek to channel our storm water to other areas. Not to mention the possibility of our groundwater being affected. The amount of earth ( I urge you to look at a topographic map of the area) that will need to be moved in order to create a neighborhood will most definitely cause harm to our groundwater.

With regards to a "need" for more residential developments in the area, I do not believe that argument is justified. In fact, there is a large strip of land (on Norton road and Aruthur Harmon, just off of Sevierville Pike and very close to the proposed rezoning) that has been prepared for development and sitting undeveloped for four plus years now. Likewise, there are other partially developed areas in the South Knoxville area which could be completed; not to mention the many homes that are vacant. So to say the amendment "shall be necessary because...Knox County continues to grow and additional opportunities for residential development are warranted" just isn't true. Yes, Knox County is growing, but there are plenty of other areas already ready to be developed without having to tear down 32 acres of forest and disrupt an entire ecosystem.

My final argument against the rezoning is the increase in traffic. I am not a traffic engineer, and I do not wish to waste your time. So all I will mention is that 64 more homes will increase the volume of traffic entering and exiting John Sevier Highway, Sevierville Pike, and Chapman Highway. As a result of an even higher volume of traffic (estimated traffic impact of 1473) on the surrounding roadways, negative- and avoidable- consequences will also increase.

With the aforementioned reasons in mind, I beg you to please consider an alternate plan to rezoning 9-D-20-RZ for residential purposes. South Knoxville is making a name for itself as an area that offers recreational amenities like the Urban Wilderness, while preserving the "big,little" town vibe. I have lived in Knoxville, and more specifically South Knoxville, for ten years this past July. I cannot express how proud I feel to be a resident here. Our town is just getting better and better! I think what makes Knoxville continue to improve is the thought being put into creating more ways for people to enjoy the area, while preserving our forests and natural habitats. Some may think this area- Sevierville Pike/John Sevier- is "out of town". But I assure you, we are very much South Knoxville; and as Knoxville continues to grow, we must keep in mind how we are developing areas such as this one. With that being said, I urge you to consider the motives behind the development. Is it to improve upon our South Knoxville? Or is it for monetary gain, without regards for preserving what makes this area so wonderful?

Thank you for your time and consideration,

April Heer

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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] Comment on Rezoning 9-D-20-RZ**

1 message

**Stacy Gunnoe** <stacygunnoe@gmail.com>

Wed, Sep 9, 2020 at 7:05 AM

Reply-To: stacygunnoe@gmail.com

To: commission@knoxplanning.org, liz.albertson@knoxplanning.org

I am writing in regard to the proposed rezoning of 0 sevierville pike. I am opposed to this area being developed for residential use. This piece of property is riddled with sinkholes and development would directly affect the groundwater in this area. Traffic is already an issue in this area and with the Ancient Lore being built right across the street this will overwhelm our area with increased congestion. There are much better uses of this property including incorporating into the south knox wilderness. This would provide a home for the copious wild animals that currently call this area home. Please deny this request and let's consider the long term goals of development in south Knoxville including a wilderness outdoor mecca for our community.

Thanks for you time and consideration,

Stacy Gunnoe

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



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

**[Planning Commission Comment] Rezoning App File # 9-D-20-RZ**

1 message

**'Marsha Hupfel' via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 10:41 AM

Reply-To: thymeout54@aol.com

To: commission@knoxplanning.org

To: Knox County Planning

Subject: File #9-D-20-RZ

Parcel ID #124 192

To whom it may concern,

As a resident directly impacted by the proposed zoning change, I would very much like to suggest the planning commission take into consideration some thoughts on Responsible Development of South Knoxville's Urban Wilderness. We are not opposed to development, however, we want it to be Responsible.

What does this look like? In this case, there are 31 acres of woodland which will be highly disrupted if all the land is cleared as is the usual form of residential construction.

The land in question is home to deer, owls, bats, and all forms of critters who call it home. To disrupt this environment will be detrimental to all those in the area as they lose their habitat. A responsible development would simply clear the way for the roads leaving the woodland intact as much as possible. Wooded lots could then be developed in such a way as to leave as much woodland as possible.

The other priority for you all to understand is the fact that this land is riddled with sinkholes with caverns scattered underground. Not a good place for homes if they are over one. This is hugely important for anyone living above. Karst topography is a tricky thing and MUST be considered in any development of this area.

I was heartened to hear that the original plan of 5 homes per acre has been reduced to 2 per acre, but I heartily request you consider my above concerns regarding this rezoning request.

Thank you,

Marsha Hupfel

[7304 Sevierville Pike](#)[Knoxville, TN 37920](#)

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: File #9-D-20-RZ Comment**

1 message

Liz Albertson <liz.albertson@knoxplanning.org>

Tue, Sep 8, 2020 at 10:43 AM

Reply-To: liz.albertson@knoxplanning.org

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

FYI - Please see the community comment below regarding 9-D-20-RZ

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

From: **Marsha Hupfel** <thymeout54@aol.com>

Date: Tue, Sep 8, 2020 at 10:39 AM

Subject: File #9-D-20-RZ Comment

To: <liz.albertson@knoxplanning.org>

To: Knox County Planning

Subject: File #9-D-20-RZ

Parcel ID #124 192

Dear Ms. Albertson,,

As a resident directly impacted by the proposed zoning change, I would very much like to suggest the planning commission take into consideration some thoughts on Responsible Development of South Knoxville's Urban Wilderness. We are not opposed to development, however, we want it to be Responsible.

What does this look like? In this case, there are 31 acres of woodland which will be highly disrupted if all the land is cleared as is the usual form of residential construction.

The land in question is home to deer, owls, bats, and all forms of critters who call it home. To disrupt this environment will be detrimental to all those in the area as they lose their habitat. A responsible development would simply clear the way for the roads leaving the woodland intact as much as possible. Wooded lots could then be developed in such a way as to leave as much woodland as possible.

The other priority for you all to understand is the fact that this land is riddled with sinkholes with caverns scattered underground. Not a good place for homes if they are over one. This is hugely important for anyone living above. Karst topography is a tricky thing and MUST be considered in any development of this area.

I was heartened to hear that the original plan of 5 homes per acre has be reduced to 2 per acre, but I heartily request you consider my above concerns regarding this rezoning request.

Thank you,

Marsha Hupfel

7304 Sevierville Pike

Knoxville, TN 37920

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Liz Albertson, AICP

Senior Planner

865-215-3804

[liz.albertson@knoxplanning.org](mailto:liz.albertson@knoxplanning.org)



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400 Main Street, Suite 403 | Knoxville, TN 37902

9/8/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: File #9-D-20-RZ Comment

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



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

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**[Planning Commission Comment] Comment on Rezoning 9-D-20-RZ**

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**Andrew Gunnoe** <agunnoe@gmail.com>

Fri, Sep 4, 2020 at 4:50 PM

Reply-To: agunnoe@gmail.com

To: commission@knoxplanning.org, Liz Albertson &lt;liz.albertson@knoxplanning.org&gt;

To whom it may concern,

I would like to submit my opposition to the rezoning of this piece of property off of Gondola Dr. I live adjacent to the property at [7310 Sevierville Pike](#). There is no reason for a piece of property like this to be rezoned for this much density. There is a reason this property has not been developed already and that is because much of it is filled with sinkholes (I encourage you to look at a topographic map of the property). If development were to occur here they would have to build roads and foundations that would not only be unstable but could cause irreparable harm to the groundwater in the area. Furthermore, this development would create a much higher level of traffic in and out of Gondola Dr., which would have a negative impact on everyone in the area. Finally, this is an important pocket wilderness that could better be used as green space, or a continuation of the Urban Wilderness that has already done so much for the South Knoxville area.

I hope the commission will choose to deny this request for the above stated reasons.

Thank you,  
Andrew Gunnoe

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



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

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**[Planning Commission Comment] Fwd: 9-D-20-RZ**

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**Liz Albertson** <liz.albertson@knoxplanning.org>  
Reply-To: liz.albertson@knoxplanning.org  
To: Knoxville-Knox County Planning Commission <commission@knoxplanning.org>

Thu, Aug 27, 2020 at 4:14 PM

Forwarding community comments.

----- Forwarded message -----  
From: <jking905@comcast.net>  
Date: Wed, Aug 26, 2020 at 11:36 AM  
Subject: 9-D-20-RZ  
To: <liz.albertson@knoxplanning.org>

Ms Albertson,

I was notified of a zoning change proposal being made behind my housing area of Denwood Subdivision. It looks like the primary access for the area will be Gondola Dr. I feel this will severely raise traffic and large construction vehicle traffic. I wanted to voice my concerns.

John King

905 Horseshoe Dr

Knoxville. Tn 37920

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Liz Albertson, AICP  
Senior Planner  
865-215-3804  
liz.albertson@knoxplanning.org



8/28/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 9-D-20-RZ

**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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





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

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**[Planning Commission Comment] 9-D-20-RZ**

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**Karin Maan** <karinm.canada@gmail.com>

Fri, Aug 28, 2020 at 1:43 PM

Reply-To: karinm.canada@gmail.com

To: commission@knoxplanning.org, Karin Maan &lt;karinm.canada@gmail.com&gt;

I was notified of a zoning change proposal being made behind my housing area of Denwood Subdivision. 9-D-20-RZ I want to strongly voice my concerns.

This subdivision is not equipped to handle the increase of traffic a new residential zone would bring. Also there is a creek that serves as the natural water flow of the area and it could lead to flooding and other such problems. Not to mention that I like living isolated and this would change that for me. I hope you consider rejecting this request.

Thank you

-- Karin Maan

6707 Parklake Drive. Knoxville, TN 37920

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