

Meeting  
- on

#22  
3-5871-C  
7/8/21

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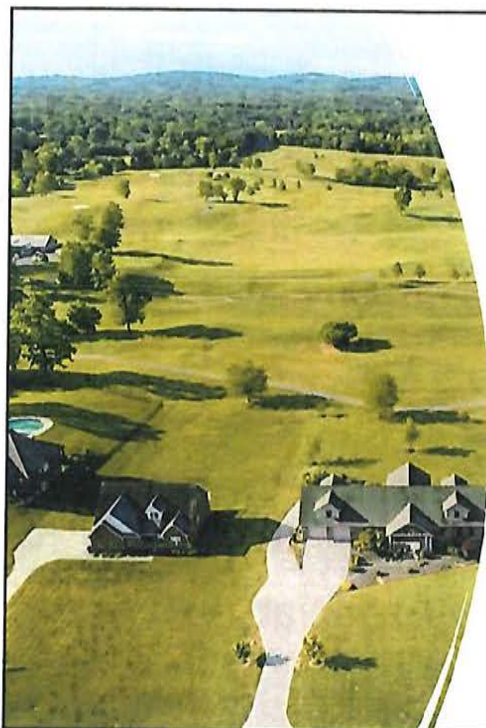
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## Ruggles Ferry Community Association

- We are united in our opposition to the Innsbruck Farms Concept Plan because...
- We want to preserve and protect the rural character of our community;
- The plan will have an adverse impact on safety and traffic;
- The current plan does nothing to advance the policies embodied in our community planning documents; and
- The plan will have an adverse impact on property values.

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## Ruggles Ferry Community Association

- The community is receptive and favorable to growth and development
- Many selected this area as an escape from the very type of development proposed
- **New development should be harmonious**
- Should be an asset for the community and in alignment with other adopted plans, regulations and design standards

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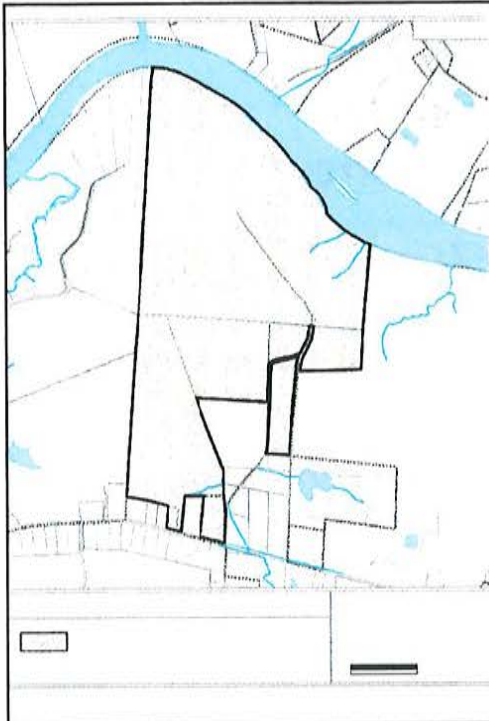


## Ruggles Ferry Community Association

- The infrastructure and lots should appropriately sized and,
- Located to minimize the adverse impacts such as:
  - Danger to health or safety
  - Population congestion
  - Strain on utilities or other public services
  - "Scattered or premature development"

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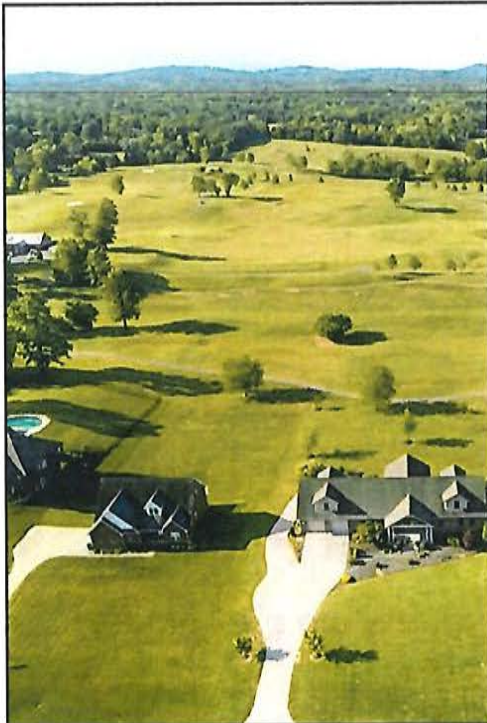




## Innsbruck Farms Concept Plan

- The largest development in East Knox County
- Largest number of lots and high density
- 201+ acres
- Plan leverages every square inch of the land to convert to housing without respect for the land and...
  - Our current and surrounding community
  - Our environment
  - Our infrastructure
  - Our recreation
  - Our culture

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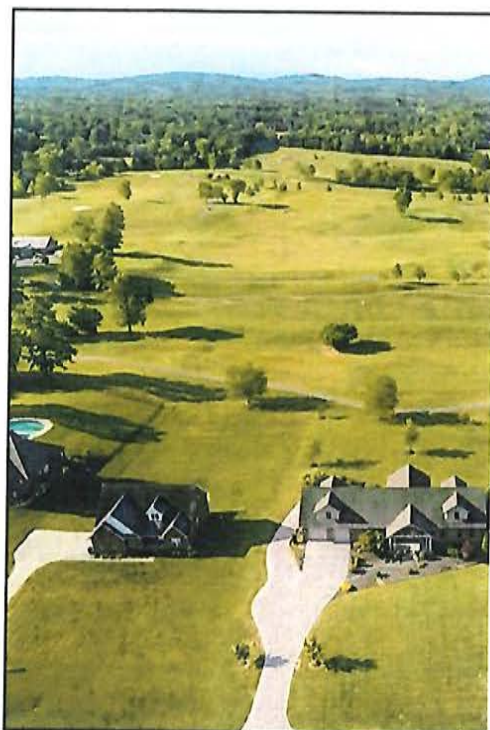


## Why should you deny this plan?

### 1. Density

- The density of this plan is completely out of alignment of our community
- Ruggles Ferry is remarkably rural in character
- Existing development pattern is very low density – a minimum of one acre, but many are 3, 5, 7, 10 acre lots – farmland, and lots of open spaces
- Density harms the community numerous ways:
  - Decreased property value;
  - Decreased or inadequate water pressure;
  - Strain on electrical utilities, broadband and TV connectivity and other outages that are experienced & increased demand on shared utilities
  - Massive increase in traffic and safety concerns as a result

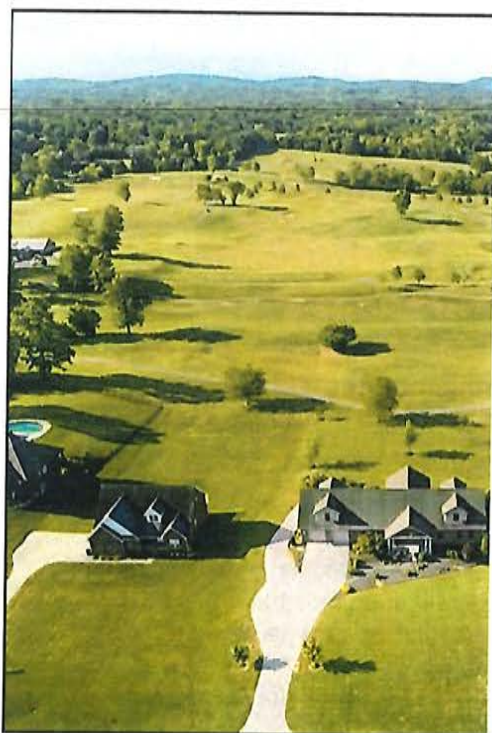
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## The East Knox County Community Plan's 'Vision for Tomorrow' is...

- "5-acre mini-farm subdivisions development",
- "Avoid Greed & Urban Sprawl w/ Poorly Planned Growth & Wasted Money"
- "Balance between growth and preservation"
- "Keeping it Rural"
- "Listen to the community"
- *This plan does not comply with any of that vision!*

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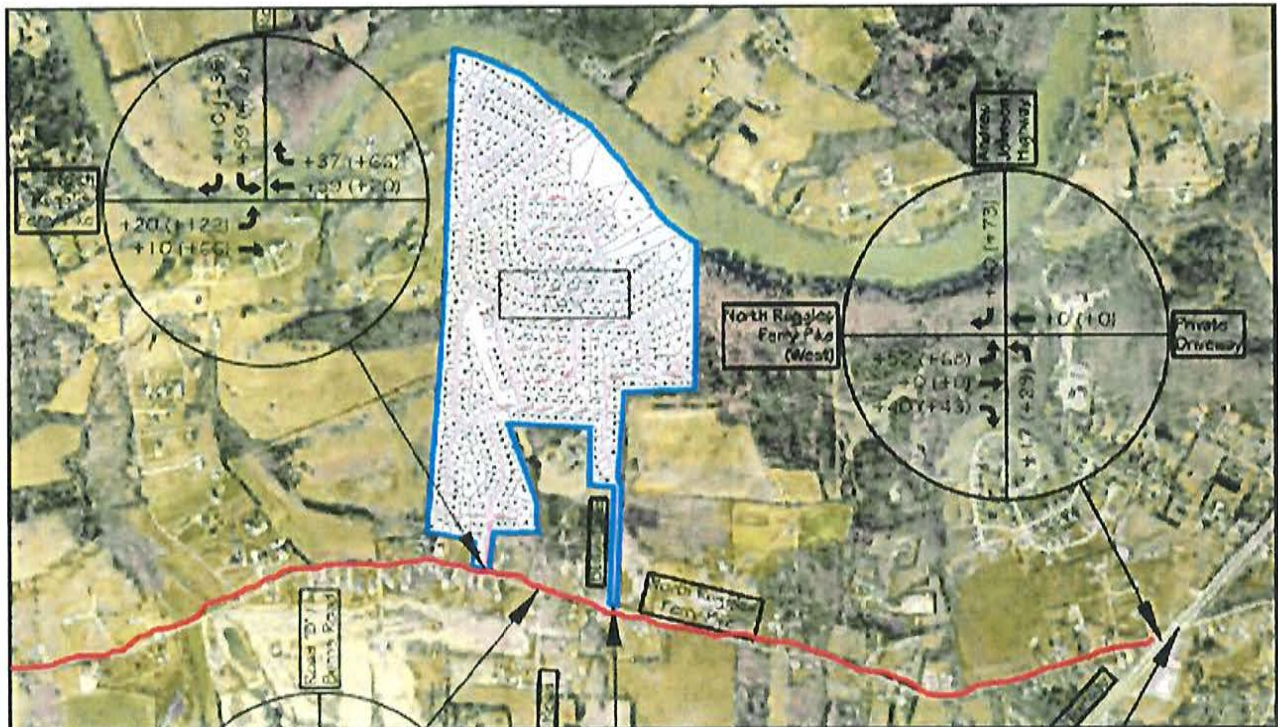


## This plan is NOT in alignment...

- The subdivision regulations call for a design that preserves mature woodlands and natural vegetation buffers—*no effort here!*
- The East Knox County sector plan calls for the protections of open spaces and farms along Ruggles Ferry as a community asset—*no effort here!*

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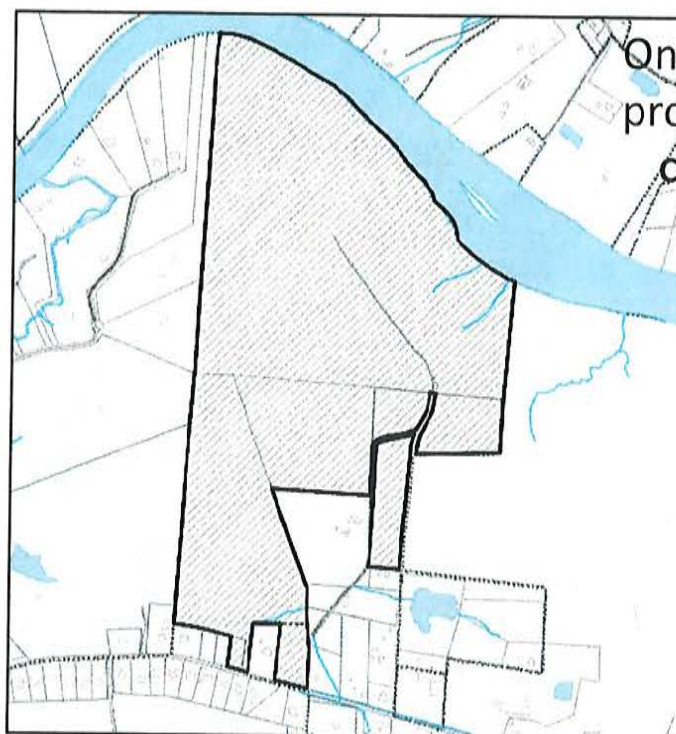


**This plan is not harmonious with the area's rural character, adopted plans, regulation, and design standards!**

- The image of the development overlaid on an aerial view shows a stark contrast between the proposed density and the surrounding property.
- Denial of this application is proper because you have before you a map showing that the proposed density is not in harmony with existing development pattern.

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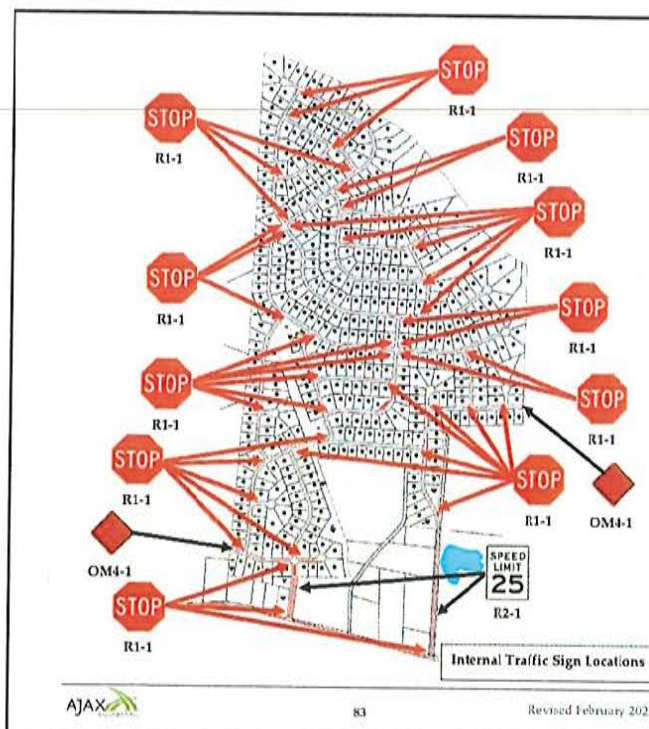


One of the largest development projects in **ALL** of Knox County!

#### Concept Plan – 3-SB-21-C

- Innsbruck Farms
- **Revised plan is now 475 homes on 201.06 acres**
  - **2.36 homes per acre!**
- Ruggles Ferry Pike length = 7 miles
- Innsbruck Farms – **5.2 miles of roads inside the development!**
- Result = 4,420 additional vehicle trips per day!
- **Doubles the number of homes on Ruggles Ferry Pike within just 201+ Acres!!**

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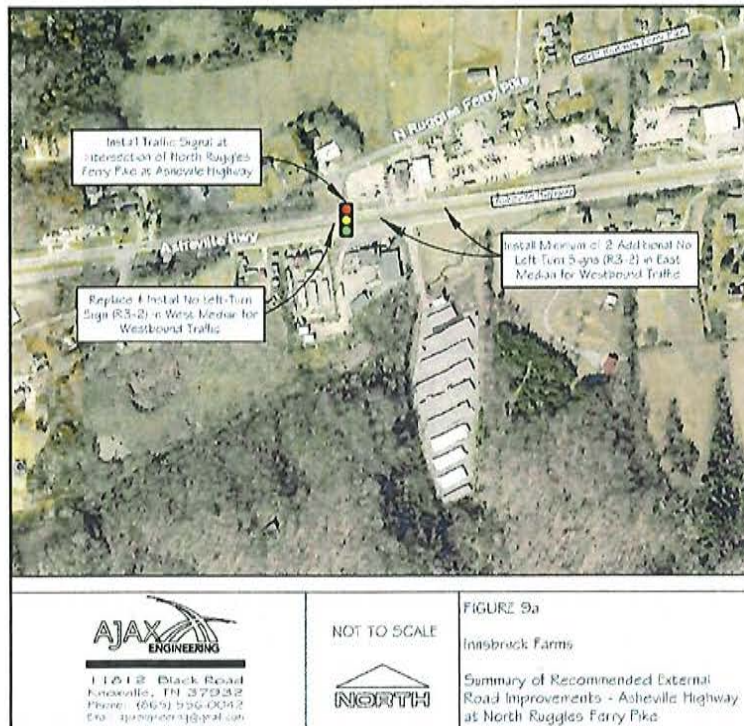


#### Concept Plan – 3-SB-21-C

- 5.2 miles of roads!
- 4,420 additional vehicle trips per day!
- **41 internal Stop Signs!**
- 2 dead end points!
- Negative Impacts:
  - Entrance – Exit?
  - Bus stops?
  - Recreation?
  - Bicycles?
  - Traffic, Traffic, Traffic!

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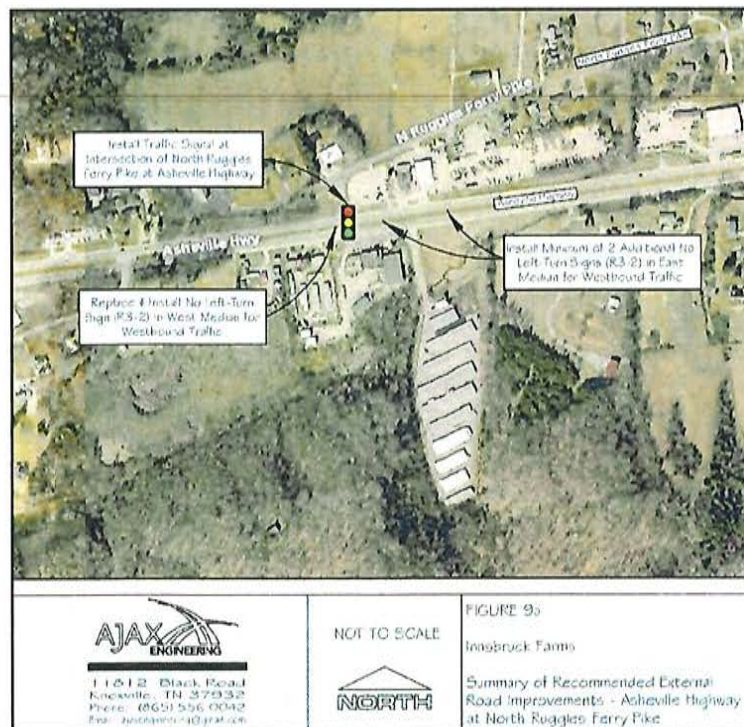


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## Why should you deny this plan?

### 2. Traffic

- The TIS provides a distorted picture of the total traffic impacts due to:
- The pandemic--work at home, school closures, layoffs, general anxiety to travel outside of the home and forecasts of traffic flows to each end of Ruggles Ferry and not taking into consideration impacts to connector roads.
- The purpose of a TIS is to allow appointed and elected officials to know implications of their voting decisions.
- You should not do this with a distorted study.
- Our current road and connector roads cannot handle that increased load. Most connector roads are not striped, and many are extremely tight in width & extremely challenging for drivers when encountering a bus or larger truck.



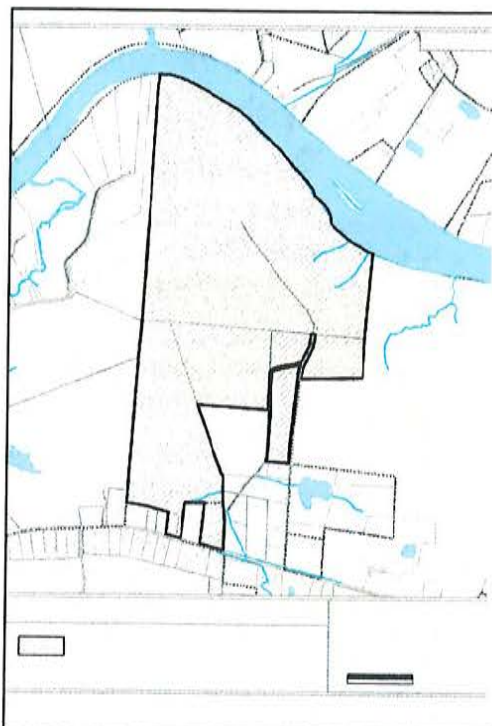
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## Why should you deny this plan?

### 2. Traffic

- Increased number of vehicles, velocity, and locality of homes on curves, etc.
- Connector roads not considered in the current traffic study
- These roads provide access to buses to serve 5 local schools, a day care, a school, 4 churches, a major construction company all in the 7 miles of Ruggles Ferry and related connector roads
- RFCA has engaged Cannon and Cannon Engineers to review the study and provide additional data that includes 7 intersections and roads that should have been included in the Ajax study
- We believe the Ajax study was flawed, distorted, lacking and not comprehensive to provide officials full view of the traffic impacts
- Need more comprehensive data to support the traffic and safety impacts of this size of development on the core infrastructure





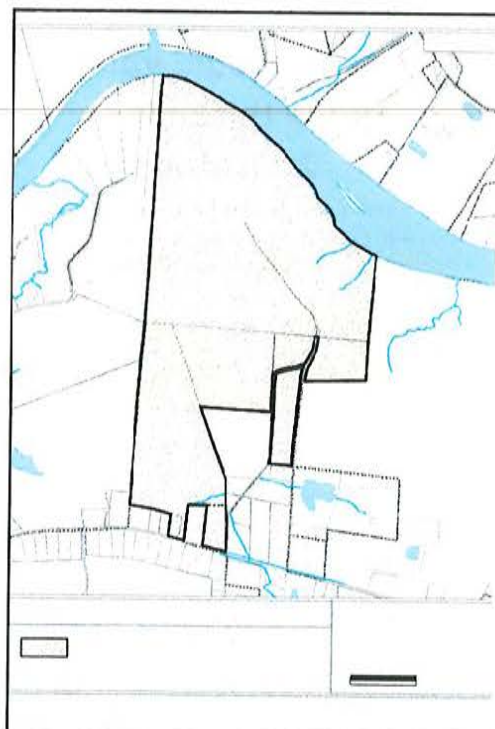
## Why should you deny this plan?

### 3. Safety

- Children safety due to increased vehicles, speed, potential for accidents
- Challenges for back out of driveways & getting mail
- Variances requests for radius corners of roads & intersections – no “definite hardship” by Developer
- East Knox Sector Plan guidance - Ruggles Ferry Pike is a significant road that should be developed as a greenway connector and improved to safely accommodate both pedestrians and bicyclists.

**Although this plan will more than double existing traffic, the developer is not being asked to make any improvements along Ruggles Ferry.**

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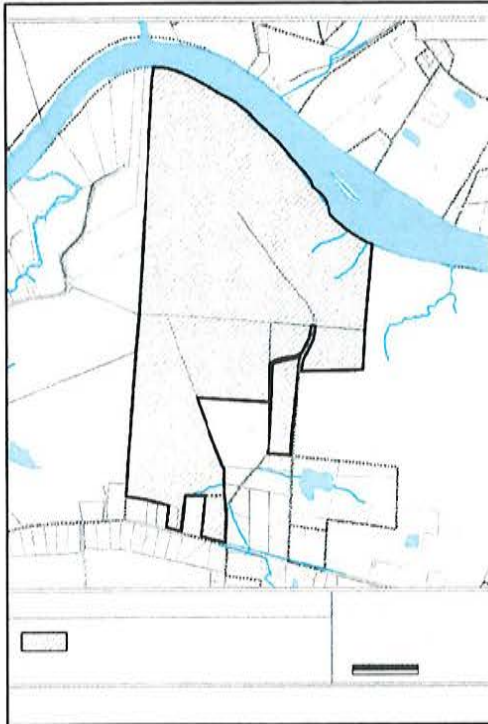
## Why should you deny this plan?

### 4. Values

- The precedent of this development approval will create new opportunities for additional land development in the corridor, but that will take a massive toll on the current infrastructure – roads will need to be modified and the only way to expand roads will be take property from existing property-owners
- Impact of smaller homes on existing comparisons for current homes
- Negative impacts of density, traffic, safety on future property values
- RFCA property owners represent and own approximately:
  - 6,000 acres in the Ruggles Ferry corridor
  - 14 miles of Ruggles Ferry frontage and additional miles of connector roads
- Developer will own 200 feet of Ruggles Ferry road frontage
- The plan would allow 200 feet of road frontage and 5.2 miles of internal roads to change 99.99% of the community forever!!

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## Why should you deny this plan?

### 5. Connectivity to the Community

- The original application for rezoning this property is dated 1988
- The community is being tied to an intended use of property that no longer aligns with existing development
- The 1988 zoning decision was made with the intention of connecting this property to the golf course and includes a community park!
- Sector Plans were not in effect in 1988, therefore removing one layer of oversight for properties such as this
- The RA zoning ordinance is dated and in need of review and revision to better meet current market needs and support local plans for growth and development.

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## Why should you deny this plan?

### 6. Burden to our Community

- We are forced to exhaust our resources by organizing and preparing for this and future initiatives
- We have sought out experts, retained counsel
- If approved, our community must live with the consequences and burden of multiple years and phases of this project, equipment, muddy roads, rock, subcontractors, traffic impacts and the change the course of our lifestyles for a decade of construction impacts
- The developer stated "the math does not work"
- *What is a "math exercise to maximize profits" to the developer impacts a "way of life" for our community!*
- This plan is not even close to being in harmony with our community and we request that this application be denied



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## Ruggles Ferry Community Association

- This will be a **"landmark decision"** from the Planning Commission
- What will future citizens see when they drive by this area? **Please do not select "profit over people".**
- We recognize that you are selected by our County and City mayors to serve in your roles
- ***Please deny this plan because there is a legal and practical basis to do so.***
- This plan is not in harmony, has a flawed traffic study, potential harm to other property values, failure to make any requested concessions, public park, and other related impacts
- **We ask you to vote to "deny this application".**