



Josh Anderson <josh.anderson@knoxplanning.org>

[Planning Commission Comment] 12-SA-20-C / 12-A-20-UR Woodbury Crossing

1 message

Misty Richards <misty.m.richards@gmail.com>

Tue, Dec 8, 2020 at 12:34 AM

Reply-To: misty.m.richards@gmail.com

To: commission@knoxplanning.org

Good evening Planning Commissioners:

As I stated in my first email to you, I contacted the developer for the Woodbury Crossing plan on behalf of Edwards Place residents with a list of questions we compiled. To date, [the developer is still unresponsive to our questions](#). You have previously heard from neighbors, including myself, of our poor experience with unresponsive developers for Edwards Place. **Huge red flags** are waving for us residents to **already** be facing another developer who appears to be unwilling to answer questions about their proposed plan. This is truly a worrisome situation to be in. Please do not approve a plan for a developer who already is unresponsive to the current residents. **On our behalf, please ask the questions we cannot get answers to from the developer.**

Neighbors have reached out to other developers and some have expressed interest in finishing out Edwards Place as it was originally intended. This current proposed plan has the potential to extinguish the opportunity to have a completed neighborhood of owner-occupied homes in the same likeness of existing Edwards Place homes, depending on what the Woodbury Crossing developer actually plans to do with the land/lots. We ask that you do not take away this opportunity when [other developers are interested in finishing out Edwards Place](#).

As the developer will not provide us residents with more information, we are left to make assumptions of their plans based on information from The Woda Group and their affiliates' websites, which seems to indicate a strong possibility that the 79 homes will **not** be owner-occupied. My husband and I made the decision to purchase a home in Edwards Place with the expectation that the neighborhood would be finished out with owner-occupied single family homes similar in size/design to the existing homes, as was presented to us by D.R. Horton. If this had not been the case, we would not have even considered Edwards Place. It does not make any sense to have a subdivision within a subdivision, and two separate developments within one does not allow for a cohesive community. It also potentially creates new problems involving HOAs.

This proposed plan puts us back to where we were over the summer -- [a separate development that lacks its own entrance](#) and must piggyback on an existing, established neighborhood with potentially no plans to continue the vision for the existing development. It leaves me questioning how this plan can do anything other than hinder the vision of Edwards Place and flood the streets with traffic. IF the 79 homes will not be owner-occupied, the same increases in traffic will exist that were projected with the apartment complex previously proposed.

The approval of this plan with such little information provided about what the developer's plan is for these lots would potentially jeopardize the biggest financial investment of each Edwards Place resident. Please strongly consider denying this plan and allow us residents the opportunity to work toward completing the vision of Edwards Place with a developer who shares this vision. **We are for development, but it needs to be the right kind -- planned (not an afterthought), cohesive, consistent, and transparent.**

I appreciate your consideration and time spent reviewing this matter.

Misty Richards
Edwards Place resident

**** The e-mail below was my attempt to follow up with the developer on December 7th. ****

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

From: **Misty Richards** <misty.m.richards@gmail.com>

Date: Mon, Dec 7, 2020 at 12:28 PM

Subject: Re: Woodbury Crossing Development (Corryton, Tennessee)

To: <tsimons@wodagroup.com>

Mr. Simons,

It is my understanding that you informed my neighbor, Johnny Caldwell, last week that you had sent the questions I had emailed you on to other Woda Group staff to be answered.

I wanted to follow up with you to ask when you expect to have the answers returned to us so that we can share your responses with the residents of Edwards Place.

I appreciate your time with this important matter.

Misty Richards

On Tue, Dec 1, 2020 at 9:18 AM Misty Richards <misty.m.richards@gmail.com> wrote:

Mr. Simons,

I am a resident of Edwards Place subdivision in Corryton and it is my understanding that Johnny Caldwell spoke with you yesterday, November 30th, regarding the proposed Woodbury Crossing development in our neighborhood. On behalf of our Edwards Place neighbors, we have compiled a list of questions we have after reviewing the concept plan submitted to the Knox County Planning Commission by Woodbury Crossing Limited Partnership.

Regarding the proposed Woodbury Crossing development:

1. Will these be detached single family residential units?
2. Will these 79 units be owner-occupied, or will they be owned by Woda Group (or another business/entity) and managed as rental properties?
3. Will Woda Group build these houses or will Woda Group sell lots?
4. As Edwards Place still has a "temporary fix" in place for its sewer system, will Woda Group repair the current inadequate sewer system as part of this development plan?

Questions for if Woda Group is selling the lots:

1. Will Woda Group sell the lots individually or will they sell the lots to another business/entity?
2. Do you have a builder identified? If so, who will be the contractor/builder?
3. What is the expected price range for the lots?

Questions for if Woda Group is building the houses:

1. Will Woda Group sell the finished homes individually or will they sell the homes to another business/entity?
2. Who is the realtor that will sell the finished houses?
3. What is the expected price range for the houses?
4. What is the square footage range for the houses?
5. Do you have sample elevations to share?
6. What type of homes will be built? (meaning, site-built, manufactured, etc.)
7. Is there another Woda-developed community similar to this proposed development that we can look at?

Thank you for your time with reviewing these questions and we look forward with much interest to your response.

Misty Richards
[7134 Forest Willow Lane](mailto:misty.m.richards@gmail.com)
[Corryton, TN 37721](mailto:misty.m.richards@gmail.com)

This message was directed to commission@knoxplanning.org