

March 8, 2021

Agenda Item #22 - Innsbruck Farms Concept Plan 3-SB-21-C

Dear Commissioners,

I've reviewed the plan and have the following suggestions and concerns:

1. The owner and developer should be encouraged to enter into a Natural Shorelines Easement with Legacy Parks Foundation. This helps protect the beauty of our less populated rivers by protecting at least the first 50 feet of shoreline from development.
2. The owner and developer should be encouraged to work with Knox County Parks and the Legacy Parks Foundation for [Creating Access to the Holston River](#). A non-motorized watercraft access here would create a valuable recreational amenity for residents of this development as well as the entire area.
3. My understanding is that the development will have about 5.5 miles of 26' wide roads with curbs, and no sidewalks. 5.5 miles of sidewalks would create an OUTSTANDING recreational amenity for the residents, encouraging fitness, improving health, and neighborhood connectivity. There is no nearby park or walking trail for residents to access, unless the golf course is going to open up a walking trails program. My personal experience with roads and curbs is that a bicycle rider ends up playing "frogger" with cars parked on the side of the road, and no place to escape to because of the curb on the side. It's also bad for runners who have to quickly determine foot placement and find that more difficult with traversing a curb. Or for elderly people – instead of stepping off the street into a yard that's flat, they have to navigate a curb to step around a car if there is traffic on the road. I really can't believe the boulevard sections of the road lack sidewalks.
4. The traffic study is not sufficient. I drive a Tesla. When I left the area and navigated back to Knoxville, the vehicle navigation system plotted a route back down Ruggles Ferry Pike to Patty Ln and then Asheville Highway. The traffic report simply states that "both roads [Patty Ln and Cash Rd] are reasonably wide enough and appropriate for residential passenger-vehicle travel." I disagree with that statement. There are sight-distance and grade issues at the Ruggles Ferry / Patty Rd intersection, as well as a lack of signage. It is very foreseeable that backups will occur at that intersection due to the increased traffic commuting into town in the mornings.

Also, this property that has been zoned with a legacy zone ("RA") for years shows the impact of updating sector plans without ever updating the underlying property zoning. Residents are shocked that this development is allowable by right without any recent zoning hearings, and I imagine a number of our county commissioners are as well.

Sincerely,

--Kevin

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