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July 2, 2021

Knoxville-Knox County Planning Commission  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902

**Re: Innsbruck Farms Concept Plan**  
**File No. 3-SB-21-C**

Dear Chairman Phillips and Planning Commission Members,

I am writing on behalf of the Ruggles Ferry Community Association (“RFCA”) to request a 30-day postponement of the hearing on the Innsbruck Farms concept plan application currently set for July 8, 2021. When this file first appeared on your agenda in April, the public had less than one week to review the plan. At that time, the community believed that the developer’s request for a 60-day postponement would allow the parties to work together in an open planning process. The developer received another 30-day postponement in June.

Unfortunately, the developer was unwilling to meet with community members until July 1, and only *after* submission of a slightly modified plan to the commission. The developer was unwilling to consider any further revisions suggested during the community meeting and no further revisions are anticipated prior to the hearing. Clearly, this is not the type of planning process the community expected for the largest subdivision in East County Sector history.

Because the revised plan was not immediately shared with the community, they have had barely more than one week to review the revision. RFCA is particularly concerned with the impact this proposal will have on traffic. As mentioned in previous correspondence, RFCA has retained a traffic engineer who raised several questions about the developer’s traffic study. RFCA was reluctant to incur the expense of a full review prior to receiving a revised plan. RFCA’s engineer is not able to review the revised proposal in the short time frame created by the recent submission. We believe planning commission will benefit from a thorough, independent, and undistorted analysis of this concept plan. We also believe the concept plan will benefit from further community input.

For these reasons, we respectfully request a 30-day postponement.

Very truly yours,

Daniel A. Sanders

cc: Clients