

Carl T. Zimmerman  
618 Burris Rd.  
Knoxville, TN 37924

Knoxville-Knox County Planning Commission  
ATTN: Mr. Mike Reynolds  
400 Main St SW #403  
Knoxville, TN 37902

**RE: Subdivision Concept Plan 3-SB-21-C (Applicant: RC Ruggles, LLC)**

July 7, 2021

Dear Mr. Reynolds and Planning Commissioners,

I would like to express disappointment and frustration in the lack of open communication, dialogue and collaboration from the Innsbruck Farms Developer. This individual has had ample time (10 weeks) to respond to a detailed written request for modifications (submitted April 18<sup>th</sup>), and to craft a plan that could be a win/win for all involved and more in harmony with the surrounding rural character of the Ruggles Ferry Pike corridor. Instead of proactively working with the Community during those ten weeks, the Developer ignored written requests and please from the community, claiming that "major" revisions were underway. There was no effort to meet face-to-face with community representatives until one week ago (July 1<sup>st</sup>) – and this meeting occurred only after a "revised" plan had already been uploaded to the MPC website.

All written requests submitted by the community on April 18<sup>th</sup> have been essentially ignored, and no material changes have been applied to the original concept plan. Instead, there has been no meaningful compromise (e.g. lot/unit reduction by a meager 1.5%).

I would also like to point out that MPC's mission is to "...involve residents in an OPEN planning process..." (<https://knoxplanning.org/about/mission>). I believe it's quite clear that this has been a CLOSED planning process throughout, as changes were made behind closed doors with no direct community input or accountability.

When asked about making actual substantive changes as suggested, the Developer has stated repeatedly that "the math doesn't work out". It would be a travesty if this plan were to be approved under the banner of the almighty dollar. Due to the massive size and scale of this plan, MPC has an obligation in matters of RA zoning to make stipulations that ensure harmony with the surrounding landscape (as per Steve Wise, MPC Advising Attorney).

Please don't allow the exploitation of this property solely for monetary gain, with no regard for the potential adverse impact on hundreds of families in the area. Please do the right thing and deny this plan!

Thank you in advance for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Carl T. Zimmerman". The signature is fluid and cursive, with a long horizontal line extending from the end.

Carl T. Zimmerman

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