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[Planning Commission Comment] 11-F-21-RZ, 11-B-21-SP

1 message

Tom Chester <tchester51@gmail.com>

Tue, Nov 23, 2021 at 6:20 PM

Reply-To: tchester51@gmail.com

To: commission@knoxplanning.org, Liz Albertson <liz.albertson@knoxplanning.org>

Dear Knoxville-Knox County Planning Staff and Commissioners:

We, as long-time residents of South Knox County and members of Keep the Urban Wilderness Peaceful, oppose the application, 11-F-21-RZ and 11-B-21-SP, scheduled to be heard Dec. 9, 2021, at the Planning Commission meeting and ask that you deny it.

For brevity, we will not publish the zoning or sector plan of record for this property, since it is part of the Planning case file; we stipulate the same for the requested rezoning and sector plan changes, which were originally filed in September and revised/amended on Nov. 5, 2021.

In summary, the developer is seeking to change the current zoning for 158.64 acres at [8802 Sevierville Pike](#) in South Knox County, which allows for one dwelling unit per acre, to a rezoning that allows for three dwelling units per acre -- an increase from 158 lots to 475 lots. According to a 31-page traffic letter on behalf of the developer, dated Nov. 8, 2021, and sent to Planning, the developer's concept plan calls for 227 proposed single-family lots while future development will add 248 single-family lots, thus 475 total lots. Construction, pending approval by Planning commissioners and County Commission, would begin this year and full buildout is projected in 2024, according to the traffic letter.

Of particular concern in the traffic letter is the significant difference in the number of daily trips in and out of the property if it is rezoned. The traffic letter states that under the current zoning, which would allow for 158 lots, the daily trips would be around 1,537. If the rezoning is approved, the 475 lots would generate nearly three times the traffic volume, 4,231 daily trips. The letter asserts Sevierville Pike and surrounding arteries could absorb the traffic volume increase, but does not evaluate safety on the two-lane county road, exhaust pollution, traffic noise or road maintenance.

The pending application, 11-F-21-RZ, 11-B-21-SP, is in direct conflict with the purposes of zoning and rezoning as set forth by Planning definition and criteria.

Zoning (<https://knoxplanning.org/commission/rezoning-process>), according to Planning, protects the rights of property owners while promoting the general welfare of the community. Zoning divides the land into categories according to use, sets regulations for use and governs private land use and segregates incompatible uses. Zoning locates the particular land uses where they are most appropriate, considering public utilities, road access, and established development pattern.

Rezoning, according to Planning criteria (<https://knoxplanning.org/commission/rezoning-process>), is justifiable if it is consistent with one of three circumstances:

- (1) When the requested rezoning is consistent with long-range land use plans adopted by the appropriate governing body,
- (2) When there was an error or oversight in the original zoning of the property, or
- (3) When changes have occurred to conditions in the vicinity of the property that prevent the reasonable use of the property as currently zoned.

Based on Planning's published plans for the area, we do not feel that the rezoning or sector plan application for this property meets any of these criteria.

Specifically,

- (1) The requested rezoning is not consistent with the long-range land use plans for South County;
- (2) No error or oversight in the original zoning of the property is of record or even cited by the developer as being in error or an oversight; and
- (3) Finally, changes have not occurred to conditions in the vicinity of the property that prevent the reasonable use of the property as currently zoned. If such changes have occurred, they were not cited by the developer in the application.

In anticipation of approval of this application, the developer has deforested the property, degraded the land and displaced wildlife with little regard for the tranquility of the Dry Hollow Community. If Planning recommends approval of the rezoning, Planning commissioners concur, and Knox County Commission agrees, a new hell will be unleashed on this community for, according to the developer's traffic letter, years to come.

Hundreds of construction vehicles, workers' vehicles, delivery vehicles and utility vehicles will traverse Sevierville Pike to this property. A cacophony of construction tools will be incessant until the buildout is completed in 2024, according to the developer's traffic letter.

We contend the developer has the correct zoning for this property, and a simple read of zoning regulations bears that out. We ask that Planning staff, Planning commissioners and County commissioners affirm that. Do not grant this application. Do not devalue the very principles of zoning in Knox County. Do the right thing.

Respectfully,

Tom/Sharon Chester
[7516 Arthur Harmon Rd.](#)
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This message was directed to commission@knoxplanning.org