



SAINT ANDREWS HOMEOWNERS ASSOCIATION

December 7, 2020

Dear Knoxville- Knox County Planning Commissioners:

Re: Agenda Item # 10 –**12-A-20-RZ** – Taylor Forrester OBO The Offices of St. Andrews, LLC

My name is Nick Jackson. I live in Saint Andrews (SA) subdivision and am writing on behalf of the Board and the residents of the Saint Andrews Homeowners Association (SAHOA). Before you is a proposal to rezone Parcel 120HC06, recorded as The Offices at Saint Andrews at 8300 East Walker Springs Ln on KGIS.

I write in opposition to the proposed Rezoning for this property, and ask that you vote NO. At the very least, this Rezoning proposal should be postponed for 30 days to allow for a meeting between Mr. Smith and the neighborhood. Very few people met with Mr. Smith on September 30, before the application was submitted on October 26. We were first informed that there was to be a rezoning hearing on December 10, via a mailer received on/around November 25. That was not much time for our community to become informed about the proposal, especially when more detailed information was not available until the Final Agenda went on line on December 3.

There are still many questions and concerns regarding the rezoning of this almost 15 acre parcel. Key highlights are as follows:

- The plans and drawings submitted with the application are not binding in any way. If this property is rezoned now, it will not come back to PC for review under RN-5 or RN-6.
If you vote yes – there will be NO more public meetings or public input into this development and its impact on SA and West Hills.
- This property, including the existing drainage system, is inextricably tied to our property, and the development of this property will have a profound and negative impact on our homes. There is a well- established history of flooding here and you already have pictures of that in correspondence. We already have flooded basements and crawlspaces and damage to property and structures regularly. Any additional impermeable land or change to this area will further exacerbate flooding and have adverse impact on our homes.
- We want to have input into the development of this property. As the staff report points out, over 400 apartments could be built in RN-5 and over 600 apartments could be built in RN-6 – again, without ANY public review.
- The professional planning staff's own report states that the first standard for rezoning, which must be met in order to rezone is NOT MET by this rezoning request. For instance, from Knoxville's Zoning Ordinances I quote:
 - o The proposed amendment is necessary because of substantially changed or changing conditions in the area and districts affected, or the city in general.
 - o The proposed amendment shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from such amendment.

The Staff Comment admits, "There have been no recent, significant changes in this area that would prompt a rezoning."

A large apartment complex is not compatible next to single family homes, mere feet from existing homeowners' back yards. This rezoning would adversely affect our neighborhood with additional water issues, additional noise, and more over-crowding of schools.

o It would not be appropriate for this neighborhood under Knox Planning's own land use classification for HDR.

- This is not on a "major collector or highway or next to regional shopping center". This is a well-established single family home neighborhood.
- There is no buffer zone, and it is inappropriate in this area given SA and West Hills neighborhood proximity to the property.
- We respectfully disagree with the staff comment that the Proposed amendment "shall not adversely affect any other part of the city, nor shall any direct or indirect adverse effects result from such amendment."
- A large apartment complex is not compatible with the single family, RN-1 St. Andrews.

- We are aware that in 2004, this property was rezoned from planned residential to Office at the request of Mr. Smith. In SA Files, Oliver Smith told the SA neighborhood that an Apartment complex at this property was not in the best interest of Saint Andrews Subdivision. Nothing has changed in our neighborhood since that time. Why would Mr. Smith now believe that in 2020, it would be appropriate to build a large amount of apartments on this property?
- There already exists an unbearable amount of noise from the Interstate in our back yards. Removal of thousands of trees will further impact us. We already exceed TDOT noise standards in our back yards. In addition to worsening interstate noise, this development would also bring unwanted apartment noise literally in our back yard: loud music, parties, and additional traffic along a congested public access area.

A particular Rezoning may not be the best or appropriate thing for a particular property based on many factors. We do not believe that RN-5 or RN-6 are appropriate for this property - the zoning should remain OP. The City's 2019 One Year Plan, Chapter 2, Land Use Categories, states: "Under each of the thirty-one general land use categories is a range of permitted zoning districts. The Planning Commission and City Council have the option to further limit these ranges for particular properties. While any zoning district listed under each general land use category can be considered, each district listed is not automatically appropriate for a given property."

The Planning Commission and City Council are obligated to recommend and approve the best zoning district, within the conforming range, for the area."

We respectfully urge that the rezoning being requested is just not appropriate for this property. Office uses are much more compatible with the surrounding land uses. Multi-family housing is out of character with surrounding land uses and too intense for the neighborhood. Please deny the request and leave the zoning OP.

Sincerely,
Nick Jackson
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On behalf of SAHOA Board Members:
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And SAHOA Board Advisors Tom Abel and Nick Jackson.