

Kevin Murphy, Chair, Knox County Planning Alliance

Knoxville - Knox County Planning Commission

RE: Dec 2020 Agenda Item #15 - 12-A-20-UR / 12-SA-20-C, 7605 Twin Oak Ln, Woodbury Crossing

Dear Commissioners,

The Edwards Place residents have been engaged as soon as the Preliminary Agenda was sent out. They immediately contacted the developer, didn't get clear answers to their questions, and then submitted written questions to the applicant, which they haven't received answers for. The homeowners should be commended for engaging quickly and fully with the developer about the proposed plan.

If you haven't read the questions and background from the homeowners, you should:

<https://agenda.knoxmpc.org/attachments/20201208003431.pdf>

Some questions I hope you raise and discuss with the applicant and during deliberations on Thursday:

1. Will these be detached single family residential units?
2. How does this proposal fulfill the purpose of the Planned Residential Zone, "Residential areas thus established would be characterized by a unified building and site development program"? These lots are smaller in size than the first phases of Edwards Place
3. The original vision for Edwards Place, which residents literally *bought into* when they purchased their homes from the prior developer, was for a single HOA that would control the common area and other places. This Use on Review sets up a new property owners association, **locking out the current residents from design and use of the common area**
4. Why does the applicant not answer direct, straightforward questions from Edwards Place? As planning commission, the residents are asking you to press the applicant for these answers. If you'd bought a house in a subdivision and had several developers either go bankrupt or pull out of building in there, you'd want information from somebody proposing to finish out the development where you've made your largest financial investment.

The residents understand that you cannot make decisions based on house price points, owner vs. rental, etc. However, the residents of Edwards Place have really been through the ringer. In my opinion, any development plan that is approved should:

- A. Have lots of a similar size (acreage / sq ft) to the existing lots of Edwards Place, which keeps a unified development program
- B. Use the existing Edwards Place property owners association for establishment and maintenance of the common areas, which carries forward the condition of the original approval 2-K-07-UR.

Edwards Place is unique. As Planning Commission, you are the last line of help for the residents who simply want to understand what is being proposed, and ensure that it fits in as best as possible with the vision they were promised (and that Planning Commission approved) years ago.

Sincerely,

--Kevin