



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

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**[Planning Commission Comment] Opposition to Re-zoning of Land Off Concord Road**

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**Hal Aikens** <haikens@tds.net>  
Reply-To: haikens@tds.net  
To: commission@knoxplanning.org

Wed, Sep 9, 2020 at 2:38 PM

We would like to register our strong opposition to the proposed re-zoning of the property fronting Concord Road that would enable the construction of 151 apartment units adjacent to our community. We have lived in Farragut for 29 years and were attracted to this community because of its quiet neighborhoods and family orientation. It would really be unfortunate to see that change. High density apartment buildings at the end of Concord Road would result in a substantial increase in traffic, noise, and pollution along Northshore Drive, Concord Road, and Campbell Station Roads. Before the Concord Road construction we already had difficulty getting out of our subdivision onto Concord Road. During rush hours, just where will the increased traffic go? It already backs up at times all the way to Kingston Pike. We think this is a nightmare in the making.

We implore you to please vote NO on this proposal. Thank you.

The Aikens Family

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



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Adjacent property owner opposes rezoning and sector plan change for 8.4 acres located on Concord Road (Regarding Files 9-A-20-SP and 9-E-20-RZ)**

'Sarah Mailen' via Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 2:02 PM

Reply-To: red\_trav@yahoo.com

To: "michelle.portier@knoxplanning.org" <michelle.portier@knoxplanning.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

Dear Ms. Portier and Commissioners of the Knox Planning Committee,

My name is Sarah Ralston Mailen and I own 4.8 acres adjacent to the south of this tract and the 3+/- acres located to the west of the tract (1025 Concord Road which is Parcel 153 03703), 1.8 acre tract located further to the south (1116 Concord Road which is Parcel 153 03705), the 1/2 acre adjacent to the north of the tract (816 Concord Road which is Parcel 153 BB001), and a 5+/- tract located northwest of the tract (0 Concord Road which is Parcel 153 03603). This 8.4 acre tract used to be part of the family farm and my sister sold this acreage to the current owners, Laumar Properties LLC, many years ago.

This 8.4 acre tract is currently zoned CN Neighborhood Commercial and the current Sector Plan Designation is Office. This has been the plan for years for this property and I agree that this 8.4 acre tract should be developed for neighborhood commercial. My 4.8 adjacent acre tract is also zoned CN.

I think the sector plan should not be changed to HDR and the zoning should not be changed to PR. These changes would bring increased traffic on Concord Road, which already is at a standstill during morning and afternoon rush hour. The developer wants to build 3 story apartment buildings which would not fit with the character of the Concord area with its historical homes and historical zoning. In addition, the Farragut Schools are already overcrowded and high school students in recent years have been rezoned to Hardin Valley High School to alleviate the crowding. Farragut Schools would have difficulty dealing with the influx of many students from this proposed development. Lastly, I am very worried about increase crime in the neighborhood.

Based upon my experience as a case manager at Helen Ross McNabb and Comprehensive Community Care, I had many clients who lived in Isabella Towers, Cagle Terrace, Montgomery Village, Vista at Summit Hill, and the Summit Tower Apartments. In addition, I had a friend who lives at Nature's Cove. All of these people have told me about the increased crime in these areas. One elderly client was mugged after getting off the bus and walking to her apartment at the Summit Tower Apartments. She worked cleaning tables at a local Krystal restaurant part-time and she was mugged because she had money. I am concerned that the normally crime-free area of Concord would see increased crime as a result of developing this tract with apartment buildings.

Thank you for considering my thoughts.

Sincerely,  
Sarah and John Mailen

Sarah and John Mailen  
[12807 Night Heron Drive](#)

Knoxville, TN 37922  
(865) 385-9048

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



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Re-zoning property on south side of Concord Road. Oppose**

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Sep 9, 2020 at 3:42 PM

Commissioners,

See below for comments on an October rezoning case, 10-D-20-RZ/10-C-20-SP.

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

From: **Judy Weaver** <beadsbynana@yahoo.com>  
Date: Wed, Sep 9, 2020 at 3:23 PM  
Subject: Re-zoning property on south side of Concord Road. Oppose  
To: <michelle.portier@knoxplanning.org>

I oppose the re-zoning of the property on the south side of Concord Road to Planned Residential/High Density Residential. I live in the Choto area. I feel that this would devalue the property values in this area. There has already been too much building in this area in the last 10 years we have lived here.

I hope you will vote against this re-zoning.

Judy Weaver  
Apple Grove Lane  
Knoxville, TN. 37922

Sent from my iPad

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**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)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Farragut Concord Road Rezoning Vote**

1 message

**Lisa Johnson** <ljohnson@tisins.com>

Wed, Sep 9, 2020 at 11:16 AM

Reply-To: ljohnson@tisins.com

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

It has been brought to my attention that the Knoxville-Knox County Planning Commission will vote on a rezoning change for [901 Concord Road](#) tomorrow a. m. at 10:00 a. m. on 9/10/2020.

As a long-term Farragut resident, please know that I am **adamantly opposed** to the rezoning proposal for 151 low income apartments. I am asking this request to be denied.

This land was originally planned as a gateway to Farragut and is currently zoned for Neighborhood Commercial. There is almost no commercial development on Concord Road at this location and this should be a commercial area. This is not an appropriate location for high-density residential development.

It is very important to maintain the original Urban Growth Plan as commercial for this area.

Thank you,  
Lisa Johnson

Lisa Johnson  
Account Executive  
TIS Insurance Services, Inc.  
[1900 N. Winston Road.](#)  
Knoxville, TN 37919  
Phone: 865-824-6965  
Cell: 865-806-2291  
Email: [ljohnson@tisins.com](mailto:ljohnson@tisins.com)

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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: Rezoning Knox County**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: L Tsuyuki <norineko4@gmail.com>

Wed, Sep 9, 2020 at 8:18 AM

Commissioners,

See below for community member comments.

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

From: **L Tsuyuki** <norineko4@gmail.com>  
Date: Tue, Sep 8, 2020 at 8:53 PM  
Subject: Rezoning Knox County  
To: <michelle.portier@knoxplanning.org>

I strenuously object to the creation of low income housing apartments in the 8.42 acres of property located on the southside of Concord Road between Avenir Memory Care and the Northshore Road roundabout. This will create traffic issues and lower property values.

Lester Tsuyuki

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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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 <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] "NO" to Rezoning in Farragut from Neighborhood Commercial to High-Density Residential**

1 message

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**Cary Thomas** <cary.thomas57@gmail.com>  
Reply-To: cary.thomas57@gmail.com  
To: commission@knoxplanning.org

Tue, Sep 8, 2020 at 10:10 PM

I would like to voice my complete lack of support toward the proposed rezoning of 8.42 acres from Residential Commercial to High-Density Residential that is being proposed for construction of 151 low-income apartments along Concord Road in Farragut. This land is located within Farragut's Urban Growth Boundary and is intended to be a gateway to the city, thus is zoned Residential Commercial and should absolutely stay that way. Farragut residents that know and talk to strongly oppose the construction of a low-income apartment complex in that location. Farragut residents have invested in their homes and are willing to pay large amounts of County property tax based on those high value properties because of what the Farragut community was and is; high-value rural residential, away from the higher-density population closer to the heart of Knoxville; not for what a High-Density Low-Income Apartment complex would bring to our city density.

Please vote NO to that rezoning request. Voting NO is the right thing to do for your Farragut residents.

Cary Thomas  
405 Battle Front Trail  
Farragut, TN

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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] Fwd: Concord Rd Rezoning**

1 message

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**Shelley Quinn** <squinn12518@gmail.com>  
Reply-To: squinn12518@gmail.com  
To: commission@knoxplanning.org

Tue, Sep 8, 2020 at 7:03 PM

Begin forwarded message:

**From:** Shelley Quinn <squinn12518@gmail.com>  
**Date:** September 8, 2020 at 6:59:33 PM EDT  
**To:** [michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org), [comission@knoxplanning.org](mailto:comission@knoxplanning.org)  
**Cc:** [michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)  
**Subject:** Concord Rd Rezoning

I am a Montgomery Cove resident writing to express my opposition to the rezoning request for the property at the intersection of Concord Road and Northshore Drive. Consistent with the Farragut Board of Mayor and Alderman and Councilman John Schoonmaker, I think high density housing at this location will have a detrimental effect on traffic in the area as well as property values. Please do not change the zoning for this parcel.

Thank you-  
Shelley Quinn  
[12518 Amberset Drive](#)  
[Knoxville, TN 37922](#)

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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: Deny the Proposed Rezoning off Concord Road**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Sep 8, 2020 at 7:37 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission <commission@knoxplanning.org>

Cc: Becky Eddy <sgeii@yahoo.com>, Brent Eddy <brenteddytn@gmail.com>

Commissioners,

See below for community member comments.

On Tue, Sep 8, 2020 at 7:19 PM Becky Eddy <sgeii@yahoo.com> wrote:

Dear Michelle,

I am writing to make sure the 15 members of the Knox Co planning commission hear my view about the proposed rezoning off Concord Road. Deny it!

I respectfully request you share my view with the 15 members of the commission, and you can be certain the vast majority of hard working tax payers in Farragut, Concord and surrounding area of North shore and Concord Road agree with me!

I live in Concord and travel Concord Road often. First as a resident of Knox Co. and in close proximity of Concord Road, I am strongly opposed to the not so transparent steps I believe, and many others believe, to be underway that would ultimately result in an apartment complex on Concord Road. To make matters worse, the idea of high density and/or low-income apartments is preposterous. The property should remain in its current zoning classification of Neighborhood Commercial with some consideration for a gateway to Farragut with limited types of commercial uses.

The location is no place for High-Density Residential development. That is inappropriate for Concord Road.

There would be negative environmental and personal impact caused by traffic congestion, crime, and other stresses. We know of no good or benefit that comes from this idea except for profits for insiders like Dominion Development Group and others in government and outside of government on the "buddy system" who would benefit.

We're watching.

Sincerely,  
Becky Eddy

[Sent from Yahoo Mail on Android](#)

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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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;

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**[Planning Commission Comment] rezoning Concord Road**

1 message

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**lowrybarb via Commission** <commission@knoxplanning.org>

Tue, Sep 8, 2020 at 4:09 PM

Reply-To: lowrybarb@aol.com

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

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

I am writing in regards to the proposed rezoning of property on Concord Road from Neighborhood Commercial to High Density Residential. I am strongly opposed to the rezoning of this land. The intent is for that corridor to have the option for Neighborhood Commercial which is needed in the area. In addition the road infrastructure will not be adequate to handle the increased traffic. Thank you for your consideration.

Barbara Lowry

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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] Proposal to rezone 8.42 acres along Concord Road**

1 message

**Annette Spence** <AnnetteSpence@holston.org>

Tue, Sep 8, 2020 at 12:30 PM

Reply-To: annettespence@holston.org

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

Dear Knoxville / Knox County Planning Commission:

I speak in favor of a proposal to rezone 8.42 acres to possibly build 151 low-income apartments along Concord Road. The property is located on the south side of Concord Road between Avenir Memory Care and the Northshore Road roundabout.

Here is why I am writing to you about this proposal. I am a writer and editor for the United Methodist Church. I cover 853 churches, most in East Tennessee. I know families who cannot afford to live in Knoxville or Chattanooga. They struggle with rising rents in even the most dangerous parts of the city, and they sacrifice to have a roof over their heads, to stay afloat. My own son, who fits the low-income category, recently moved to Cookeville because he could not find affordable housing, unless he was willing to give up health insurance, car insurance, and so many other things, which he did. Many of his friends are in the same boat, with little prospect of getting ahead, unless they leave their home.

A few nights ago, there was a discussion on the Nextdoor app about why this proposal should not be allowed. The concerns I saw were not about traffic. The concerns were that (1) "those people" don't have the same values as "us"; (2) because they don't own property, those people don't belong here; (3) that kind of people will cause more trash and unsightliness in our area.

I was disappointed in our neighbors, and it opened my eyes to see what fighting this proposal is really about. It's an old, old story ... an old, old struggle. But I believe that our privilege is misplaced, and that other children, and not just the children of homeowners, should be able to find affordable housing in the beautiful area that we live in. I think diversity makes our schools and our lives better. My faith tradition teaches this also.

Thank you for hearing me. I have been a homeowner in Knox County for 22 years. I would not have even known about this proposal except for the sad commentary that inspired me to write you. I will seek to follow your meeting on Sept. 10.

**Annette Spence Feely**  
9148 Colchester Ridge  
Knoxville, TN 37922

865-719-9258

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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] rezoning of PARCEL ID 153 03706 on Concord Road**

1 message

**Jim Bolon** <jbolon9@gmail.com>

Tue, Sep 8, 2020 at 11:45 AM

Reply-To: jbolon9@gmail.com

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

Knox Planning Commission,

I am opposed to the rezoning of PARCEL ID 153 03706 on Concord Road. Changing it from commercial to high density residential is not in the best interests of the citizens in west Knox County. It only benefits the developer who will build a type of housing that is incongruent with the majority of housing in this area and deny the ability to expand the commercial footprint as originally envisioned.

As a citizen of Knox County, I ask that you reject this rezoning request.

Thank you for the consideration

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Jim Bolon

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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] Potential New Development in Farragut**

1 message

**maghen stubbs** <maghen.stubbs@gmail.com>

Tue, Sep 8, 2020 at 9:26 AM

Reply-To: maghen.stubbs@gmail.com

To: commission@knoxplanning.org

Cc: michelle.portier@knoxplanning.org

Good morning, I hope this email finds you well. I am currently a Knox County resident living in the 37922 zip code. It has been brought to my attention regarding upcoming meetings regarding potential new developments near my residence/ children's schools. I have read about a proposal for construction of 151 apartments labeled as low income housing on Concord Road. It is to my understanding that this property is zoned as "Neighborhood Commercial" and was originally intended to be a gateway to Farragut with limited types of commercial uses. I do believe this property is too valuable to be used as low income housing as, unfortunately, this would not bring any economic value to our area. I am also highly concerned about a high density residential development in this location adding large levels of traffic to an already busy location and the strain of adding large numbers of children to the Farragut school system that is already at its capacity. Please understand our community's desire to NOT have this land developed for residential uses due to the strains that will be placed on the community as well as the lack of economic value.

Thank you,

Jerramy and Maghen Cantrell  
865-789-0794

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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: Keep current zoning on Concord Road**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Sep 8, 2020 at 8:31 AM

Reply-To: michelle.portier@knoxplanning.org

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

Cc: Max &lt;mdawson@uthsc.edu&gt;

Commissioners,

See below for community member comments.

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

From: **Dawson, Max** <mdawson@uthsc.edu>

Date: Mon, Sep 7, 2020 at 10:59 AM

Subject: Keep current zoning on Concord Road

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

Greetings! I hope all is well with you and yours.

I recently received a message via Neighbor Nextdoor that there is discussion of rezoning of Concord Road near the roundabout. I and many of my neighbors are retired, and enjoy and depend on the value of our homes.

I live in the Old Concord area, and am also concerned about our representation of such matters, since we aren't residents of either Knoxville or Farragut proper. We have to deal with occasional smells from the treatment plant across the road. And will soon have a four-lane road beside of us.

Lastly, please forgive me if this "Neighbor Nextdoor" is incorrect. I have seen other messages where there is talk of converting the old Kroger site into high-density housing as well. Anybody who uses Northshore Drive also is very aware of the "busyness" of the area related to Farragut, Choto, Lenior City and areas to the east using this road.

Neighborhood Commercial zoning would allow for tax revenue for Farragut, as well as retain the quiet suburb status of our community.

Sincerely,

Max Dawson

10932 Gillian Ln

Knoxville, TN 37934

865-777-2759

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**Michelle Portier, AICP**

Senior Planner

865.215.3821



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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 <laura.edmonds@knoxplanning.org>

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**Fwd: Contact Low income apartment complex on Concord road**

1 message

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**Terry Gihula** <terry.gilhula@knoxplanning.org>

Tue, Sep 8, 2020 at 8:23 AM

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

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

From: **Thomas Jefferson** <s0ckac0ntguy@gmail.com>

Date: Tue, Sep 8, 2020 at 8:20 AM

Subject: Contact Low income apartment complex on Concord road

To: <contact@knoxplanning.org>

The community doesn't want this, crime will go up, property values down, it doesn't fit into the area architecturally, culturally or demographically with Farragut or Concord.





Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Proposed high density housing on Concord Road**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: Ann Anderson <andervol@aol.com>

Tue, Sep 8, 2020 at 8:11 AM

Commissioners,

See below for community member comments.

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

From: **Ann Anderson** <andervol@aol.com>  
Date: Sun, Sep 6, 2020 at 12:41 AM  
Subject: Proposed high density housing on Concord Road  
To: [Michelle.portier@knoxplanning.org](mailto:Michelle.portier@knoxplanning.org) <[Michelle.portier@knoxplanning.org](mailto:Michelle.portier@knoxplanning.org)>

Dear Ms.Portier,

I am writing to express my opposition to the possible rezoning and planned high density housing on Concord Road. I live just off Concord Road and already have a difficult time entering the road. It will only get much worse with so many more residents in a condensed area.

I believe the current zoning is Neighborhood Commercial which would be beneficial to all nearby residents when developed while not vastly increasing traffic. Please vote against this rezoning. Thank you.

Sincerely,

Ann Anderson  
Concord Farms Resident

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] High density housing on concord road**

1 message

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**jturne16@gmail.com** <jturne16@gmail.com>

Mon, Sep 7, 2020 at 3:29 PM

Reply-To: jturne16@gmail.com

To: commission@knoxplanning.org

The community doesn't want this, crime will go up, property values down, it doesn't fit into the area architecturally, culturally or demographically with Farragut or Concord.

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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] Anti-Concord Road apartments support**

1 message

**Donna** <donna@kdsk.net>

Mon, Sep 7, 2020 at 6:56 AM

Reply-To: donna@kdsk.net

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

I do not agree with the building of 151 Apartments across from 901 Concord Road. There is so much land in Knox County where residential development could occur, where roads could be widen, repaired and so safe for the residents to enjoy. High density population and congestion is not what Knox County should represent but the peace and contentment of the country land should be utilized. Zoned for commercial use is how this land should remain.

I have witnessed the growth of Northshore and Choto areas over the years and the infrastructure has not kept up with house building. It is surprising to me that all utilities are not buried. Northshore is just to congested of a road now for both cars and bicycles. As a runner, I could not even attempt to run along Northshore anymore.

Please take these concerns to heart and deny this developer's request. Go to a beautiful country setting, start a new small town, have the developer add the infrastructure as well. I strongly disagree with this plan.

Donna L Wuelzer

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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] opposition to zoning for low income 151 unit high density residential on Concord Road

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'Suzanne Branson' via Commission <commission@knoxplanning.org>

Sat, Sep 5, 2020 at 1:28 PM

Reply-To: sbranson@cj-pc.com

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

To whom it may concern,

This is no vote to adding a 151 unit high density complex zoning on concord road. **One significant reason is the additional traffic.** If you live on Northshore between Pellissippi and Concord Road and have to be anywhere in the mornings or evenings, it can take hours because of traffic. There is no easy way out to Pellissippi or Kingston Pike and this would add too much additional traffic at those times. If anything Northshore Rd should be expanded to 4 lanes rather than building more apartments. In my opinion low income units should be more centrally located closer to Kingston pike so the individuals/families can catch buses if needed or walk/bike to grocery stores and restaurants. Concord road is a very long walk to Kingston pike and unless they continue the sidewalks, it would not be safe. The smell in this area also cannot be healthy for more residents. I have wondered before how it is healthy for the memory care center. A neighborhood commercial as it is currently zoned would cause much less traffic and be perfect for that intersection.

Thanks from a Concord Northshore Rd resident.

**Suzanne Branson**

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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] Proposed apartments Concord Rd.**

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**chihuahuas3@tds.net** <chihuahuas3@tds.net>

Sat, Sep 5, 2020 at 12:18 AM

Reply-To: chihuahuas3@tds.net

To: commission@knoxplanning.org

Cc: chihuahuas3@tds.net

Please vote no on the apartments on Concord Road. The traffic congestion pulling out of my subdivision at Thornton Hgts is already difficult enough. Please don't make it worse!!!!

*Sent from my LG K30, an AT&T 4G LTE smartphone*

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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] Rezoning Proposal for Concord Road**

---

**Janet Glaze** <sianiglaze@gmail.com>  
Reply-To: sianiglaze@gmail.com  
To: commission@knoxplanning.org

Sat, Sep 5, 2020 at 4:07 PM

Commissioners,

The proposed zoning changes for Concord Road seems totally inconsistent with the Knox County zoning and sector plan and the town of Farragut Comprehension Land Use Plan. It just doesn't fit with the surrounding Medium Density Residential plans. Why would you consider putting 140 apartments on Concord Road? I understand that those buildings could be 4 stories and that your commission is applying for a grant from the State of Tennessee for low income housing.

I believe that that particular property should remain in its current zoning classification of Neighborhood Commercial. I just don't see how that area on Concord Road can support High-Density Residential development.

Sincerely,  
Janet Glaze  
[525 Macarthur Lane](#)  
[Farragut, TN 37934](#)

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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] apartment on concord road**

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**jardetj@tds.net** <jardetj@tds.net>  
Reply-To: jardetj@tds.net  
To: commission@knoxplanning.org

Sat, Sep 5, 2020 at 4:01 PM

Who in their right mind would even consider constructing apartments on Concord road. You can't even make Concord road a 4 lane because of the cemeteries. Look at Farragut school traffic in the mornings & afternoons.

Do you need revenue that bad?

Jim & Cheryl Jardet, Jr

[408 Ferret Rd](#)

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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] Re-zoning**

---

**Theresa Kollie** <gus112717@gmail.com>

Sat, Sep 5, 2020 at 9:35 AM

Reply-To: gus112717@gmail.com

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

Ms. Porter and members on the Planning Commission:

I am writing to express my opposition to the re-zoning of property on Concord Road from Neighborhood Commercial to High Density Residential. I have lived in the Waterford subdivision for over 20 years and have seen many positive changes during this time. I believe adding the high density dwellings is in marked contrast to the plans of the Farragut Board of Major and Alderman and would adversely impact the roads and traffic patterns.

Respectfully,

Theresa A, Kollie  
629 Waterford Drive

Sent from my iPad

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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] Proposed apartments on Concord Road**

---

**Patricia Kovach** <pkovach43@gmail.com>  
Reply-To: pkovach43@gmail.com  
To: Commission@knoxplanning.org  
Cc: VOLKMAR KOEHLER <vkoehler51@gmail.com>

Fri, Sep 4, 2020 at 4:42 PM

Subject: Proposed apartments on Concord Road

WE are the largest single family development near to this project (Concord Hills Subdivision). Traffic impact would not be good and it (the project) would not lend itself at all to the aesthetics of the area.

Please vote: NO

Thank you,  
Patricia Kovach  
Volkmar Koehler

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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] Appartement complex in Concord hill.**

---

**Siddharth Shah** <samshah1946@gmail.com>

Sat, Sep 5, 2020 at 1:11 PM

Reply-To: samshah1946@gmail.com

To: commission@knoxplanning.org

Good Morning, I the resident of Farragut town, would like to request to prevent the proposed apartment complex development.

*Siddharth (Sam) Shah P.E.*

**Dayenesi inc.**

1234 Eagle Nest Lane,

Knoxville, TN 37922

Tel.(865)-675-1759

Cell.(865)-235-5472

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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] Opposition to Knox Zoning for 151-Unit Apartment**

1 message

**Nancy Sanders** <nancysanders1010@gmail.com>

Fri, Sep 4, 2020 at 3:09 PM

Reply-To: nancysanders1010@gmail.com

To: commission@knoxplanning.org

Dear Knoxville-Knox Planning Commission,

I recently learned about the application to rezone a parcel of land along Concord Road from Neighborhood Commercial to Planned Residential. I am against that rezoning. Building up 151 low-income apartments along Concord Rd. is a bad idea for the following reasons:

- Neighborhood commercial is better use of the land parcel than high density residential-I prefer shops than 3 story apartment buildings.
- Traffic is already a concern along Concord Road and adding so many more residents will only exacerbate the problem.
- Why change a good plan? The 8.42 acres at issue have always been zoned Neighborhood Commercial in both the Sector and Urban Growth Plans for years. Let's keep it that way.

Thank you for considering my request on this important matter.

Sincerely,

Nancy Sanders  
Knox County Resident

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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] Concord Road**

2 messages

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**The Barnes Family** <ptbarnes@tds.net>

Fri, Sep 4, 2020 at 2:41 PM

Reply-To: ptbarnes@tds.net

To: commission@knoxplanning.org

We are opposed to putting an apartment development on Concord Road due to increased traffic it would create. Please leave it zoned as is. Thanks, Phil & Teresa Barnes

Sent from my Verizon, Samsung Galaxy smartphone

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

---

**The Barnes Family** <ptbarnes@tds.net>

Fri, Sep 4, 2020 at 2:43 PM

Reply-To: ptbarnes@tds.net

To: commission@knoxplanning.org

We are opposed to putting an apartment development on Concord Road due to increased traffic. Please leave zoned as is. Thanks, Phil & Teresa Barnes

Sent from my Verizon, Samsung Galaxy smartphone

[Quoted text hidden]



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

**[Planning Commission Comment] Concord Rd Rezoning**

1 message

**updates** <updates@kdsk.net>

Fri, Sep 4, 2020 at 2:43 PM

Reply-To: updates@kdsk.net

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

Knox Planning Commission ([commission@knoxplanning.org](mailto:commission@knoxplanning.org))Michelle Portier ([michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org))

As a Knox County resident living off Northshore, the primary route to anywhere from my residence is through the Northshore/Concord intersection. Traffic was horrendous on Concord Rd before the traffic circle replaced the stop sign at Northshore. In the years since then, traffic in the Northshore/Concord Rd area is again becoming congested due to all the new subdivisions along Northshore. Adding high density apartment buildings will not only increase traffic, it will essentially negate the benefits of the current effort to widen Concord Rd. The increased traffic from all the new apartment residents attempting make a left turn to enter/exit Concord Rd will slow traffic to a crawl.

It is easy to envision the benefits to the community of the current zoning (Neighborhood Commercial). I fail to see why the long established and approved Urban Growth Plan should be trashed solely to allow a developer, who has absolutely no regard for the problems his project will create for the current residents, to make a few bucks.

I'm adamantly opposed to the rezoning proposal to allow high density apartment buildings on Concord Road. Please deny the zoning change request.

Kenneth L. Wuelzer  
Greystone Court

[ken@kdsk.net](mailto:ken@kdsk.net)

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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: Rezoning of property south of Turkey Creek Rd**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 2:19 PM

Forwarding community comments below.

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

From: **Jerry Eisele** <eiselegr@gmail.com>  
Date: Fri, Sep 4, 2020 at 12:16 PM  
Subject: Rezoning of property south of Turkey Creek Rd  
To: <michelle.portier@knoxplanning.org>

Greetings

As the President of the Taylors Landing Homeowners Association and with the support of the homeowners we strongly oppose and are in opposition to the proposed rezoning issue. This proposal would greatly increase the traffic which is already a problem on Turkey Creek and Concord Road and impact our homeowners ability to enter/exit our subdivision onto Turkey Creek Rd. In addition our homeowners must cross two (2) railroad tracks onto Turkey Creek Rd. which also a safety concern to our homeowners.

Again we strongly oppose this rezoning for 151 low income Apartments. Thank you for your time regarding this issue. If you need to please reach out to me if you have any questions.

Thank you  
Jerry Eisele  
President Taylors Landing Homeowners Association  
865 599 9067

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**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)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Concord Rd rezoning-opposed**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 2:18 PM

Forwarding community comments below.

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

From: **david mendenhall** <dsm21211@gmail.com>  
Date: Fri, Sep 4, 2020 at 12:38 PM  
Subject: Concord Rd rezoning-opposed  
To: <michelle.portier@knoxplanning.org>

I am a long term resident of the area near the proposed rezoning and feel that the present zoning should remain in place..TY

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: Zoning for Concord Rd. apartments**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 2:18 PM

Commissioners,

Forwarding community comments below.

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

From: **Anita Oberd** <anitaoberd@aol.com>  
Date: Fri, Sep 4, 2020 at 1:30 PM  
Subject: Zoning for Concord Rd. apartments  
To: <michelle.portier@knoxplanning.org>

To Michelle Portier,

I am a resident of Knox County residing just off Concord Rd. I DO NOT want the present zoning of Neighborhood Commercial changed . I DO NOT want 151 apartments built on Concord Road. Concord Rd. already has so much traffic on it. It is very hard to make a left turn onto Concord Rd. going south toward Northshore Rd. Our schools are already too crowded and we do not need high density housing.

I live a condo neighborhood where most of the residents are senior citizens. In talking with neighbors, they too complain about the traffic growth in the area. We DO NOT need more traffic nor high density housing in this area

I will greatly appreciate your consideration of this proposed zoning change. I sincerely hope the Neighborhood Commercial zoning for this property is retained.

Thank you.

Anita Oberdecker

11112 Joiner Way,  
Knoxville, TN 37934  
anitaoberd@aol.com

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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

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





Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Development of 200 residential apartments in Old Concord/Farragut area**

1 message

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'John Powell' via Commission <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 1:35 PM

Reply-To: johjlp@aol.com

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

I am opposed to this development, and wish to keep this zoned as commercial and residential.

High Density Residential in this area would be a real problem for the area.

I live in Olive Grove, which is close to Old Concord.

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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] High Density Low Income Zoning Request

1 message

John@proffittwilkesgriffin.com <John@proffittwilkesgriffin.com>

Fri, Sep 4, 2020 at 1:04 PM

Reply-To: john@proffittwilkesgriffin.com

To: Commission@knoxplanning.org

To the Members of the Knoxville Planning Commission,

I respectfully request that you oppose the rezoning of the area on Concord road to allow for the building of high density, low income apartments. There are many reasons that I oppose the rezoning and building of the proposed apartments. Among them are:

1. This is a residential area.
2. The infrastructure in this area has not been sufficiently improved to handle the already heavy traffic in this area of Concord Road and Northshore Drive.
3. Placing eight single family homes in one acre doesn't make sense or "fit" this area. The homes that have been built in this area are already overcrowded.
4. The paper said that the plan is for low income housing. Historically, this tends to bring about other issues, such as an increase in crime and drug issues. Just look at the Cedar Bluff area and the issues with opiates and heroin in the apartment complexes in that area. I can't remember the last time that I have seen a patrol car in my neighborhood. I don't believe that Knox county appropriates enough law enforcement to this area as it is. Is there a plan in place to increase the police presence if you give approval to this rezoning?
5. The area has zoning allowances for light businesses, not high density apartments.
6. This will add more pressure on the water treatment facility located close to the proposed site.
7. The school system in the area is already taxed with the current population. We do not want or need any high density housing hat will only put more pressure on the school system.
8. We have seen plenty of examples of new high density housing that is well maintained in the early years, only to be in disrepair due to lack of funding and negligence. The citizens in our area take area pride in our houses and would not like to add any business or project that takes away either visually or potentially lowering home values in the future.

Again, I respectfully ask that you vote against rezoning this area for high density, low income apartments.

Best regards,

John Wilkes

*Click on my business card and its tabs to learn more.*

Schedule a consultation	Make an introduction	Investment tools and insights
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	<b>PROFFITT WILKES GRIFFIN</b> WEALTH MANAGEMENT	<b>John W. Wilkes IV, MBA</b> Managing Principal
	Wells Fargo Advisors Financial Network, LLC 400 Ebenezer Road Suite 400 MAC H1882-010 Knoxville, TN 37923 Tel 865-313-2092 Toll-free 888-884-5087 Fax 865-313-2143  John@proffittwilkesgriffin.com <a href="http://www.proffittwilkesgriffin.com">www.proffittwilkesgriffin.com</a>	

Save details to address book



9/4/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] High Density Low Income Zoning Request

Regards,

John W. Wilkes IV, MBA  
Managing Principal  
Proffitt Wilkes Griffin Wealth Management  
Arkansas Insurance Producer License Number 370341

Wells Fargo Advisors Financial Network, LLC | 400 Ebenezer Road, Suite 400 | Knoxville, TN 37923  
MAC H1882-010  
Tel 865-313-2092 | Toll-free 888-884-5087 | Fax 865-313-2143

John@proffittwilkesgriffin.com | <http://www.proffittwilkesgriffin.com>

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] concord road rezoning- opposed.**

1 message

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**david mendenhall** <dsm21211@gmail.com>

Fri, Sep 4, 2020 at 12:35 PM

Reply-To: dsm21211@gmail.com

To: commission@knoxplanning.org

As a long term resident of the proposed area, I feel that the present zoning should remain in place. TY

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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] Proposed Apartment Complex**

1 message

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**Josh Smith** <smithjc82@gmail.com>  
Reply-To: smithjc82@gmail.com  
To: commission@knoxplanning.org

Fri, Sep 4, 2020 at 10:42 AM

Good morning,

This email is to ask you to kindly reconsider the proposed apartment complex on Concord road. I am a resident of the Waterford subdivision located off Concord road. Traffic is already an issue even when construction is not taking place. Traffic is backed up during the morning rush and commute home while traffic does not obey the speed limits during the normal hours of the day. If the goal is to bring in younger families and make our community more accessible, we need to make our area more walkable and bike friendly. Increasing traffic will not accomplish this goal. Additionally, the apartment complex is likely to be an eyesore. We take pride in our community and outdoor friendly environment and ask that you do not build this apartment complex.

Thank you,

-Joshua Smith

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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] Proposed Concord Road Apartments - NO!!**

1 message

**'Sarah Hylton' via Commission** <commission@knoxplanning.org>

Fri, Sep 4, 2020 at 10:50 AM

Reply-To: hyltontrn@yahoo.com

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

I live in Farragut Crossing, and already contend with school, church and other heavy traffic through the Farragut area. A large apartment community would only further complicate this issue. I also believe that building multiple story apartments in the center of Farragut would degrade the single home community that people come here to enjoy. Condos or duplexes would be a much better use of the space on or behind the old Kroger, including a mixed use/retail front along Kingston Pike as it is now.

Listen to your Farragut residents and PLEASE VOTE NO!!!!

Sarah Hylton  
[332 Farragut Crossing Drive](#)

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Against Rezone parcel on Concord Rd.**

1 message

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**james** <james@mobleyequities.com>  
Reply-To: james@mobleyequities.com  
To: commission@knoxplanning.org

Fri, Sep 4, 2020 at 9:34 AM

Rezoning the parcel on Concord Road (across from the retirement center) from Neighborhood Commercial to high density apts.

I travel concord road everyday and even with 4 lanes open it will be a bottleneck...against!

James Mobley  
[2848 Summershade Ln](#)  
[Knoxville, TN 37922](#)

Sent from Samsung tablet

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Concord Road Rezoning for Apartment Complex**

1 message

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**Jim Dudley** <jtd001@gmail.com>

Fri, Sep 4, 2020 at 10:08 AM

Reply-To: jtd001@gmail.com

To: michelle.portier@knoxplanning.org

Bcc: commission@knoxplanning.org

Please vote no on the request to rezone Concord Road to allow for high density apartments. This area has long been planned as Neighborhood Commercial, which the area needs much more than a stack of apartments.

Thank you,  
Jim Dudley  
Farragut Resident

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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] concord road rezoning**

1 message

**C Claiborne** <preppy Lucy@gmail.com>

Fri, Sep 4, 2020 at 10:17 AM

Reply-To: preppy Lucy@gmail.com

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

The property up for rezoning should remain in its current zoning classification of Neighborhood Commercial. I do not support a High-Density Residential development for this location.

The area to the north and east of this property are all Low Density Detached single family housing and a rezoning to this intense use would not be compatible with the surrounding development patterns in the area.”

the addition of low income housing will change the feel and property values of the area

I plead with you to vote NO

Thank You ,

Christiane Claiborne  
2013 Still Water Ln, Knoxville, TN 37922

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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: Apartments on Concord Road**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Fri, Sep 4, 2020 at 9:01 AM

Reply-To: michelle.portier@knoxplanning.org

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

Cc: Janet Buckner &lt;outlook\_BE89A45272C8125A@outlook.com&gt;

Commissioners,

Forwarding community comments below.

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

From: **Janet Buckner** <outlook\_BE89A45272C8125A@outlook.com>

Date: Fri, Sep 4, 2020 at 8:49 AM

Subject: Apartments on Concord Road

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

We vote NO for apartments on Concord Road which is already heavily travelled and congested.

Janet Buckner

Sent from [Mail](#) for Windows 10

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**Michelle Portier, AICP**

Senior Planner

865.215.3821

**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)



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

**[Planning Commission Comment] Concord Road Apartment Zoning**

1 message

'russell\_dasd@yahoo.com' via Commission &lt;commission@knoxplanning.org&gt;

Thu, Sep 3, 2020 at 7:19 PM

Reply-To: russell\_dasd@yahoo.com

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

Dear Michelle Portier and Planning Commission,

I would like to express my thoughts on the proposed rezoning of the property on Concord Road to accommodate a high-density apartment complex. I have lived in Farragut since 1990. Over the years Concord Road has become very congested. As rapid building continues in Farragut and south of the Concord Road and Northshore Road roundabout intersection, this traffic will only increase. An apartment complex will only complicate this issue and make traveling thru this area very difficult.

In addition, high-density apartments (especially any buildings over 2 stories tall) are not compatible with the surrounding single-family neighborhoods. High rise buildings in this area would deter from the hometown neighborhood feel.

I respectfully request the rezoning be denied.

Thank you for your consideration,

Angela Russell

865-660-1260

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

**[Planning Commission Comment] Planning Commission Mtg Sept 10 2020**

1 message

**Jon Greene** <jongreene.tenn@gmail.com>

Thu, Sep 3, 2020 at 7:41 PM

Reply-To: jongreene.tenn@gmail.com

To: commission@knoxplanning.org

Cc: john.schoonmaker@knoxcounty.org, michelle.portier@knoxplanning.org

Reference: Knox County Planning Commission Meeting Agenda Item #10, September 10, 2020 (File Nos. 9-A-20-SP &amp; 9-E-20-RZ)

To the Planning Commissioners

It has come to my attention that the Knox County Planning Commission will be considering an Amendment to the Southwest County Sector Plan and to the existing Zoning Map. It is my understanding that the Amendment request is to change the Southwest Sector Plan for the land of Parcel ID 153 03706 from O (Office) to HDR (High Density Residential). It is also my understanding that the zoning change request is for that same property with the requested change from CN (Neighborhood Commercial) to PR (Planned Residential).

I am against these change requests. Of course I am just one voice, but in following the tenants of municipal planning, I believe that the Planning Commissioners should be against these changes as well. Why? **Because the Sector Plan was designed to be used by the Planning Commission to guide decisions on zoning changes and not the other way around. Individual zoning change requests should not be used as a guide to change a Sector Plan.** The Knox County Planning Commission website makes the following statement about the Sector Plans:

*"The adopted plan will be used on a month to month basis by the Planning Commission as **the** guide to zoning and subdivision decisions."*  
(emphasis added)

I am sure that many hours of study, analysis, citizen input, consultant studies, planning commission debate, and substantial county funds were utilized to develop the Sector Plan. It was approved by the Planning Commission in 2003 and amended in 2010. It is your plan. I ask that you use it as it was intended to guide your decisions on the future land use of Knox County.

In addition to the rationale above, the proposed changes should be rejected for these other reasons:

- 1) The requested changes contradict the Knox County General Plan
- 2) The requested changes contradict the intent of the present Knox County Zoning for that area.
- 3) The requested changes are not commensurate with, nor are they considerate of, the adjacent residential zoning and developments.
- 4) The requested changes contradict the Urban Growth Map of the Town of Farragut and are opposed by the Farragut Board of Mayor and Aldermen. The property being discussed lies along the border of the Town of Farragut and although the Town of Farragut does not have a vote, the Town should have a voice as a valued component of Knox County.
- 5) The Knox County 5th District Commissioner, John Schoonmaker, who represents and best understands the needs of that sector of Knox County, is adamantly opposed to these changes.
- 6) As evidenced by the large number of emails to the Commissioners, residents in the surrounding area are voicing their strong opposition to these changes.

For the reasons and arguments presented above, please reject the request for these changes to the Southwest Sector Plan and to the Knox County Zoning Map.

Presented respectfully as a resident of Knox County; and, without authority but with the experience gained, as a sitting Commissioner on the Farragut Municipal Planning Commission.

Regards,

Jon Greene  
13018 Lady Slipper Lane  
Farragut, Knox County, TN 37934  
865 250 3209

cc: Knox County 5th District Commissioner, John Schoonmaker

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Proposed apartments on Concord Road**

1 message

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**Dorland PC** <hdorland@ez2.net>

Thu, Sep 3, 2020 at 9:06 PM

Reply-To: hdorland@ez2.net

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

Hello,

We're probably in the largest single family development near to this project (Concord Hills Subdivision).

Traffic impact would not be good and it (the project) would not lend itself at all to the aesthetics of the area.

Please note NO.

Thank you,

Harvey & Karen Dorland

[11130 Farragut Hills Blvd., Knoxville, TN 37934](#)

865-288-7455 – direct

[Hdorland@Ez2.net](mailto:Hdorland@Ez2.net)

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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: Low Income Apartments along Concord Rd**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: "jimandsandykozar@att.net" <jimandsandykozar@att.net>

Fri, Sep 4, 2020 at 7:07 AM

Commissioners,

Forwarding community comments below.

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

From: **Jim Kozar** <jimandsandykozar@att.net>  
Date: Thu, Sep 3, 2020 at 9:24 PM  
Subject: Low Income Apartments along Concord Rd  
To: <michelle.portier@knoxplanning.org>

Michelle, my wife and I absolutely oppose this development for the Concord/Farragut area. Just the traffic concerns along with the aesthetics would make for a poor decision for this area. We live in Jefferson Park subdivision along South Northshore and would prefer to see the zoning originally outlined for that area stay in place.

In a step toward possibly building up to 151 low-income apartments along Concord Road, a proposal to rezone 8.42 acres already is receiving quite a bit of opposition before Knoxville Knox County Planning Commission considers it Thursday afternoon, Sept. 10.

Thanks for consideration in this matter.

Jim and Sandy Kozar

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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)



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

**[Planning Commission Comment] Fwd: Concord Rd. rezoning**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Sep 3, 2020 at 4:26 PM

Reply-To: michelle.portier@knoxplanning.org

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

Cc: William Smith &lt;wjs163@msn.com&gt;

Commissioners,

Forwarding community comments below.

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

From: **William Smith** <wjs163@msn.com>

Date: Thu, Sep 3, 2020 at 4:24 PM

Subject: Concord Rd. rezoning

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

Ms. Portier, my name is William Smith and I am writing to express my concerns re: a proposed zoning change on Concord Rd in Farragut. I am completely against the proposal to rezone that area and build 151 apartments. This town is being choked off with all the building taking place now. I understand progress continues but it would be nice if it was sensible and not build at all costs. Farragut schools are bursting at the seams just look at all the modular buildings on the grounds. The road infrastructure is overburdened, I sat at Campbell Station and Kingston Pike Traffic light for three cycles to get through at 12:30 in the afternoon recently. (Not a one time occurrence lately either). The roadway at that roundabout is already being reconstructed because of the heavy traffic so really what are you people thinking? Couple all that with a proposed 300 apartment development at the old Krogers right down the street and you have a big mess. We like Farragut the way it is now no more apartments or cluster housing we cannot handle the burdens it will place on the town. Smart development not development for the sake of development. If you were to put this out for a vote you would be embarrassed by the overwhelming defeat on the proposal. I could go on but I think you get what I'm saying.

Respectfully,  
William Smith  
Farragut, TN

--

**Michelle Portier, AICP**

Senior Planner

865.215.3821



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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 <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Sept 10 rezoning Concord Rd/ roundabout apts**

1 message

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**Tom Smith** <cobrajags@gmail.com>  
Reply-To: cobrajags@gmail.com  
To: commission@knoxplanning.org

Thu, Sep 3, 2020 at 4:20 PM

Too much traffic already and oppose any developer using my tax dollars in the form of a grant that is never repaid. Thomas w Smith 37934 8653006855  
Sent from my iPhone

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





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

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**[Planning Commission Comment] Proposed apartments in Farragut**

1 message

**William Smith** <wjs163@msn.com>

Thu, Sep 3, 2020 at 4:05 PM

Reply-To: wjs163@msn.com

To: commission@knoxplanning.org

Planning commission, my name is William Smith and I am writing to express my concerns re: a proposed zoning change on Concord Rd in Farragut. I am completely against the proposal to rezone that area and build 151 apartments. This town is being choked off with all the building taking place now. I understand progress continues but it would be nice if it was sensible and not build at all costs. Farragut schools are bursting at the seams just look at all the modular buildings on the grounds. The road infrastructure is overburdened, I sat at Campbell Station and Kingston Pike Traffic light for three cycles to get through at 12:30 in the afternoon recently. (Not a one time occurrence either). The roadway at that roundabout is already being reconstructed because of the heavy traffic so really what are you people thinking? Couple all that with a proposed 300 apartment development at the old Krogers right down the street and you have a big mess. We like Farragut the way it is now no more apartments or cluster housing we cannot handle the burdens it will place on the town. Smart development not development for the sake of development. If you were to put this out for a vote you would be embarrassed by the overwhelming defeat on the proposal. I could go on but I think you get what I'm saying.

Respectfully

William Smith  
Farragut, TN

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



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

**Fwd: Contact Concord Rd Apartments.**

1 message

**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Thu, Sep 3, 2020 at 3:59 PM

To: "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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

From: 'Esaint14' via Contact &lt;contact@knoxplanning.org&gt;

Date: Thu, Sep 3, 2020 at 3:47 PM

Subject: Contact Concord Rd Apartments.

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

Michelle,

First of all let me state that I am Vice Chairman of the Farragut Municipal Planning Commission and been on the FMPC for 30 years. I am also a resident of Concord Hills subdivision and have been for 42 years. That being said I believe I understand thoroughly the planning situation and the impacts of rezoning the property from Neighborhood Commercial to Planned Residential. This action would be contrary to every aspect of proper planning. Locating an intense high density development on Concord Rd in this location is not consistent with the Urban Growth Sector Plan which has been in place for several years. Also the impact on traffic flow into Farragut and through the improved roundabout at Northshore will be severely impacted (if there is a traffic impact study I would like to see it). Also locating this type development next to the Concord historical community violates any sensibility and every planning principal. Having worked with a multitude of professional planners and developers during 30 years, I have never seen such a ridiculous proposal. Since I can't possibly believe professional planners at the KCMPC would endorse such a rezoning of this property with no redeeming merits, I surmise the driver must be the political greed of the developer and others behind the scenes. I urge that this proposal be soundly denied. Feel free to contact me via e-mail or on my cell at 865-607-1683.

Best regards,

Ed St. Clair, P.E. (ret.)



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

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**[Planning Commission Comment] Against Rezoning of parcel on Concord Road**

1 message

**Theresa Mobley** <Theresa@resourcesunlimitedinc.com>

Thu, Sep 3, 2020 at 3:54 PM

Reply-To: [theresa@resourcesunlimitedinc.com](mailto:theresa@resourcesunlimitedinc.com)To: "[commission@knoxplanning.org](mailto:commission@knoxplanning.org)" <[commission@knoxplanning.org](mailto:commission@knoxplanning.org)>, "[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)" <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>

As a homeowner and taxpayer in Knox County that would be affected by the rezoning under consideration, I am strongly opposed to the rezoning of the 8+ acres on Concord Road from Neighborhood Commercial to Planned Residential Density/high density residential. The area surrounding this parcel is all low density detached single family housing. Adding high density residential buildings would be detrimental to the area as well as a change in the zoning would further congest the already heavy traffic on Concord Road. Concord Road is the primary road we must travel off Northshore to Farragut and vice versa.

The property in question should remain in its current classification as Neighborhood Commercial. I do not support a change in rezoning for this location.

Sincerely

Theresa Mobley

[2848 Summershade Lane](#)

[Knoxville, TN 37922](#)

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Rezoning proposal for 901 Concord Road**

1 message

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**Paula Dorsey** <pauladorseytn@gmail.com>

Thu, Sep 3, 2020 at 3:53 PM

Reply-To: pauladorseytn@gmail.com

To: commission@knoxplanning.org

Cc: michelle.portier@knoxplanning.org

We are writing to express our concern for rezoning 901 Concord Road.

We are requesting a denial to the rezoning for 151 apartments. This area should retain its current zoning of Neighborhood Commercial with businesses similar to those in Choto Markets. Traffic is already a nightmare in this area & it is not an appropriate place for high density residential development.

Thank you,

Joe & Paula Dorsey

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] OCRA Board, Official Position Paper, Rezoning Cases 9-E-20-RZ and 9-A-20-SP**

1 message

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**Taylor Harris** <tlovelaceharris@gmail.com>

Thu, Sep 3, 2020 at 3:29 PM

Reply-To: tlovelaceharris@gmail.com

To: Michelle Portier <michelle.portier@knoxplanning.org>, commission@knoxplanning.org

Hi Commissioners and Michelle

This is Taylor Harris, President of the Old Concord Residents Association. Our historic neighborhood, the Village of Concord, is Knox County's only neighborhood with an HZ designation outside Knoxville's city limits.

There was recently a rezoning proposal for a parcel of land on Concord Road very near our neighborhood, and I've attached an official letter from our board listing some of our concerns with this proposition. We received word this afternoon that the proposal has officially been withdrawn, and we're glad to hear it. We'll still be entering our letter into the official record and wanted to make sure your office received a copy as well as it could be relevant to future rezoning propositions.

Thank you for taking the time to read this over and enter it into the record for these rezoning propositions.

Taylor Harris  
OCRA President  
865-414-1693  
[tlovelaceharris@gmail.com](mailto:tlovelaceharris@gmail.com)

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

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 **OCRA Board\_Position Paper\_9-E-20-RZ\_9-A-20-SP.pdf**  
8294K





**Position Paper**  
**Board of Directors**  
**Old Concord Residents Association, (OCRA) <sup>1</sup>**  
08.30.2020

**RE: Rezoning propositions 9-E-20-RZ and 9-A-20-SP concerning a parcel of land on the northeast side of Concord Road, south of Loop Road.**

The Board of Directors opposes the change in the General Plan and the Zoning Ordinance currently in effect for the parcel ID #153 03706 (8.42 acres) from (existing), Neighborhood Commercial, (CN), to (proposed), High Density Residential, (HDR).

The Village of Concord has been here since the mid 1800's and has survived many changes in technology, transportation and trends in development. The residents recognized that the unique larger parcels and historic residences would eventually be subdivided and structures demolished if there were no controls established for this growing area.

For approximately 15 years, the residents attempted to establish guidelines and processes within our own community, as well as within Knox County. The timeline below displays that progress resulting in eventual approval by Knox County Commission of Knox County's only Historic District outside Knoxville's city limits, the HZ overlay for the Village of Concord.

**Landmark/Significant events in Concord's growth as a valued Knox County historic location.**

- 1987** - Added to the National Register on October 27, 1987
- 1990** - Preservation Award was presented to Dave and Carol Russell for their house (built in 1881) at 10809 Second Drive in the historic village of Concord.
- 2001** – Designated a Knox County Historic Overlay District (HZ)
- 2008** - The Fabulous Fifteen Award from Knox Heritage went to Mark & Florence Turner for the renovation of their home (1882) on Clay Rd.
- 2008** - Concord received a Knox Heritage Civic Achievement Award for the installation of signs marking the entrances to the Historic District.
- 2011** – Concord resident, JeAnne Ferguson, designed street sign toppers to mark the grid of streets in the HZ Overlay. Knox County Engineering manufactured and installed the signs in 2011.

<sup>1</sup> Nearly 100 voting age adult residents represented by OCRA



**2013** - Knox Heritage included Village of Concord on their Summer Tour of Homes. Guests at the sold-out event were treated to a walking tour of the district and seven historic homes.

**2015** – A proposed condominium development on the historic Bacon property, a contributing property within the Historic District, was revised due to efforts by OCRA leaders and the Knox County Historic Zoning Commission to work with the developer and ensure historic design guidelines were met. The final result was that the Bacon house was saved and renovated and a reduced-density condominium development (six units instead of eight) was built in compliance with the design guidelines.

Present day, we continue to work to preserve our historic community and speak out against any developments within or nearby that would threaten that preservation. The OCRA Board documents the reasons below for opposition to the current proposed rezoning.

**The existing property zoning is Neighborhood Commercial, (CN), which has uses that are complimentary to established residential neighborhoods.**

- CN is limited in height and building square footage restrictions and allows a transition or buffer between the zoning classifications.
- The proposed change from a supportive, neighborhood friendly commercial district to a vertical, densely populated residential district is completely counter to a balanced development strategy.
- The adjacent parcels, also zoned CN and CA, would be under the same precedent to change to residential as well.

**The area has essentially remained the same since the current CN Zoning was established and there are no changes in conditions that would warrant an amendment of the Land Use Plan or zoning.**


- Village of Concord members attended several Sector Plan and Growth Plan meetings in the past and were supportive of the CN zoning.
- The diversity that the CN zoning would allow for small commercial shops, stores and restaurants helps to make the Village a more “walkable” neighborhood.
- The widening of the last portion of Concord Road has been in the planning stages for some time and was not approved and funded so that high density residential could be achieved as well.
- This same governmental body, County Commission, supported the Village of Concord with a vision of preservation, compatibility and smart growth when they approved the HZ overlay for Concord, and the CN zoning for this parcel.
- Our historic development guidelines, which were approved by the Commission, call for buffers to be established with landscaping and tree lines from any new commercial development.

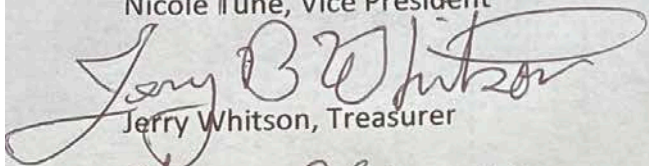


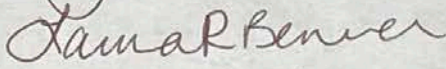
- Just because the current market conditions in the midst of a pandemic, and resultant economic downturn may support residential development rather than small commercial and retail shops, restaurants and walkability factors, is no reason to unwind a long term, compatible zoning for quick private development success.

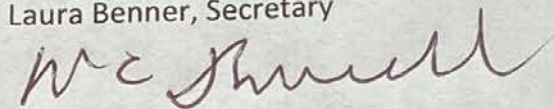
We, the undersigned, BOD for OCRA, oppose this current proposal and any and all other wholesale changes away from the current CN zoning and towards higher density development.

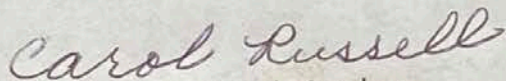
  
Taylor Harris, President

  
Nicole Tune, Vice President

  
Jerry Whitson, Treasurer

  
Laura Benner, Secretary

  
Bill Threlkeld, Board Member

  
Carol Russell, Board Member





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

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**[Planning Commission Comment] Fwd: Concord Road Apartments**

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'Jeanne Beatty' via Commission &lt;commission@knoxplanning.org&gt;

Thu, Sep 3, 2020 at 10:39 AM

Reply-To: jeannecb@aol.com

To: Commission@knoxplanning.org

Sent from my iPhone

Begin forwarded message:

**From:** Jeanne Beatty <jeannecb@aol.com>  
**Date:** September 3, 2020 at 10:32:31 AM EDT  
**To:** michelle.portier@knoxplanning.org, commission@knoxplanning.org  
**Subject:** Concord Road Apartments

We are opposed to the rezoning of the property on Concord Road across from the senior living facility. We believe that rezoning this would result in increased traffic on Concord Road and also increase in student population in or Farragut schools which are at the present time overcrowded.

Thank you for your consideration.

Sincerely,

Ron and Jeanne Beatty  
Concord Hills Subdivision

Sent from my iPhone

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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] Change of Zoning Classification for property located between Concord Rd and Northshore Rd roundabout**

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**Eric and Carol Belcher** <ericncarol.belcher@gmail.com>

Thu, Sep 3, 2020 at 1:57 PM

Reply-To: ericncarol.belcher@gmail.com

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

Dear members of Knox County Planning Commission: We strongly oppose the change in zoning on this parcel of land from Commercial Neighborhood to High Density Residential. We live in River Sound subdivision. We are opposed to this because the increased traffic on Northshore from this development will make Northshore Drive even more busy without any accompanying structural improvement in the road itself to handle increased volume. Northshore Dr is a narrow, twisting roadway with narrow bridges, narrow shoulders or no shoulders, often with limited range of sight in many places. It is a dangerous road now and the additional traffic from 151 new apartments will only make matters worse. Those neighborhoods which currently exit onto Northshore, such as RiverSound, will have their residents taking additional risk if they are pulling out onto Northshore across traffic, especially during rush hours.

Thank you for your consideration, Carol Mitchell and Eric Belcher

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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: Apartments on Concord Road**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: ronald feld <feldron@gmail.com>

Thu, Sep 3, 2020 at 11:29 AM

Commissioners,

Forwarding community comments below.

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

From: **ronald feld** <feldron@gmail.com>  
Date: Thu, Sep 3, 2020 at 11:19 AM  
Subject: Apartments on Concord Road  
To: <michelle.portier@knoxplanning.org>

I strongly object to the plan for apartments on Concord Road. This will adversely affect traffic and put a burden on resources such as schools. Please vote against this.

--

**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**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] Proposed rezone of concord.**

---

j Johnston &lt;jay\_2770@hotmail.com&gt;

Thu, Sep 3, 2020 at 2:27 PM

Reply-To: jay\_2770@hotmail.com

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

I would like to take a minute to say I am not infavor of any apartments or low income housing being put in near my house. I didn't grow up around here and I worked hard to afford a place that wasn't surrounded by low income housing. I grew up in Sherman TX in basically old houses that were built after ww2. The houses were nothing special but small single family housing with mostly blue collar residents with some hud houses. There was a large lower income housing apartment building 2 streets over that started out not to bad at first. It quickly developed into a slum with stabbings rapes a gang crime in a few short years. I used the bus with these kids and was not rich by any means but I had two parents in the home who cared. I saw stabbings I saw kids being robbed I saw gang violence every day and most of it in our neighborhood was from people who lived in the low income apartments. I'd prefer to stay in knoxville but I'm not going to allow my daughter to be subjected to what my sister went through. I think these types of plans might make some do gooders feel like they are doing good but I can tell you first hand it won't do anything but bring down the surrounding community. That's my 2 cents Jay Johnston.

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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] RE; High Density Low Income Zoning request**

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John Tiernan &lt;John.Tiernan@fbitn.com&gt;

Thu, Sep 3, 2020 at 11:41 AM

Reply-To: john.tiernan@fbitn.com

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

To Knoxville Planning Commission,

I am writing you today to strongly oppose the reasoning of the area on Concord road to allow for high density low income apartments. Here is a list of the reasons that I oppose the zoning change;

1. This is a residential area.
2. This area has zoning allowances for light commercial in place but NOT for High density apartments.
3. The infrastructure in this area has not been sufficiently improved to handle all the development that has already taken place in this area (Concord Rd and West on Northshore). The improvements to Concord Rd will still go from 4 lane to 2 lanes on Northshore. And great you added some gravel to the side of Northshore Dr, any plans to widen it?
4. The water treatment plant in this area appears to be taxed as it is. Just drive by it at certain times of the day and the smell indicates such.
5. I oppose the zoning of 8 single family homes to an acer that is already in place. The homes that have been built in this area are overcrowded as is. Most of the neighborhoods in this area built prior to 10 years ago had a better and more spread out usage of land.
6. The School system in this area is already taxed with the current population. We do not need to add any high density housing (here or anywhere else) that will increase the overcrowding issue that we have already.
7. The paper said that the plan is for low income housing. Historically, this tends to bring about other issues, such as an increase in crime and drug issues. Just look at the Cedar Bluff area and the issues with opiates and heroin in the apartment complexes in that area. I can't remember the last time that I have seen a patrol car in my neighborhood. I don't believe that Knox county appropriates enough law enforcement to this area as it is. Is there a plan in place to increase the police presence if you give approval to this rezoning?
8. Farragut Schools and the community take extreme pride in the ratings and rankings of the school system. Anytime a low income housing unit is introduced into an area the school ratings and rankings suffer, which decreases the desirability of an area, which the "Farragut/Choto Area" has worked so hard at developing and maintaining.
9. When a high density housing unit is first built the property is maintained and new. But after several years the complex does not have the funds (rent) to maintain the property to the same standards that the surrounding neighborhoods maintain. This invariably leads to the decline of appearance of the whole area not to mention lowering the bar of what is expected in the area.
10. Low income housing units unfortunately are an area where crime and drug use are prevalent. This does need to be located close to or on the route to the Farragut school system.

Please deny the rezoning request for this property.

Regards,

*John Tiernan*

*Auto + Life = Savings!*



**Anderson County Farm Bureau**

1161 Oak Ridge Turnpike

Oak Ridge, TN 37830-4933

865.482.5666 Office

865.483.8077 Fax

1.800.836.6327 Claims

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

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**John Tiernan**

*Agent*

[john.tiernan@tbf.com](mailto:john.tiernan@tbf.com)

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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: Rezoning application at Concord Rd**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Sep 3, 2020 at 8:32 AM

Reply-To: michelle.portier@knoxplanning.org

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

Cc: pete ryan &lt;peteryan1027@yahoo.com&gt;

Commissioners,

Forwarding community comments below.

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

From: **pete ryan** <peteryan1027@yahoo.com>

Date: Wed, Sep 2, 2020 at 5:55 PM

Subject: Rezoning application at Concord Rd

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

Michele,

I live in the Concord Farms subdivision just north of the proposed rezoning request on Concord Rd from neighborhood commercial to high density residential.

I fully support maintaining the current zoning of neighborhood commercial which is much more consistent and compatible with the surrounding areas.

I strongly oppose any consideration of any zoning changes at this property.

Pete Ryan

[730 Concord Farms Ln.](#)Sent from [Mail](#) for Windows 10

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**Michelle Portier, AICP**

Senior Planner

865.215.3821



**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 <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Concord road rezoning request**

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: Bill McAdams <bill.mcadams@live.com>

Thu, Sep 3, 2020 at 8:31 AM

Forwarding community comments below.

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

From: **Bill McAdams** <bill.mcadams@live.com>  
Date: Wed, Sep 2, 2020 at 9:28 PM  
Subject: Concord road rezoning request  
To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

I am writing to express my view that high density low income housing is not appropriate for this area. It would be a negative change to the character of the area Also, I don't think this would be a good location for the residents because there are limited services and jobs in very close proximity except retail.

Thank you for including my view to the commission.

Regards,

Bill McAdams  
Knox Co resident

Bill McAdams

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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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] Rezoning of Property on Concord Road**

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**'Robert L. Breeden' via Commission** <commission@knoxplanning.org>

Wed, Sep 2, 2020 at 5:55 PM

Reply-To: bobbreeden@icloud.com

To: michelle.portier@knoxplanning.org

Cc: commission@knoxplanning.org

Mrs Portier,

I am emailing in opposition to the rezoning of the property across from Avenir Center at 901 Concord Road.

My reasons for requesting a denial to the rezoning are: the proposal is for 151 apartments in multiple buildings and most likely three stories tall. The property is currently zoned for Neighborhood Commercial. These types of businesses would be similar to those in Choto Markets (Choto Road and Northshore Drive). The property was planned as a gateway to Farragut with limited types of commercial uses.

This is not an appropriate place for high-density residential development.

There is almost no commercial development on Concord Road at this location. We want this to be a commercial area.

This has been in the Sector Plan for years as commercial. It has been in the Urban Growth Plan for years as commercial.

Additionally, the infrastructure will not support high density apartment complexes that are being considered.

Please do not approve this zoning change request.

Bob Breeden  
954-393-7472

Sent from my iPhone

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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] Concord Road Rezoning**

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**Duke Hudson** <dahudson7421@outlook.com>

Wed, Sep 2, 2020 at 8:50 PM

Reply-To: dahudson7421@outlook.com

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

please do not change the zoning on Concord Road from Neighborhood Commercial to Residental.

i drive on Concord Road just about every day and the addion of an Apartmen t complex will create havoc.

thank you for your me and c onsideraon.

Sent from [Outlook](#)

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

September 2, 2020

Knoxville-Knox County Planning Commission members:

Our names are Gary and Nancy Tucker and we are reaching out in **opposition** of the rezoning propositions 9-E-20-RZ and 9-A-20-SP concerning a parcel of land on the northeast side of Concord Road, south of Loop Road.

We are residents of Knox County's only historic district, Village of Concord, and this rezoning would greatly impact our community. This proposal is counter to national policy regarding neighborhood zoning policy.

A policy rule that President Trump recently passed (HUD No. 20-109 dated July 23, 2020) overturned an Obama era rule called the Affirmatively Furthering Fair Housing (AFFH) program. This Obama policy would "abolish single-family zoning, compel the construction of high-density 'stack and pack' apartment buildings in residential neighborhoods, and forcibly transform neighborhoods." This is social engineering. This rezoning proposal mirrors the old AFFH policy and has no place here in Farragut and Concord. It will destroy our existing neighborhood function.

Also, our community is protected and preserved by an HZ overlay as designated by this very commission, and we have been on the National Park Service's National Registry of Historic places as of October 1987. Knox County has honored our HZ overlay by upholding a set of design guidelines in order to preserve our historic neighborhood. Many of these essential guidelines make it impossible for a high density residential designation to exist so close to our historic community – including but not limited to a recommendation for narrow streets which cannot handle the traffic from 151 apartment units as well as a recommendation for low density development only, meaning allowing a high density development nearby would be incompatible with the surrounding property.

Additionally, the original intent of the Neighborhood Commercial designation is to provide space for small commercial businesses that would support the neighborhoods around them. Rezoning this parcel to High Density Residential is a violation of the intent of this original designation, effectively taking away the opportunity for small commercial businesses and resources that would support existing residents and instead adding a huge influx of residents with less businesses to support them.

The Knoxville-Knox County Planning Commission made a choice decades ago to protect and preserve our community, its only historic community, and we insist that this commission continue to do so now by voting down rezoning propositions 9-E-20-RZ and 9-A-20-SP.

Sincerely,

Gary and Nancy Tucker, 11029 Lake Ridge Dr. Concord, TN 37934  
phone no.: 865-693-6696; e-mail: pansyt11@gmail.com



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

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**[Planning Commission Comment] Fwd: Concord Road Apartments**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Sep 2, 2020 at 3:58 PM

Forwarding community comments.

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

From: **Dick Waldbauer** <redtoybox@yahoo.com>  
Date: Wed, Sep 2, 2020 at 3:49 PM  
Subject: Concord Road Apartments  
To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

I am very much opposed to the planned 151 apartments on Concord Road. This will bring a nightmare to traffic along Concord and nearby roads.

Yes, Concord Road is in the process of an upgrade, but this increased traffic will be way, way too much!!

This land should remain commercial.

Sincerely,

Richard & Carol Waldbauer

12004 Taylors Landing Dr

Knoxville, TN 37934

865-966-9966

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**Michelle Portier, AICP**

Senior Planner

865.215.3821



**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)



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] 9-E-20-RZ & 9-A-20-SP**

1 message

**Grace Tang** <gracietg@gmail.com>

Wed, Sep 2, 2020 at 9:47 AM

Reply-To: gracietg@gmail.com

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

Cc: Ximin Zeng <ximin.zeng@gmail.com>

Dear Staff planner and Planning Commission,

My husband and I are the homeowner of the 821 Lourdes Ln property in Turnberry community. We are surprised to find out that there is a proposal for 151 apartments in multiple buildings on Concord Road.

We are concerned this proposal and do NOT support a high-density residential development for this location. The property should remain in its current zoning classification of Neighborhood Commercial. The reconstruction and widening of the existing roadway for Concord road will increase more traffic volumes and bring more people to visit Concord Park. We don't have any commercial buildings near the Concord Park and there are many activities and games take place there. It would definitely be a beneficial to the community to have commercial building on the concord road and promote economic development along the route. We don't see any reason to change the zoning on Concord Road and we don't think a high-density residential apartment complex could fit with a neighborhood of single-family houses.

Thank you,

Lei Tang & Ximin Zeng

Homeowner of 821 Lourdes Ln

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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: Concord Road rezoning case 9-E-20-RZ/9-A-20-SP**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Sep 2, 2020 at 8:41 AM

Reply-To: michelle.portier@knoxplanning.org

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

Forwarding communication from property owner for rezoning case 9-E-20-RZ/9-A-20-SP.

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

From: **youhanna al-tawil** <youhanna@icloud.com>

Date: Mon, Aug 31, 2020 at 4:31 PM

Subject: Concord Road rezoning case 9-E-20-RZ/9-A-20-SP

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

Cc: Oliver Smith &lt;oliversmith@oliversmithrealty.com&gt;

Ms. Porter,

I am the owner of the above property and President of Laumar Properties. This is to confirm in writing that I would like to withdraw the rezoning that was applied for in July of this year. Please feel free to contact me with any questions or concerns.

Sincerely,

Youhanna Al-Tawil  
1701 Alcott Manor Ln  
Knoxville, TN 37922  
865-382-9849

Sent from my iPhone

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**Michelle Portier, AICP**

Senior Planner

865.215.3821



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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: Rezoning Withdrawal**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Wed, Sep 2, 2020 at 8:40 AM

Reply-To: michelle.portier@knoxplanning.org

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

Forwarding message from property owner's representative regarding rezoning case 9-E-20-RZ/9-A-20-SP.

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

From: **Oliver A. Smith IV** <oliversmith@oliversmithrealty.com>

Date: Mon, Aug 31, 2020 at 4:15 PM

Subject: RE: Rezoning Withdrawal

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

Cc: Al-Tawil Youhanna &lt;yaltawil@giforkids.com&gt;

Michelle,

Please disregard the previous email.

Pursuant to our discussion, I am writing on behalf of Laumar Properties concerning the proposed rezoning and sector plan changes of the 8.21 acres on Concord Road being Parcel # 15303706. As we discussed, Dr. Youhanna Al-Tawil is the owner of the real estate and Laumar Properties. His direct contact information is 865-382-9849 and [yaltawil@giforkids.com](mailto:yaltawil@giforkids.com). He has requested that both the rezoning and sector plan changes submitted by Mr. Cobb be withdrawn. There is no contractual relationship between the parties. We understand how this has transpired, and only want to terminate the rezoning and accompanying processes due to the fact that Dr. Al-Tawil does not want the property rezoned at this time. We have alerted in writing Dominion and hope this can be resolved quickly with verification by MPC staff. Thank you for addressing this issue. Please forward the staff recommendation for our file.

Oliver A. Smith, IV

President

Oliver Smith Realty &amp; Development Company, Inc.

[7216 Wellington Drive](#), Suite One

Knoxville, TN 37919

Phone: 865-584-2000

Fax: 865-584-2515

[www.oliversmithrealty.com](http://www.oliversmithrealty.com)--  
**Michelle Portier, AICP**

Senior Planner

865.215.3821

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400 Main Street, Suite 403 | Knoxville, TN 37902--  
This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





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

**[Planning Commission Comment] 9-E-20-RZ & 9-A-20-SP**

1 message

**Jordan Stridde** <jtstridde@gmail.com>

Tue, Sep 1, 2020 at 8:52 PM

Reply-To: jtstridde@gmail.com

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

Cc: Jordan Stridde &lt;jtstridde@gmail.com&gt;

To Michelle and the Knox County Planning Commission,

I am writing in regards to the upcoming meeting on September 10th regarding the proposed high density residential apartment complex on Concord Road.

I would like for the Knox County Planning Commission to vote against re-zoning this property on Concord Road. I do not think that this property is best utilized with a new apartment complex, but would better serve the local community by keeping it zoned for Neighborhood Commercial. I live in the Turnberry subdivision, and this property backs up directly to my street. I would like to see additional restaurants and commercial shops along Concord Road as that is what we are lacking today in Farragut.

I've read through the public comments, and feel that I echo what has already been sent. I would like for you to oppose the re-zoning request. The new construction on Concord Road would be better served with additional green space, sidewalks, boutique shops, restaurants, etc... There isn't much until you get into Turkey Creek, and this land we be best served in the current zoning.

Thanks,

Jordan Stridde

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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: Low cost housing

2 messages

Michelle Portier <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: pljgamma09@gmail.com

Tue, Sep 1, 2020 at 12:45 PM

Commissioners,

Forwarding community input below.

----- Forwarded message -----  
From: <pljgamma09@gmail.com>  
Date: Tue, Sep 1, 2020 at 12:31 PM  
Subject: Low cost housing  
To: <michelle.portier@knoxplanning.org>

I would like to ask that you please vote against the low cost housing development that is being proposed for Concord Rd. We have lived in Farragut for close to 30 years and what we have loved most about it is that it has been a quiet residential area. Bringing any kind of apartments into the area would take away from that. My biggest concern with the low cost development is that it could possibly bring more crime into our community. Farragut has truly been a low crime area which we are also thankful for. Please vote against this development being built in our community.

Thank you,  
Patti Lee

Sent from my iPhone

--  
**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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

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

pljgamma09@gmail.com <pljgamma09@gmail.com>  
Reply-To: pljgamma09@gmail.com  
To: commission@knoxplanning.org

Tue, Sep 1, 2020 at 12:45 PM

I would like to ask that you please vote against the low cost housing development proposal for Concord Rd. We have lived in Farragut for almost 30 years and what we have enjoyed about it the most is that it is such a quiet strictly residential area. I think building any kind of apartments in the area would truly take away from that. My biggest concern with building a low cost apartment complex is, it could possibly bring more crime into the area also. Farragut has been a low crime area since the beginning and I'm sure other residents along with myself would truly like for it to stay that way. Please don't allow these apartments to be built in our community and take away from all of that.

Thank you,  
Patti Lee

Sent from my iPhone

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[Quoted text hidden]



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

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**[Planning Commission Comment] Fwd: Low cost housing**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: pljgamma09@gmail.com

Tue, Sep 1, 2020 at 12:45 PM

Commissioners,

Forwarding community input below.

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

From: <pljgamma09@gmail.com>  
Date: Tue, Sep 1, 2020 at 12:31 PM  
Subject: Low cost housing  
To: <michelle.portier@knoxplanning.org>

I would like to ask that you please vote against the low cost housing development that is being proposed for Concord Rd. We have lived in Farragut for close to 30 years and what we have loved most about it is that it has been a quiet residential area. Bringing any kind of apartments into the area would take away from that. My biggest concern with the low cost development is that it could possibly bring more crime into our community. Farragut has truly been a low crime area which we are also thankful for. Please vote against this development being built in our community.

Thank you,  
Patti Lee

Sent from my iPhone

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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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 case9-E-20-RZ and 9-A-20-SP.**

1 message

**'Abad-Turner, Florence Valerie' via Commission** <commission@knoxplanning.org>

Tue, Sep 1, 2020 at 8:43 AM

Reply-To: fabadtur@utk.edu

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

Knoxville-Knox County Commissioners,

My name is Florence Abad Turner. I have been a resident of Concord since 1993. I'm reaching out in opposition of the rezoning propositions 9-E - 20-RZ and 9-A-20-SP concerning a parcel of land on the northeast side of Concord Road, south of Loop Road.

I am a resident of Knox County's only historic district, Village of Concord, and this rezoning would greatly impact my community. I have a few questions and thoughts for you to consider:

1. Who is profiting from this deal? Promoters and investors making a quick buck and leaving people crammed in small apartments? Are we in a real estate bubble here?
2. We are welcoming low income families if housing is done in a forward-thinking manner. For instance: small, eye pleasing houses in line of the historical Concord zoning.
3. The turnover in those apartments will not bring a sense of community or belonging. People will not invest themselves in the community where they will stay for a short period of time.
4. Stress on the already packed schools of Farragut. My son did all his schooling at Knox county public school. Farragut High School is still missing proper classrooms to host students!
5. Low income families deserve quality living conditions, as does the middle class.
6. Who is going to do the future maintenance on those units?
7. Stress on the environment that is already saturated along the Concord road corridor.

In conclusion, the Knoxville-Knox County Planning Commission made a choice decades ago to protect and preserve our community, its only historic community, and we insist that this commission continue to do so now by voting down rezoning propositions 9-E -20-RZ and 9-A-20-SP.

Sincerely,

**Florence Abad Turner**

*Florence Abad Turner  
Distinguished Lecturer  
French Language and World Business Coordinator  
University of Tennessee  
Modern Foreign Languages & Literatures  
601 McClung Tower  
Knoxville, TN 37996  
email: [fabadtur@utk.edu](mailto:fabadtur@utk.edu)*

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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-E-20-RZ & 9-A-20-SP letter and timeline**

1 message

cabelrussell@gmail.com &lt;cabelrussell@gmail.com&gt;

Mon, Aug 31, 2020 at 8:02 PM

Reply-To: cabelrussell@gmail.com

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

Dear Planning Commissioners,

I am writing in response to the request to rezone an 8-acre tract on Concord Road from CN to HDR with the plan to develop a high-density residential apartment complex. The neighborhoods that border this property are Rollins Place and Turnberry. A portion of Turnberry is included in the Concord Historic District. I am a resident of Concord and I do not support this high-density residential development and request the property remain in its current zoning of Neighborhood Commercial.

The Village of Concord is a unique historic and architectural resource—a clear picture of community life in Knox County in the nineteenth century. Its historical significance was recognized in 1987 when, after its nomination by the Tennessee Historical Commission, the Concord Village Historic District was placed in the National Register of Historic Places by the National Park Service of the U.S. Department of the Interior (October 22, 1987). Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

To further protect Concord from the rapid development in West Knoxville, residents worked with Knox County leaders in 2001 to put in place the Historic Overlay District (HZ) to preserve the appearance and character of the town and its buildings. It is the only historic overlay district outside of Knoxville's city limits. The purpose of the district is not to discourage development, but to encourage sympathetic new development that respects the historic architecture and setting of the Village.

The partnership between Knox County leaders (especially the Historic Preservation Planner of Knoxville-Knox County Planning Services) and Concord has been strong through the years. Knox County leaders recognize the value of the district and do what is necessary to protect it.

My purpose in sharing this information about Concord is to communicate the **value** your predecessors placed on preserving and protecting the Historic District. We are an important part of Tennessee and Knox County History. Please protect us by protecting our borders and denying this request for HDR zoning on Concord Road. The proposed development would add traffic to Concord's narrow streets and would be disruptive to established neighborhoods. The buildings would not be compatible with the character of our area and this zoning, unlike the CN Zoning, would not stipulate setbacks and landscaping requirements that would complement the Historic Concord District.

Thank you in advance for your efforts on our behalf,

Carol Russell

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



Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Concord Road Expansion**

1 message

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**Christine DiMauro** <cdimauro855@gmail.com>

Mon, Aug 31, 2020 at 4:35 PM

Reply-To: cdimauro855@gmail.com

To: commission@knoxplanning.org

Dear Sirs:

As a resident of Farrugut, I am strongly opposed to any development on Concord Road.

Thank you.

Christine

**Christine DiMauro**

**865-333-8927**

[cdimauro855@gmail.com](mailto:cdimauro855@gmail.com)

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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-E-20-RZ & 9-A-20-SP**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: christinedimauro@gmail.com

Tue, Sep 1, 2020 at 8:26 AM

Good morning Commissioners,

Forwarding community comments below.

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

From: **Christine DiMauro** <christinedimauro@gmail.com>

Date: Mon, Aug 31, 2020 at 7:33 PM

Subject: 9-E-20-RZ & 9-A-20-SP

To: <michelle.portier@knoxplanning.org>

Ms. Portier: I am a resident of Farragut and have lived here for 8 years.

I am **against** more apartments of any time in the Farragut area regardless of income level. I have also written to the Planning Commission.

I look forward to attending the meeting on Sept. 10th.

Thank you.

**Christine DiMauro**  
cell 865-333-8927  
[christinedimauro@gmail.com](mailto:christinedimauro@gmail.com)

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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9/1/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 9-E-20-RZ & 9-A-20-SP

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-E-20-RZ & 9-A-20-SP letter and timeline**

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cabelrussell@gmail.com &lt;cabelrussell@gmail.com&gt;

Mon, Aug 31, 2020 at 8:02 PM

Reply-To: cabelrussell@gmail.com

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

Dear Planning Commissioners,

I am writing in response to the request to rezone an 8-acre tract on Concord Road from CN to HDR with the plan to develop a high-density residential apartment complex. The neighborhoods that border this property are Rollins Place and Turnberry. A portion of Turnberry is included in the Concord Historic District. I am a resident of Concord and I do not support this high-density residential development and request the property remain in its current zoning of Neighborhood Commercial.

The Village of Concord is a unique historic and architectural resource—a clear picture of community life in Knox County in the nineteenth century. Its historical significance was recognized in 1987 when, after its nomination by the Tennessee Historical Commission, the Concord Village Historic District was placed in the National Register of Historic Places by the National Park Service of the U.S. Department of the Interior (October 22, 1987). Listing in the National Register provides recognition and assists in preserving our Nation's heritage.

To further protect Concord from the rapid development in West Knoxville, residents worked with Knox County leaders in 2001 to put in place the Historic Overlay District (HZ) to preserve the appearance and character of the town and its buildings. It is the only historic overlay district outside of Knoxville's city limits. The purpose of the district is not to discourage development, but to encourage sympathetic new development that respects the historic architecture and setting of the Village.

The partnership between Knox County leaders (especially the Historic Preservation Planner of Knoxville-Knox County Planning Services) and Concord has been strong through the years. Knox County leaders recognize the value of the district and do what is necessary to protect it.

My purpose in sharing this information about Concord is to communicate the **value** your predecessors placed on preserving and protecting the Historic District. We are an important part of Tennessee and Knox County History. Please protect us by protecting our borders and denying this request for HDR zoning on Concord Road. The proposed development would add traffic to Concord's narrow streets and would be disruptive to established neighborhoods. The buildings would not be compatible with the character of our area and this zoning, unlike the CN Zoning, would not stipulate setbacks and landscaping requirements that would complement the Historic Concord District.

Thank you in advance for your efforts on our behalf,

Carol Russell

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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] 9-E-20-RZ & 9-A-20-SP**

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'Hannah Stockton' via Commission <commission@knoxplanning.org>

Mon, Aug 31, 2020 at 11:12 AM

Reply-To: hanstock09@yahoo.com

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

I live in Farragut in Belleaire subdivision.

I do not support rezoning PARCEL ID 153 03706 on Concord Road from commercial to low income residential that you will be voting about on September the 10th.

Hannah Hutchins  
Sent from my iPhone

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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-E-20-RZ & 9-A-20-SP**


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Gerald Armel &lt;gjaxxpress@gmail.com&gt;

Mon, Aug 31, 2020 at 6:22 PM

Reply-To: gjaxxpress@gmail.com

To: michelle.portier@knoxplanning.org

Cc: commission@knoxplanning.org, gerald armel &lt;gjaxxpress@gmail.com&gt;

To: Michelle Portier / Planning Commission

From: Gerald Armel

Re: Application Reference #9-E-20-RZ &amp; 9-A-20-SP

This writing is in response to the rezoning of a parcel of land on Northshore Drive in proximity to the roundabout at the termination of Concord Rd. I am a resident of Concord Hills.

My response includes specific comments related to the locus and its associated attributes, and the proposed project as an entity in itself. I originally graduated as a chemical engineer from City College in Harlem, NYC. After working a few years as an engineer and high school teacher, I acquired a master's degree related to city planning from Boston University, my wife's alma mater while working part-time in a few factories. For several years, I worked as the Assistant City planner for New Bedford, MA and as City Planner for Taunton, MA. In both cases I was a representative to the Bristol County Regional Planning Agency and in the case of Taunton was a Commissioner to that agency and a member of the city Planning Board appointed by the mayor. Afterwards, I worked for consulting firms in Boston engaged in engineering, environmental impact analyses, and traffic systems analysis and design, while also engaging in private consulting with towns and developers on their land use, zoning, and development. As a city planner, the greatest amount of time was spent on zoning issues, master planning and reviewing and approving development projects. I spent a lot of time working with developers and understand their approach to investing.

Moving on to the issues of locus in the present project. Concord Rd is heavily trafficked much of the day and traffic has increased significantly on Northshore primarily resulting from the increase in residential development south of Farragut, which has led to the widening of Concord Rd and redesign of the traffic movement proximate to the roundabout. The wastewater treatment facility is approximately opposite the proposed site and due to occasional emissions of odor lends itself to some elements of displeasure. During certain times of the day, the various schools in Farragut are welcoming students or are releasing students en masse, resulting in extremely slow movement of traffic accumulating on Concord Road arriving across Kingston Pike and moving south along Campbell Station Extension. Access and egress along Concord Road become difficult during these periods.

Commercial use of the site provides for more flexible use in the case of traffic, since consumers can easily regulate their shopping times not to coincide with the school arriving and departing schedule. Further, residents east on Northshore Drive in particular will benefit from a commercial center close to their area. The need for this had already been envisioned since it was in the original zoning. In most of the country, zoning enabling law frowns on spot or extemporaneous zoning changes.

Let's move on to the issue of the use of the site proposed. The issue concerns the entire theory of subsidized rental property as it is meant to alleviate the costs to underemployed or unemployed people. This is an issue that should be studied in terms of the conditions and needs of people, not the conditions of specific parcels of land but of the entire structure of the lives of people that require some type of assistance. Much of this entails a careful study of where they are and who they are including their capabilities, the locations of their extended families, proximity to services, transportation and employment. The way this entire part of our social structure and organization has been implemented dates to the late 1800s. It is time for a change.

This subject in some way is of personal interest as related to city planning in conjunction with my family. I want to discuss how I lived as a child in a rent-controlled apartment in a large multi-family project and how other solutions were employed in New Bedford and Taunton. My father was a common factory laborer in factories in NYC. Both my mother's family and my father's families were raised in extremely poor environments. My father and his 4 siblings grew up in Harlem before they moved to central Brooklyn. My mother and her 3 siblings grew up in central Brooklyn. I was born and lived in the same rent controlled three room apartments for my first 20 years of my life (1944-1964). There were four contiguous four-story buildings each with 40 apartment units, so there were 160 units 3 or 4 room

apartments just on this one section of the block. The number of units of the proposed development and the acreage is almost precisely the same as the development in which I grew up. If one considered all the rent-controlled apartments on this and contiguous blocks, the number of apartments would be in the hundreds. On average there were 1 or 2 children per family. About a quarter of the households had one parent. Most of the households had boys, since the living conditions and congestion were not ideal for households to live there with girls, and many households with girls eventually moved away. Boys that were not aggressive seemed to stay more in their apartments and had friends that they met in school and lived further away. It was difficult. There was a lot of bullying. I often had facial "discrepancies." My father was unfazed. He explained how school was in Harlem. He only went up to the 7<sup>th</sup> grade. All the aggressive children would congregate out on the sidewalks or go to parks. I became one of them. Children were generally not supervised. The older people living in these conditions generally died at young ages by the standards of today. My grandparents were worn and died when I was young. My mother died when I was 13, my father at 65 when I was 30. All the roofs in these buildings were connected so that children who did bad could escape from one building to another and hide out in any apartment of a friend in another building. By the late 50s and 60s, one could hear sirens during the night, but never see police. Eventually cabs would not pick up or drop off people in this area of Brooklyn. Apartments in this area included activities including gambling, stolen goods, prostitution, and drugs. I have to admit that some of us escaped from this predicament, but with lasting impressions and bad attitudes that required me to change and heal. It should be noted that most of the residents from the 1940s to the early 50s in this particular area of Brownsville were not what are understood as minorities, but were of mixed European descent. As the youth rummaged through the vast network of basement rooms, we uncovered in storage bins the discarded belongings of previous inhabitants dating to just after World War I. These were neighborhoods that had a great deal of rapid turnover depending on individual household conditions and changes, illness, aging of adults and children and replacement of rental households by newly available populations seeking inexpensive apartments. For one reason or other, renters were often forced to find new accommodations. The new populations included people from other parts of the US migrating for any number of reasons, people fleeing communism and dictatorships, people seeking jobs, and people from the Caribbean particularly Puerto Rico and Cuba. These types of residential communities are highly unstable and have a deleterious effect, especially on children. I had the opportunity in graduate school to use computer models to study the actual process of replacement populations based on vacancies and new population demand which I found enlightening.

All over the large metropolitan areas in our country one can see this model of providing housing, but it is self-destructive. It is designed to be low cost, concentrating, and isolating. No one likes it or approves of it. We are living with its aftereffects. Only a few of my cohorts went to college. Eventually, my elementary school became a reformatory and then was subsequently closed. Today it is a bilingual school for Haitians and Dominicans. Over the 20 years that I lived there the ethnicity and mix of ethnicities depending on the population stage of life and the migration pressures had changed frequently. A few months ago, the building had a google maps tag that said NYC Public Housing Authority. Now, Google maps shows it as "this block is closed."

Let's look at how lower income people survived with housing in New Bedford and Taunton. The dominant ethnicity in these cities was people who identified with Portuguese descent. These people included people who had migrated from Portugal, the Azores, Cape Verde, Madeira, and Brazil. Although many were of mixed race, they almost unanimously considered themselves first to be Portuguese. New Bedford and Taunton had many large homes that were built in the 1800s and early 1900s that were in very good shape and they were bought by individuals, mostly Portuguese who usually acted as general contractors or did much of their own repairs. Since they were too large for the usual American family, the city allowed through zoning tweaks for these homes to be converted to apartments dispersed throughout the cities. Further, the cities also enabled programs for people in sheltered workshops and halfway homes. These cities had many churches which were able to assist. The mixing of different people is important to develop networking which is an important way for people to economically advance.

Many churches and banks had been built in Farragut with the expectation of increased economic prosperity and population growth, but many have since been sold for other uses. On reflection, city, and regional planning needs to not be concerned just with land and its use but integrate with the people's long-term needs in terms of socioeconomics by coordinating and receiving advice and input by many other different organizations. It will be best to visualize the field and implementation of planning holistically not giving most of the focus on ownership and development.

When one grows older and has the opportunity and time to review the past, perspectives become clearer.

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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]**

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**Hope Beavers** <knoxhope@gmail.com>

Sun, Aug 30, 2020 at 9:53 AM

Reply-To: knoxhope@gmail.com

To: commission@knoxplanning.org

Good morning,

I'm sure you are being inundated with emails about the proposed apartments on Concord Road. I have not heard a single person say this is something that we need in Farragut. In fact, the direct opposite is true. The road itself could not handle that type of traffic. We're in the middle of widening the road just to accommodate the current traffic, why would we immediately congest it with too much traffic again?

In addition to busy roads, our schools are overcrowded and apartments would bring many families to place more stress on our school capacity. We have kids attending classes in very old portable buildings, and a trailer was placed out front of FPS just so there could be a music room. A trailer would never have been allowed in a residential setting but the school was allowed to have a less than desirable structure out of desperate need.

I understand that the property owner and developer want to make a profit and I'm supportive of all business enterprises, however it seems we are compromising our standards to allow large developers to over develop our beautiful community. If the property "value" is too high for single family homes, then maybe the property is overpriced.

Before something is changed from what it is currently zoned for, there needs to be a want and a need and our community doesn't seem to have either. I respectfully ask you to please seriously consider the consequences such a development would have on our community and vote in accordance with what the residents want.

Thank You,

Hope Beavers

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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: Planned low income housing on Concord road**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Mon, Aug 31, 2020 at 8:36 AM

Commissioners,

Forwarding community input on case 9-E-20-RZ/9-A-20-SP.

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

From: **Scott Callicutt** <[scallicutt@premiersurgical.com](mailto:scallicutt@premiersurgical.com)>  
Date: Sat, Aug 29, 2020 at 10:30 AM  
Subject: Planned low income housing on Concord road  
To: [michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org) <[michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)>

Mrs Portier

I am a home owner in west Knoxville and am deeply concerned about plans for a low income housing unit in this area. Continued growth in the area has already led to increased traffic, poor road conditions, school overcrowding and more crime (of which I've been a victim). I vehemently oppose this project. Please keep our roads, families and kids safe!!!!

Best regards,

Scott Callicutt MD  
[1247 Charlottesville blvd](#)  
Knoxville, Tn 37922  
Sent from my iPhone

This email and any files transmitted with it are confidential and may contain information covered under the Health Insurance Portability and Accountability Act (PL 104-191), the Health Information Technology for Electronic and Clinical Health Act (PL 111-5), and/or their respective implementing regulations. If you are not the intended recipient or believe that you may have received this communication in error, please reply to the sender indicating that fact and delete the copy you received. In addition, you are hereby advised that any unauthorized use, disclosure, production, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited.

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



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

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8/31/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: Planned low income housing on Concord road

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



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

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**commission - knoxplanning.org admins: Message Pending**  
**[IKKm54Ddp4fPbioCcWswBWxATUC593c0]**

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**Commission** <commission+msgappr@knoxplanning.org>

Mon, Aug 31, 2020 at 1:41 PM

A message has been sent to the [commission](#) group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can [approve](#) or [reject](#) this message or you can approve this message by replying to this email.



[Start](#) your own group, [visit](#) the help center, or [report](#) abuse.

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

From: David Hancock <david.hancock01@gmail.com>

To: commission@knoxplanning.org

Cc:

Bcc:

Date: Mon, 31 Aug 2020 13:41:44 -0400

Subject: Apartments on Concord Rd

Hello,

I am writing in view of your upcoming meeting regarding high-density rezoning (9-E-20-RZ & 9-A-20-SP) on Concord Rd. As a resident of Farragut (Inverness subdivision, Turkey Creek Rd), I would oppose this rezoning initiative, and any attempt to introduce high-density / low-income residences (apartment complexes) so near our town center. Street traffic around Kingston Pike / Campbell Station / Concord Rd (in the vicinity of the schools) could hardly sustain the addition of hundreds of new residents at ground zero.

Thanks for your consideration.

Very respectfully,  
David Hancock  
314-915-6328





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

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**[Planning Commission Comment] File No. 9-A-20-SP - Concord Road**

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**Mark Holley** <marksregister@gmail.com>

Sat, Aug 29, 2020 at 3:53 PM

Reply-To: marksregister@gmail.com

To: John.Schoonmaker@knoxcounty.org, commission@knoxplanning.org, michelle.portier@knoxplanning.org

Greetings.

I have received two notices on the subject file. Each has a different requested zone (OB and PR). I don't understand this late change.

The current zone for this property is CN (neighborhood commercial). I believe that this is the proper zoning since there are several neighborhoods nearby. I am opposed to the planned designation to HDR (high density residential).

My neighborhood shares a property line with this property. Allowing HDR (high density residential) in this location is completely inappropriate since there is nothing like it in the area. It will be a misplaced island of high density apartments in a sea of Low Density Residential zoned homes very near a historical overlay. It would ruin the character and atmosphere of the area. HDR is more appropriate in areas with similar zoning and where the infrastructure can support the traffic and needs of the tenants and not be a disturbance to nearby residents. A high density of residents will inevitably generate more noise and disturb the quiet neighborhoods nearby.

I urge you to reject the rezoning request.

Thank you for your consideration.

Mark Holley

[900 Tingley LN](#)

[Knoxville, TN 37934](#)

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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] Planning Parcel ID 153 03706**

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**Lee Travis** <ltrav141@gmail.com>

Mon, Aug 31, 2020 at 8:38 AM

Reply-To: ltrav141@gmail.com

To: michelle.portier@knoxplanning.org, commission@knoxplanning.org, courtney travis &lt;courtneytravis90@gmail.com&gt;

Good Morning,

I hope this email finds you well. It was brought to our attention and several others including neighbors in Turnberry, and other members of the community of the planning of approximately 151 apartments potentially 3 stories tall on the backside of our property and neighborhood in Turnberry.

It is to our understanding that this project is applying for a grant from the state for the construction of low income housing. This comes as a huge concern for us considering Concord and Northshore do not appear to be low income housing areas. There are nice single family homes all in this area ranging from 300-450K.

For myself specifically this is directly behind our back yard, and there is so much vegetation behind our cul de sac, we would like to see that stay, it gives off nice privacy and helps with the reselling of our property. The other construction in the area has destroyed a lot of the greenery in the area leaving these areas not appealing to the eye.

Another concern is the fact that Concord and Northshore will not be able to sustain any additional traffic volume even after the widening project. Traffic in the afternoons during rush hour is extremely congested even with the addition to the roundabout we received years ago.

Another concern that I've received from members of the school board is that if there is low income housing, people could use that to rent the apartment and not live in it so their children can get into Farragut Schools. This is a current problem, and we feel that if low income housing were to be approved the matter would only get worse. If that is the case, we would inevitably see vacant housing, and it would quickly depreciate because of lack of upkeep.

Not only have we had to deal with the construction of the Concord Rd. project, but if this got approved, we would then be faced to endure another 2-4 years of construction, and the current project is constantly knocking out our power.

All in all, myself and other members of Turnberry and the surrounding neighborhoods are 100% against this project. Please take into consideration our concerns.

Sincerely,

Lee Travis

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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] Applications 9-A-20-SP and 9-E-20-RZ**

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**'Nicole Tune' via Commission** <commission@knoxplanning.org>

Fri, Aug 28, 2020 at 5:02 PM

Reply-To: ntune1246@yahoo.com

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

Dear Planning Commissioners and Staff Planner,

The Concord Village Historic District is not just a historic neighborhood--it is an entire historic district listed on the National Register of Historic Places. In fact, it is the only historic *district* located in Knox County. It is a charming, nostalgic village that holds so much history, with structures dating back to as early as 1861.

I am a dual resident of the Old Concord Village, and the Turnberry Subdivision. I believe that the reclassification of the Knox County Land Use Plan ( the Sector Plan), for the property with Parcel ID # 153 03706 located at 0 Concord Road, from O (Office Use) to HDR (High Density Residential), creates the potential for zoning changes that could have a *dramatically* negative effect on my quaint and historic neighborhood, and the surrounding area.

Changing the current classification could result in a potential burdensome *238% population increase* of residents (I'll explain below how I arrived at that number), as well as land use that is not compatible or complementary to the current residential and historic district. Because the zoning commission **MUST** take into account ALL possible future developments within a particular zoning re-classification, this would mean that these changes **COULD** result in future developments such as wireless communication facilities (such as the much-discussed 5G networks), demolition landfills, or large multi-dwelling structures. Right now, the only proposed use is that of a large multi-dwelling, but we have to be aware that other uses could be proposed in the future, if the zoning classification changes.

Since, the HDR zoning request (which could allow for the large, multi-dwelling) is the issue at hand, please note the following estimations: with the current average U.S. family size of 3.14 persons, and the proposed 151 dwellings to be constructed, this would equate to an immediate surge of approximately 474 individuals, upon completion of the apartment complex. The current number of dwellings in the Old Concord Village AND in the Turnberry subdivision is only an approximate 109 dwellings, with an estimated 342 individuals. Adding those estimated numbers together means that our tiny, rural-feeling, **historic area would surge in population from roughly 342 residents to roughly 816 residents**. That is a 238% population increase in our historic district, which is completely unacceptable, and detrimental to the infrastructure of our treasured village.

One of the main roads, Olive Road, that runs through our village, and is the road upon which I live, isn't even a true 2-lane road. Neither are a number of other roads in this particular area. (Please note that I do not

wish to see our village's roads widened--I'm simply giving information about our neighborhood's current traffic situation.) When the school bus takes its route down Olive Road, any oncoming vehicles must veer off to the side of the road to allow the bus to pass. The widening of Concord Road (though not even completed yet) has already brought our village a huge increase in noise pollution from the construction and added traffic, not to mention the number of vehicles that try to cut through our area to avoid the construction, or to take a short-cut to get to other parts of Farragut/West Knoxville. This current road situation decreases the safe walkability and quiet enjoyment of our residents. Add in an additional 474 residents and their vehicles to this situation, and we will no longer have a walkable, pedestrian safe village.

The residents of Old Concord Historic District must submit very detailed plans to the Knox County Historic Zoning Commission when they want to build a new home, or when they need to make changes to their homes, or any structures on their land. If residents must be so diligent as to keep their structures looking historic and compatible with the area, why should Dominion Development Group be allowed to add a multi-story apartment complex directly adjacent to our village? A towering apartment complex is not complementary to our historic district, as it would be visible throughout various parts of the historic overlay.

In addition to these historic overlay concerns, environmental issues present themselves. Placing a large, asphalted complex at this location would reduce the amount of exposed soil for stormwater infiltration, thus creating greater amounts of water runoff. We would have significantly more light pollution. Also, this proposed complex would further contribute to the urban heat island effect because it would increase population/vehicle density and decrease greenspace areas.

It is my understanding that the Planning Commission usually follows a precedent of not changing the zoning of a parcel, if the adjacent or surrounding parcels aren't compatible with the requested re-zoning classification. There are currently NO surrounding or adjacent zones with such a high density of dwelling units per acre. To my knowledge, the nearest HDR area is located across I-40 off Snyder Road, approximately 3.5 miles from the subject area. Therefore, pursuant to Article 5, Section 5.13.01 of the Knox County Code of Ordinances, the rezoning classifications requested by Applications 9-E-20-RZ and 9-A-20-SP are NOT "compatible with the surrounding or adjacent zones." Based on this non-compatibility alone, the zoning in the Sector Plan should not be changed from O to HDR, and therefore, the actual request of the parcel's current zoning from CN to PR should be denied. (As a side note, PR is the classification change requested, per the pre-agenda shown on the Planning Commission's site. However, this actually differs from the requested classification of OB, per the original Development Request dated 7/24/2020).

Lastly, developments such as those intended for HDR areas are very *likely* to add a significant number of new students to our already stretched Farragut school system. As you all know, this is an area that already deals with rampant overcrowding, ridiculous traffic congestion, and an aging and inadequate infrastructure. I honestly cannot imagine that one more portable building can be squeezed onto the grounds of Farragut Primary School. Further stretching of our schools' capacities would harm the education of not only the children who currently attend the Farragut schools, but that of any children who would be moving into our school zone, via the proposed apartment complex, as well. Our kids are Knoxville's future and THEY DESERVE BETTER!

In closing, it should be noted that I am not a native of Knoxville. However, my family moved here nearly 3 years ago, and we have been blown away by this scruffy little city, and its genuine people. We love all the areas of Knoxville from Downtown to West, but we especially love our humble, little Concord Village Historic District. Therefore, I implore you to deny approval of the above-discussed applications, and "Keep Knoxville Scruffy," and "Keep Concord Quaint!"

Sincerest regards,

Nicole H. Tune

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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-E-20-RZ & 9-A-20-SP - Apartments planned for Concord Road at Northshore**

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**Dan McCammon** <danandlibby@charter.net>

Fri, Aug 28, 2020 at 2:13 PM

Reply-To: danandlibby@charter.net

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

As residents of Concord Hills (at Concord Road and Farragut Hills Blvd), we hope that your committee would recommend against the construction of high-density housing along Concord Road. We feel that the level of traffic, particularly to and from the Farragut schools would be tremendous. We also believe there would be such an increase of traffic through the roundabout at Concord Road and Northshore that it would negate the benefits we have derived from the re-working of that intersection several years ago.

We respectfully request your vote against high-density construction in the location being proposed.

Sincerely,

Dan and Libby McCammon

[11107 Crown Point Drive](#)

[Knoxville 37934](#)

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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-E-20-RZ & 9-A-20-SP for 10 September meeting**

1 message

**Mike** <mbkimbrough@charter.net>

Fri, Aug 28, 2020 at 10:59 AM

Reply-To: mbkimbrough@charter.net

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

The site under consideration for high density housing is not suitable for that use.

1. It faces a four-lane road (state highway 332), which has no sidewalks and is over 2 miles from a full-service grocery.
2. The only recreational activity in the area is fishing or boating. A child out of sight is probably at the lake (unsupervised). Which is 1 to 2 blocks away.
3. There is no public transportation south of I-140.
4. Trains are required to blow their horns going through the town of Concord which is about 2 blocks away.
5. The retail section Concord and some of the residential are under the lake. What remains are the residences on the hillside above the railroad tracks. The bait shop is the only accessible retail store.
6. The Retirement Home (straight across the street) will be disturbed by loud noise or loud music after their normal bedtime. This facility has a number of patients with memory loss. Such patients can be greatly disturbed by loud and continual noises. (The trains go away quickly).

The site is currently zoned as "neighborhood convenience commercial" which I believe is an appropriate use.

Michael B. Kimbrough PE, CHMM, LTC (Ret)

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[M1]

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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-E-20-RZ. AND 9-A-20-SP**

2 messages

**Debbie** <dhemmer@tds.net>  
 Reply-To: dhemmer@tds.net  
 To: Commission@knoxplanning.org

Fri, Aug 28, 2020 at 9:02 AM

Sent from my iPad

>  
 > Greetings, Knox County Zoning Commission  
 >  
 > Regarding the rezoning of land on Concord Road:  
 >  
 > \*. May I please have each individual address for the parties casting a vote on this issue?  
 > \*Will your meeting on September 10 be an open meeting? How can the public access this meeting?  
 > \* Has anyone done a study or asked about the COMPLETELY OVERCROWDED schools to which this area would be zoned? The students do not EACH even have individual text books.  
 > \*Portable structures are already everywhere In the schools  
 > \* West Valley and Hardin Valley were built to help ease the Farragut schools. These schools are now at capacity and we have reclaimed the students zoned for Farragut but were sent to Hardin Valley, thus sending us even further back from where we began.  
 > \*Farragut Schools receive less per student than the other schools, ALREADY. GUESS who is supposed keep the schools maintained and cover all these shortfalls? PARENTS  
 > You want to further burden these schools and parents?  
 > \*Has anyone done a traffic survey? I live less than ONE mile from the schools, and it takes 45 minutes to drop the children off, even with the new road avenues being opened.

> You want to further burden the already LACKING infrastructure?  
 > \* There is no public transportation service to this location to my knowledge.  
 > \* There are 0 laundry mats.  
 > \* Food, gas, services are some of the highest in the state.  
 > \* Already there are students bused into Farragut Schools.  
 > \* Walking is VERY UNSAFE on these roads.  
 > \* Has anyone considered the ability of students to thrive academically or personally in this environment? Example: A very nice man, older, had adopted a lovely little girl. They moved here for the child to attend Farragut DILAPIDATED schools. The dad was very excited. We conversed throughout the year. His child had homework, the teachers moved faster, the projects due cost extra money, the fund raisers were numerous, the work expectations were MUCH greater, etc. His lovely little girl was unable to make the grades and be happy here, and they moved at the end of school. Sad, but true story.  
 > \*. I have worked in these schools and I know what is expected of the families. You have to be willing to dedicate your time, energy, contacts, skills, and money to the staff and schools. No one else cares. You really need to WANT to live here to attend these schools.  
 > \*. There are several complexes that serve the area for neighbors in transition; we have enough apartments. This is a suburb, not an area for apartments.  
 > \*. Did anyone look at the traffic in the afternoons between Campbell Station and Northshore? It is a nightmare! There are NO OTHER avenues of expansion.  
 > \* It takes 25 minutes to get from Grigsby Chapel intersection to get to the 75/40 access in the afternoons, LESS THAN ONE MILE!  
 > \*. Also, a very historic area.  
 > \* If you run or care about the impact numbers, this would not even be a consideration.  
 > \* I am positive there is an appropriate area for apartments, but not on Concord Road.  
 > . \* I VEHEMENTLY OPPOSE THIS REZONING ON BOTH SIDES OF THE COIN.  
 > Thank you for your time,  
 > Deborah Hemmer  
 > [dhemmer@tds.net](mailto:dhemmer@tds.net)  
 > Sent from my iPad

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

**Michelle Portier** <michelle.portier@knoxplanning.org>  
 Reply-To: michelle.portier@knoxplanning.org  
 To: Commission <commission@knoxplanning.org>

Fri, Aug 28, 2020 at 9:46 AM

Just confirming with everyone that I've answered Ms. Hemmer's questions on meeting logistics and how to be added to the speaker list if she were so inclined.

[Quoted text hidden]

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**Michelle Portier, AICP**  
 Senior Planner  
 865.215.3821



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



8/28/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Fwd: 9-E-20-RZ. AND 9-A-20-SP

[Quoted text hidden]



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

**[Planning Commission Comment] Subject line: 9-E-20-RZ & 9-A-20-SP (this is the application reference number)**

1 message

**Eugene Cochran** <eugene.r.cochran@gmail.com>

Thu, Aug 27, 2020 at 4:53 PM

Reply-To: eugene.r.cochran@gmail.com

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

To: Staff planner: Michelle Portier [michelle.portier@knoxplanning.org](mailto:michelle.portier@knoxplanning.org)Planning Commission: [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

Subject line: 9-E-20-RZ &amp; 9-A-20-SP (this is the application reference number)

Dear Michelle Portier and Planning Commissioner:

The proposal 151 apartments in multiple buildings most likely 3 stories tall is inappropriate for central Farragut. It is our understanding the builders are applying for a grant from the State of TN for construction of low income housing. Concord nor Kingston Pike could handle this influx of residents.

The property is currently zoned for Neighborhood Commercial. These types of businesses would be similar to those in Choto Markets (Choto Rd. & Northshore Dr.) The property was planned as a gateway to Farragut with limited types of commercial uses. It was not intended for additional residents which will promote overcrowding in an area already too busy from the high school and the Kroger Shopping center.

As a resident of Concord Hills subdivision. It is my position that the property should remain in its current zoning classification of Neighborhood Commercial. I do not support a high density residential development for this location. And believe it would have a negative impact on the community.

Thank you for consideration on this matter.

Regards,

Eugene R. Cochran

[11005 Flotilla Dr.](#)[Knoxville, TN 37934](#)

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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] Concord Road Rezoning**

1 message

**'SUSAN HORN' via Commission** <commission@knoxplanning.org>

Thu, Aug 27, 2020 at 10:03 PM

Reply-To: susan.horn@knoxschools.org

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

Knoxville Knox County planning staff and planning commissioners,

I understand that the Dominion Group is applying for a rezoning and a sector plan amendment to build apartments on Concord Road, parcel ID 153 03706 (8.42 acres). I've spoken with Mr. Craig Cobb of the Dominion Group and understand his groups intent to build an affordable apartment complex using Low Income Housing Tax Credits. They are requestng 18 du/acre and are esmaång about 150 units t o be built. As you are aware, subsidized apartments have a much higher student yield than market rate apartments. In the southwest sector, the planning staff has indicated through their recently updated student yield data that subsidized apartments in the southwest sector yield 0.3587 students/unit. This complex would yield 54 students.

Additionally , please know that according to a conversaon I had with Vice Maàyor Louise Povlin, the property owner of the 5 acre parcel south of this property has indicated an interest in requesng t o rezone to the same use and density if this request is approved. This would add an additional 90 apartmen ts and yield another 32 students for a total of 86 students.

Students living in this locaon ar e zoned for Farragut Primary School, Farragut Intermediate School, Farragut Middle School and Farragut High School. Currently, Farragut Primary School and Farragut Intermediate School are over capacity. Farragut Middle School is at capacity. Further, all these schools are in the boÅom third of funding per student and with Farragut Intermediate School consistently receiving the least funding per student.

The capacity issues are of great concern to me. Additionally , I have concerns that if students in subsidized housing need services the schools for which they are zoned would be hard pressed to fund those services.

From this perspecv e, this rezoning request should be denied.

**Susan Horn**  
**Knox County Schools Board of Education - 5th District**  
**(865)607-9606**

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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-E-20-RZ & 9-A-20-SP**

1 message

**Kelly Young** <kwyong1960@gmail.com>

Thu, Aug 27, 2020 at 8:42 PM

Reply-To: kwyong1960@gmail.com

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

Planning Commissions,

I understand the property next to my subdivision, Turnberry, is being considered for development. According to information I have found, it is currently zoned for Neighborhood Commercial which seems to be a reasonable use based on the location with many neighborhoods close by.

Apparently someone has asked to have it rezoned for 151 apartments and 3 stories high. That would be very out of place for this beautiful area, and would add tremendously more traffic for an already very crowded part of the county.

I am not against progress, but I would like to see it stay zoned for neighborhood type businesses that I would be pleased to support. To add 151 families to an overcrowded very small space would not be a wise use.

Kelly &amp; DeeDee Young

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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-E-20-RZ & 9-A-20-SP**

1 message

**Vanessa Raper** <nessalane81@gmail.com>

Thu, Aug 27, 2020 at 10:09 PM

Reply-To: nessalane81@gmail.com

To: commission@knoxplanning.org, michelle.portier@knoxplanning.org, John.Schoonmaker@knoxcounty.org

Hello all.

This email is in regards to the request for zoning change of the above-referenced applications.

I live in Turnberry at 817 Lourdes Lane. Our neighborhood borders the property in which the applications for rezoning have been submitted. I understand the proposal is for 151 apartments in buildings most likely 3 stories tall. They've also applied for a grant from the State for construction of low income housing.

For many reasons, I am opposed. The tall buildings in that area would look very out of place. Low income housing in an area where we pay a premium for housing is counterproductive. It will also decrease the value of existing homes and properties. While I've been told you can't use that decrease in value as a reason, it is very obvious for those of us who live here that it's a concern.

I ask that you deny the applications. I am in agreement with others that the property remains with the current zoning classification.

Thank you for your time and consideration.

--

Vanessa Raper  
D1 Hoover & D1 Knoxville | Owner  
(c) 865.604.7033  
[www.d1training.com](http://www.d1training.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-E-20-RZ & 9-A-20-SP**

1 message

**Kelly Young** <kwyoung1960@gmail.com>

Thu, Aug 27, 2020 at 8:49 PM

Reply-To: kwyoung1960@gmail.com

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

Planning Commission,

I understand the property next to my subdivision, Turnberry, is being considered for development. According to information I have found, it is currently zoned for Neighborhood Commercial which seems to be a reasonable use based on the location with many neighborhoods close by.

Apparently someone has asked to have it rezoned for 151 apartments and 3 stories high. That would be very out of place for this beautiful area, and would add tremendously more traffic for an already very crowded part of the county.

I am not against progress, but I would like to see it stay zoned for neighborhood type businesses that I would be pleased to support. To add 151 families to an overcrowded very small space would not be a wise use.

Kelly &amp; DeeDee Young

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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: Proposed Apartments on Concord Road**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Thu, Aug 27, 2020 at 4:32 PM

Reply-To: michelle.portier@knoxplanning.org

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

Cc: terri savage &lt;tklsavage@yahoo.com&gt;

Forwarding community comments.

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

From: **terri savage** <tklsavage@yahoo.com>

Date: Thu, Aug 27, 2020 at 4:24 PM

Subject: Proposed Apartments on Concord Road

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

I am writing to voice opposition to the proposed apartment complex on Concord Road near Northshore. As a resident of Concord Hills, which can only be accessed from Concord road, I can assure you that we already have a traffic issue on Concord road.

Additionally, Concord Park, the Cove, and the baseball/softball fields are a true asset to Farragut. Why would you disrupt the setting of that entire area with an apartment complex? We need designated green space.

Terri Savage

[417 Cutlass Rd 37934](#)

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**Michelle Portier, AICP**

Senior Planner

865.215.3821



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 <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] 9-E-20-RZ & 9-A-20-SP**

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**Donnie Hall** <deh4170@bellsouth.net>  
Reply-To: deh4170@bellsouth.net  
To: commission@knoxplanning.org

Thu, Aug 27, 2020 at 3:04 PM

To whom it may concern,

I would like to request that 9-E-20-RZ & 9-A-20-SP rezoning not be approved in the Farragut area. Thank you.

Donnie Hall  
12500 Willow Hill Ct  
Knoxville TN 37934

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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-E-20-RZ & 9-A-20-SP**

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Jeff Preston &lt;jrpresto@gmail.com&gt;

Thu, Aug 27, 2020 at 12:23 PM

Reply-To: jrpresto@gmail.com

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

Good morning,

I have concerns regarding the proposal for applications 9-E-20-RZ & 9-A-20-SP referring to building high density apartments in multiple buildings in an area currently zoned for neighborhood commercial. At this time, there are multiple newly built apartment complexes within a short distance that are not at capacity and other areas that would not require rezoning that are better equipped to handle a complex of this type. I understand that the developer is attempting to apply for a low income housing grant from the state, which I believe to be infeasible for several reasons:

- The location's distance from the nearest Knox Area Transit (KAT) bus stop is 6 miles in the Cedar Bluff area, so it is not apparent how individuals might commute to and from a job across Knox county
- According to Google maps, the location is a 30 minute walk to Kingston Pike which as the main thoroughfare has the closest businesses, and 3 miles from Turkey Creek, via direct route through neighborhoods and greenway, so that it is not apparent where these individuals might find gainful employment without transit of some kind
- Given the low population density of the area and geographic limitations of future growth (rivers and hilltops), it seems unlikely that KAT will extend service to this area due to low demand

All of that said, it does not seem feasible to foster financial independence of residents in this specific location given the distance from transportation and potential employment. As a recent victim of a hit and run in Knox county by an uninsured motorist that resulted in a total loss of my vehicle as well as hospitalization of another person, I am particularly wary of the planning commission locating affordable low income housing in remote locations that would require residents to operate vehicles on public roads in order to live when the likely outcome is a higher number of uninsured motorists. I believe it is imperative that the planning commission consider the follow on effects of zoning a complex in this specific location when other areas closer to main thoroughfares and businesses are available that would more readily facilitate the financial stability of residents as this is the expressed aim of the developer pursuant to the THDA grant program.

In closing, I support the goals of THDA, and this location does not provide a realistic solution for potential residents due to high costs of living where there does not appear to be a pathway of reducing these costs. I strongly urge the planning commission to maintain the current zoning of this location and support high density housing closer to areas able to support public transit.

Respectfully,

Jeff Preston, PhD

865-368-9192

Knox County resident 15 years.

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



Patrick Phillips, Chairman  
Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, TN 37902

August 25, 2020

The Honorable Chairman Patrick Phillips,

On August 13, 2020, The Town of Farragut Board of Mayor and Aldermen voted to adopt the attached Resolution in opposition to the proposed rezoning of Parcel 03706 of Tax Map 153.

The Town of Farragut finds the proposed rezoning and amendments to the Southwest Sector Plan to be inconsistent with the Town's development standards and incompatible with the density and scale of adjacent properties.

Furthermore, we affirm the Growth Policy Plan adopted by Knoxville, Knox County, and The Town of Farragut remains in full effect.

Because we find the proposed re-zoning application and sector plan amendment to be contrary to the provisions of the Growth Policy Plan for development within the Urban Growth Boundary, we request that the Knoxville-Knox County Planning Commission join The Town of Farragut in opposition to these requests.

Respectfully,

Ron Williams, Mayor  
Town of Farragut

cc: Glenn Jacobs, Mayor, Knox County  
cc: Scott Smith, Vice-chair, Knoxville-Knox County Planning Commission  
cc: Hugh Nystrom, Chairman, Knox County Commission  
cc: Michele Carringer, Vice-chairman, Knox County Commission  
cc: John Schoonmaker, Knox County Commission, District 5  
cc: Larsen Jan, Knox County Commission, At Large Seat 10  
cc: Justin Biggs, Knox County Commission, At Large Seat 11



**RESOLUTION: R-2020-08**

**A RESOLUTION BY THE BOARD OF MAYOR AND ALDERMEN OF THE  
TOWN OF FARRAGUT IN OPPOSITION TO PROPOSED REZONING IN THE  
TOWN OF FARRAGUT URBAN GROWTH BOUNDARY**

**WHEREAS**, Knoxville | Knox County Planning received a proposed rezoning and Southwest Sector Plan amendment on July 27, 2020 for Parcel 03706, Tax Map 153, which is located within the approved Urban Growth Boundary of the Town of Farragut; and,

**WHEREAS**, this parcel is within the jurisdiction of Knox County and currently zoned Neighborhood Commercial (CN), which provides for uses and services that compliment and are not disruptive to established residential neighborhoods; and,

**WHEREAS**, the Neighborhood Commercial (CN) district limits the size of individual buildings to 5,000 sq. ft. and 35 feet in height and is intended to provide an appropriate building form and scale that will transition well with adjacent residential structures; and,

**WHEREAS**, in the Knox County Southwest Sector Plan this parcel is shown as Office (O) and is designated for business and professional offices and office parks; and

**WHEREAS**, the proposed rezoning from Dominion Development Group requests to change the zoning to Office, Medical, and Related Services Zone (OB), which allows multiple development features that are inconsistent with the Southwest Sector Plan and a broad range of uses that include up to 4 story buildings that can be 45 feet in height, but would not permit, outside of a use on review, densities in excess of 12 units per acre; and,

**WHEREAS**, the Office, Medical, and Related Services Zone (OB) also provides, as a use on review, for the following uses: methadone treatment, pain management clinics and recovery housing, which would be inconsistent with the objectives of both Knox County and the Town of Farragut to ensure that existing residential development are protected from surrounding incompatible development; and,

**WHEREAS**, the proposed application also requests an amendment to the Southwest Sector Plan for the property from Office (O) to High Density Residential (HDR) to increase the allowable density by 33% allowing for up to 18 dwelling units per acre; and,

**WHEREAS**, this property is located within the Town of Farragut Urban Growth Boundary which has been designated on the Comprehensive Land Use Plan for the Town of Farragut as Medium Density Residential, which permits a density of up to 8 dwelling units per acre which would allow for an appropriate transition from lower single family residential density to the north and east, to the improvements that are currently being made to Concord Road; and,



**WHEREAS**, the requested rezoning and Southwest Sector Plan amendments are incompatible with the current density and scale of development surrounding this property and the Concord Road corridor; and,

**WHEREAS**, the Comprehensive Growth Plan Act, Tenn. Code Ann. § 6-58-107(a) provides that once a growth policy plan has been adopted and approved “all land use decisions made by the legislative body and the municipality’s or county’s planning commission *shall* be consistent with the growth plan”; and,

**WHEREAS**, the Growth Policy Plan adopted by Knoxville, Knox County, and the Town of Farragut expressly established the policy that “ rezoning’s in the urban growth boundaries *shall* be consistent with the applicable Sector Plan adopted by the Metropolitan Planning Commission or the Farragut Land Use Plan, as appropriate or one created hereafter in Knox County under provisions of state law,” Growth Policy Plan § 5.2.

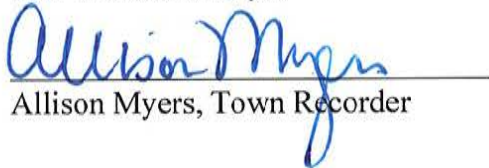
**NOW, THEREFORE, BE IT RESOLVED** that the Board of Mayor and Aldermen of the Town of Farragut is opposed to the proposed Knox County Rezoning request for Parcel 03706, Tax Map 153, because, for the foregoing reasons, it is contrary not only to the Southwest Sector Plan and the Farragut Land Use Plan, but also to the adopted Growth Policy Plan and, as such, if approved would be a violation of the Comprehensive Growth Plan Act.

**BE IT FURTHER RESOLVED** that the Board of Mayor and Aldermen requests that the Knoxville-Knox County Planning Commission and Knox County Commission vote to uphold state law and deny this request and, as such follow the current zoning and land use plans that have been adopted for the area in question.

This resolution is duly adopted by the Board of Mayor and Aldermen of the Town of Farragut on August 13, 2020.



Ron Williams, Mayor



Allison Myers, Town Recorder



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

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**[Planning Commission Comment] AGAINST 9-E-20-RZ & 9-A-20-SP**

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**Jack Donaldson** <jackdonaldson@attglobal.net>

Thu, Aug 27, 2020 at 9:56 AM

Reply-To: jackdonaldson@attglobal.net

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

To all voting: I am AGAINST the proposal to rezone and construct high density housing near the Concord Road and Northshore intersection/roundabout. TRAFFIC and SAFETY are the primary concerns. Until Northshore is rebuilt as a modern 4-6 lane road, NO more residential should be permitted in this area. Traffic is that bad; Northshore is simply too narrow for current traffic and developments.

What this area NEEDS is more restaurants and commercial businesses, which is my understanding of the current zoning.

Jack Donaldson

[11137 Crown Point Drive](#)[Knoxville, TN 37934](#)[Concord Hills subdivision](#)

Cell 210-240-3373

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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] 9-E-20-RZ & 9-A-20-SP**

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**debbiepea1028@gmail.com** <debbiepea1028@gmail.com>  
Reply-To: debbiepea1028@gmail.com  
To: commission@knoxplanning.org

Thu, Aug 27, 2020 at 9:29 AM

Hello,  
I am writing to oppose the development of apartment buildings on Concord Rd. This is not a good area for high density residential zoning due to the traffic problems it would cause.

Thank you.

Debbie Pea  
10801 Farragut Hills Blvd.  
Knoxville, TN. 37934

Sent from my iPad

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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-E-20-RZ & 9-A-20-SP**

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**Sara Schaack** <saraschaack@gmail.com>

Thu, Aug 27, 2020 at 10:36 AM

Reply-To: saraschaack@gmail.com

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

Please, we vote No. Please do not rezone the roundabout area -

Sara Schaack and Jerry Dedrick state as homeowners in Concord Hills, on Flotilla Dr, our position regarding the property being considered to rezone on Concord Road should remain in its current zoning classification of NEIGHBORHOOD COMMERCIAL. We do not support a high density residential development for this location..

We are acting now to state your position. If there are formal documents we, as homeowners in the neighborhood, need to fill out to strengthen our case, please advise.

Address:

11113 Flotilla Dr  
Knoxville, TN 37934

Phone: 865-278-8546

Regards

Sara Schaack

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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] 9-E-20-RZ & 9-A-20-SP**

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'Suzanne m lasiello' via Commission <commission@knoxplanning.org>

Wed, Aug 26, 2020 at 12:10 PM

Reply-To: suzanne.iasiello@icloud.com

To: commission@knoxplanning.org

I do not support high density housing on Concord Rd and wish you, as citizens, understand what the residents of Farragut want.

Suzanne lasiello  
614 E Fox Den Dr  
[Quoted text hidden]





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

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**[Planning Commission Comment] 9-E-20-RZ & 9-A-20-SP**

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valvsho via Commission &lt;commission@knoxplanning.org&gt;

Wed, Aug 26, 2020 at 8:50 AM

Reply-To: valvsho@yahoo.com

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

As a resident of Farragut, I have a concern regarding the proposal of apartments at this location.

The property should remain in the current zoning classification of Neighborhood Commercial. I do not support a high density residential development in this location.

The property was planned as a gateway to Farragut with limited types of commercial uses.

Thank you,

Binnie Ray  
11700 Midhurst Dr  
Farragut, Tn 37934

Sent from Windows Mail

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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: high density housing**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Aug 26, 2020 at 8:08 AM

Forwarding community input on the Concord Rd rezoning (9-E-20-RZ/9-A-20-SP). Apparently when I forwarded it before, the original message did not appear below my email.

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

From: **michael singletary** <outlook\_AC8AD9A6887F17BA@outlook.com>  
Date: Tue, Aug 25, 2020 at 9:23 PM  
Subject: high density housing  
To: michelle.portier@knoxplanning.org <michelle.portier@knoxplanning.org>

Ms. Portier: Please call this memo to the attention of any who need to know.

I moved from West Hills to Farragut to escape high density housing and the traffic and  
Other issues that accompany it. This memo is to strongly object to the plan to put  
Low income housing anywhere within the corporate limits of Farragut. Changing our  
Zoning to accommodate commercial builders is a sell-out of Farragut.

Thank you.

Michael Singletary  
Lawton Blvd  
Farragut

Sent from Mail for Windows 10

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**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-E-20-RZ & 9-A-20-SP**

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'Charles Chandler' via Commission &lt;commission@knoxplanning.org&gt;

Tue, Aug 25, 2020 at 10:19 PM

Reply-To: chandlercv@yahoo.com

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

Dear Planning Commissioners:

I'm writing to you to express my support of the change in zoning from Office to High Density Residential.

HDR would allow people who work in the Assisted Living Community a walkable place to reside, as well as a walkable workforce for the commercial areas around Kingston Pike and Campbell Station Road.

I think this will serve to reduce traffic in and out of our district, as well as increase the diversity in our area.

Thanks,

Charles Chandler

[11124 Crown Point Drive](#)[Knoxville, TN 37934](#)

832-331-5962

Sent from [Mail](#) for Windows 10

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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] Apartments**

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**Matthew Holbrook** <mholbrook524@gmail.com>

Tue, Aug 25, 2020 at 7:43 PM

Reply-To: mholbrook524@gmail.com

To: commission@knoxplanning.org

Hello,

I'm not sure if this email will be reviewed or not. But as a citizen of Farragut (Amberwood Neighborhood) I am all for unique shops (I'm a small business owner that can't afford retail space, but that's not the point of this email) but I'm also a parent and I'm thoroughly opposed to more apartments anywhere in Farragut. We need shops not more overcrowded schools. Our schools are premier but they can't support 1,000 more kids. Please no more apartments.

Matt Holbrook

Sent from my iPhone

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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-E-20-RZ & 9-A-20-SP**

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**Brad Morgan** <rbradmorgan@gmail.com>

Tue, Aug 25, 2020 at 5:39 PM

Reply-To: rbradmorgan@gmail.com

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

Dear Planning Commission Members,

Today I write to voice my concern about plans to put high density housing on Concord Road in Knoxville, in zip code 37934.

As a resident in that area, I frequently travel on Concord Road. The current state of that road--of which I imagine you are aware--is already abysmal in terms of handling the volume of traffic that travels that route each day. Placing high density housing in that area would only exacerbate an already unwieldy and untenable circumstance. The work being done on the road currently was begun under the auspices that the property in question would be used for the purposes for which it is currently zoned--i.e., commercial uses, which is needed in that area as it is already primarily a residential area and more shops would bring economic activity and convenience to the residents.

Moreover, there is already a proposal for a mixed use development near Kingston Pike and Campbell Station Road which includes housing. Additionally, installation of high density housing near the green spaces in that area would add noise and other nuisance to the use of the green spaces there. There is simply no need for a high density housing project on Concord Road, and the only reasons that I can see for development of the same is to generate revenue for the developers of the project and the construction companies that would do the work. I ask for you to please vote no on the proposal.

I would be happy to speak with you if that would be helpful.

Sincerely,

R Brad Morgan  
135 Federal Blvd.  
Knoxville, TN 37934  
865-621-9882

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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] zoning issue**

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**michael singletary** <outlook\_AC8AD9A6887F17BA@outlook.com>  
Reply-To: outlook\_ac8ad9a6887f17ba@outlook.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Tue, Aug 25, 2020 at 9:30 PM

Sir or Madam: This memo is to state my opposition to a plan to change zoning on Concord Rd. for the purpose of building low income housing. I moved from West Hills to Farragut to escape the conditions created by high density housing. I am opposed to any low income, high density housing within the limits of Farragut. Changing the zoning laws to accommodate such building is a sell-out in the face of Farragut property owners.

Thank you.

Michael Singletary

Lawton Blvd., Farragut

Sent from Mail for Windows 10

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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-E-20-RZ & 9-A-20-SP**

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**Phil Trehitt** <philtrehitt@hotmail.com>

Tue, Aug 25, 2020 at 11:54 PM

Reply-To: philtrehitt@hotmail.com

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

To Planning Commissioners,

I am a resident of Farragut and live in the Concord Hills neighborhood. I am writing to ask that you vote against rezoning parcels along Concord Road to low income residential. The roads in this area of Farragut are already very congested and the proposed apartments will only add to this problem.

Thank you for your consideration of this request,

Phil Trehitt

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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] Opposition to pats across from nursing home on Concord Rd**

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**'Suzanne m lasiello' via Commission** <commission@knoxplanning.org>

Tue, Aug 25, 2020 at 12:44 PM

Reply-To: suzanne.lasiello@icloud.com

To: commission@knoxplanning.org

The town of Farragut is getting overcrowded. Every open space is being made in to some sort of housing development or park. Can't we keep some of the natural landscaping around us? I've been here 23 years and am over it that I'm looking to move out. It's a shame.

Sent from my iPad

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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-E-20-RZ & 9-A-20-SP**

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**Victoria Kwasiborski** <vkwasiborski@gmail.com>

Tue, Aug 25, 2020 at 2:54 PM

Reply-To: vkwasiborski@gmail.com

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

Dear Ms. Portier and the Planning Commission,

Do not proceed with high-density housing along Concord Road.

We have lived in Farragut for almost one year (moving from outside of the state, and from a populated area x10) and have nothing but contempt for the traffic, especially for those with disregard for the posted speed tempo and the lack of enforcement. I write that we have regrets about our decision to move here.

Adding high density housing is certain to increase traffic congestion (and, concomitantly, speeding). Any vote in favor of this project by an elected member in the Town will certainly garner my vote in opposition at the next election.

With best regards,

Victoria

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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-E-20-RZ & 9-A-20-SP**

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**dmkm005 via Commission** <commission@knoxplanning.org>

Tue, Aug 25, 2020 at 10:31 AM

Reply-To: dmkm005@aol.com

To: michelle.portier@knoxplanning.org

Cc: commission@knoxplanning.org

As a property owner of several historic residential parcels in a nearby neighborhood I wanted to express my concern for the rezoning request for 9-E-20-RZ & 9-A-20-SP from Neighborhood Commercial to High Density Residential Apartments.

The proposed rezoning makes poor planning sense for this location and will significantly alter the character for this area. The rezoning is also not desired by the adjacent and nearby neighborhoods.

I respectfully request that this property remain zoned Neighborhood Commercial. This is a much better use for this property and one that I am sure would be welcomed by the community.

Thank you,

David Vaughan

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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] Objections to Proposal 9-E-20-RZ & 9-A-20-SP.**

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**'Denia Ramirez' via Commission** <commission@knoxplanning.org>

Tue, Aug 25, 2020 at 10:07 AM

Reply-To: dramirez.md@me.com

To: commission@knoxplanning.org

I reach out to you as a resident of Farragut to express my opposition to the rezoning of a parcel in Concord Road.

My concerns stem from the fact that

1. All Farragut public schools are operating above capacity and the high density residential development of a large scale apartment complex will make the situation even more tenuous by increasing the number of students that attend those schools. Children of low income housing will attend public schools, and not having a plan of increasing/growing and expanding the already saturated schools is only going to put every child at risk for less than optimal learning. As a pediatric neurologist this idea is daunting and concerning

2. Has there been any discussion on how they will address the massive traffic congestion already occurring when school is in session? There is already congestion in the mornings, no clear crossroads for children which puts them (and their parents) at risk when walking to school. It takes twice the time to get anywhere when school is in session, with more housing the roads will collapse. I worry about delays -in and out- for ambulances or fire trucks (with the fire department main exit to Campbell station) if the roads start to operate above capacity.

Thus, the consideration for rezoning to build heavily populated buildings/low income housing is not in the best interest of the Town and all residents of Farragut.

**My position is that the property should remain in its current zoning classification of Neighborhood Commercial. I do not support a high density residential development for this location.**

Respectfully,

Denia Ramirez MD, MPH, PhD

Sent from my iPhone

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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-E-20-RZ & 9-A-20-SP**

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**Charter** <thebaileys6@charter.net>

Mon, Aug 24, 2020 at 1:05 PM

Reply-To: thebaileys6@charter.net

Cc: commission@knoxplanning.org, Marianne &lt;marianne742@rocketmail.com&gt;

Hello Ms Portier,

My name is Doug Bailey, my wife Marianne and I have lived at 10937 Alvaros Lane a part of Turnberry Subdivision for 14 years. Our neighborhood backs up to the area where a proposed apartment building is being considered off Concord Rd. We are strongly NOT in favor of an apartment building complex being built this close to our home and neighborhood. First, when this property was originally purchased the owner cut down all the trees and then immediately afterwards we began seeing thefts in the neighborhood including our son's car. Second, adding in a large apartment complex will increase this risk! Next, although Concord Rd is being widened, Northshore Dr can barely handle the current traffic, adding traffic from a large complex will defeat the purpose of the updated road and make traffic even more of a nightmare! Lastly, historic Concord is only a short distance from this area and should be considered as part of any decisions made. We would happily be in favor of single family homes or even making the area into a park. We do not need or desire a large apartment building! As Knox County tax payers, we strongly disapprove of a decision to build apartments!

Regards,

Doug Bailey  
865-228-9503

Sent from my iPhone

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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-E-20-RZ & 9-A-20-SP**

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**jamie abbott** <jamie@kelso-regen.com>

Mon, Aug 24, 2020 at 2:40 PM

Reply-To: jamie@kelso-regen.com

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

Staff Planner/Planning Commission,

I am a resident of Turnberry subdivision, one of the two small subdivisions that back up to this proposed 151 unit low income apartment complex off Concord Road near the Historic Concord Village. Below is a list of my top three concerns with the rezoning:

- Added traffic to an already congested area
- The aesthetics of the "Gateway to Farragut" will be destroyed
- Compromised low crime rate area

**Jamie L. Abbott**

Senior Mechanical Designer/Engineer

**Kelso-Regen Associates, Inc.**

201 Sherlake Lane, Suite 101

Knoxville, Tennessee 37922

Office: (865)588-5348

Email: [jamie@kelso-regen.com](mailto:jamie@kelso-regen.com)

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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] Objections to Proposal 9-E-20-RZ & 9-A-20-SP.**

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**'Denia Ramirez' via Commission** <commission@knoxplanning.org>

Mon, Aug 24, 2020 at 8:00 PM

Reply-To: dramirez.md@me.com

To: commission@knoxplanning.org

Dear Planning Commissioner,

I reach out to you as a resident of Farragut to express my opposition to the construction of apartments and low income housing as proposed in project 9-E-20-RZ & 9-A-20-SP.

My opposition is based on the following issues:

1. All Farragut public schools are operating above capacity and the high density residential development of a large scale apartment complex will make the situation even more tenuous by increasing the number of students that attend those schools. Children of low income housing will attend public schools, and not having a plan of increasing/growing and expanding the already saturated schools is only going to put every child at risk for less than optimal learning. As a pediatric neurologist this idea is daunting and concerning
2. Has there been any discussion on how they will address the massive traffic congestion already occurring when school is in session? There is already congestion in the mornings, no clear crossroads for children which puts them (and their parents) at risk when walking to school. It takes twice the time to get anywhere when school is in session, with more housing the roads will collapse. I worry about delays -in and out- for ambulances or fire trucks (with the fire department main exit to Campbell station) if the roads start to operate above capacity.
3. I am also proposing that until impact fees are considered and implemented, in order to aid with infrastructure improvement and growth for school, the consideration for risk of heavily populated buildings/low income housing is not in the best interest of the Town and all residents of Farragut.
4. I've done a good amount of research and can't find the survey that Mayor Williams mentioned. All I was able to find was an article from 2018 (over 2 years ago) in Knox Today: <https://www.knoxtoday.com/19000-2/> where the developer mentioned having meetings and asking people about options, and certainly a couple of meetings do not qualify as surveys. As a researcher, I think that the best way to gather the thoughts and to listen to town/county residents is to send a formal survey with detailed information and to allow residents to voice concerns, ask questions. I must say that in the three years we have lived in Farragut, we have not received a single survey yet have paid property taxes to the county and have been active members of our community.

Therefore, I strongly request to make public the raw and the analyzed data for the said survey with dates when it was conducted, number of participants and the various forms that were used to reach out to the town residents to make sure we all had an opportunity to have our voices heard. As a physician and scientist I guide myself through data, so if there is truly a majority that was surveyed recently and expressed their "desire" to expand the number of apartments in the Town, the Mayor and town officials should not have any problem presenting the data for discussion to the residents.

Furthermore, it is worrisome to hear that the Mayor answered to other residents who voiced concerns about the irregularities with the entire process, mayor Williams briefly answered that surveys were sent and that he is "sorry" about some of us not being able to participate or voice our concerns. Im not sure if mayor Williams is aware that his answer is discriminative and dismissive of our rights. His answer gives many residents the impression that mayor Williams is acting as a strong advocate of the developer and is using regulations in any way he can to favor the project rather than protecting the rights and the voice of the true majority of the residents.

The pandemic has shown us how much things can change in less than a year and as such, ignoring newer residents is a form of discrimination and should not be the norm established by the Mayor who is elected by the residents to be the voice and represent the majority.

Thank you in advance for your time and for looking into these issues. I'm sure that getting a better perspective of the residents' concerns will allow for the county officials to become aware of the multiple issues that such a project can bring

8/25/2020

Knoxville - Knox County Planning Mail - [Planning Commission Comment] Objections to Proposal 9-E-20-RZ & 9-A-20-SP.

to Farragut residents.

Respectfully,

Denia Ramirez MD, MPH, PhD

Sent from my iPhone

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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-E-20-RZ & 9-A-20-SP**

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**Kate Surine** <kvyoung26@gmail.com>

Mon, Aug 24, 2020 at 7:12 PM

Reply-To: kvyoung26@gmail.com

To: commission@knoxplanning.org

Good evening,

My husband and I are 5 year residents of Farragut and live in Concord Hills. We moved here specifically to live outside of a metropolitan area but still close enough to enjoy the benefits of nearby Knoxville. We are deeply concerned about the proposed high density housing (and possible low income since it's come to my attention there are plans to apply for a low income housing grant) on Concord Rd. This will absolutely change Farragut and make it an undesirable place for those of us that worked hard to afford this area. We moved to the community for a reason. It's quiet, family friendly, low crime and high quality of life. Much of that is due to the fact that it is a largely single family home community. Those that choose to live here, myself included, value those things. I know there is an argument that shouldn't everyone get to enjoy living in Farragut. My response to that would be, "shouldn't everyone get to enjoy living in Martha's Vineyard or Beverly Hills, CA? Well, if the answer is yes, let's build lower income housing in that area as well. I'm sure the residents won't mind. It's the only fair thing to do." That argument just doesn't make sense. Why not build apartments in the middle of Sequoyah Hills so everyone can live that lifestyle?? The bottom line here is that you get to live in Farragut if you can afford to purchase a single family home. Then you get the benefits of the community as it is now; quiet, peaceful, low crime, great schools, etc...

If this proposal is passed it will obviously lower property values and make Farragut a less desirable destination for family living outside of the city. I've been told that lower property values is not a consideration in denying this proposal, but it clearly should be. Farragut will certainly lose it's appeal to families if property values decrease, schools become massively overcrowded and traffic becomes unbearable. Those issues will all cost money in the long run and if crime increases then it becomes a safety issue and I guess we'll need more police?

I have spoken to many of my neighbors and fellow Farragut residents and I have yet to find more than one person in favor of this. I did receive an email from Mayor Williams and he referenced a survey sent out years ago regarding "mixed use" in this location. I have been here 5 years and it was before my time. A years ago survey is not acceptable. Residents now are not in favor. And if they truly were there would be no problem sending out a more current and clear survey regarding the use of this property. Since the mayor clearly stated he would vote in favor of this because the majority want it, then I respectfully ask that you prove the majority want it. I would gladly give up new shops and restaurants directly in Farragut to maintain the community feeling here. I would much rather pay more in taxes than permanently ruin the area.

I thank you for taking the time to hear our thoughts on this and hope you take them into consideration.

Sincerely,

Kate and Bill Surine  
11203 Crown Point Dr  
410-382-5984

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