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[Planning Commission Comment] Rezoning and Growth Plan Amendment 11-F-21-RZ 11-B-21-SP

1 message

Brad Russell <brussell@scs.net>

Wed, Dec 1, 2021 at 1:09 PM

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Knox County Planning Commission

Thunder Mountain Properties is proposing a large residential development at [8802 Sevierville Pike](#) in rural south Knox County with a total build out request of 475 single family lots. As our petition of 500 signees shows, are community is STRONGLY AGAINST this development and many are acutually shocked that it is even being considered. We are all very thankful for the work that each of you do and we are hoping that with the current stress placed on you and your positions along with the sudden demand for housing that you have possibly overlooked or not had time to look close enough at this development and what a project of this size will do to this rural community on the outer edge of Knox County.

The amending of the sector plan is an area of concern for our community as we understand that an improvement or change needs to have been facilitated to accommodate a plan amendment . Sewer was installed on Old Sevierville Pike many years ago to accommodate the industrial park but in no relation to the housing development and it was also in place when the sector plan was last changed (2012) so this cannot be considered a reason to amend the plan. The recently completed turn lane on Chapman Highway has been a project in the works for many years and was not constructed in an effort to accommodate any additional housing developments but create a safety zone between opposing traffic. So there has been no improvement or changes to justify amending the sector plan.

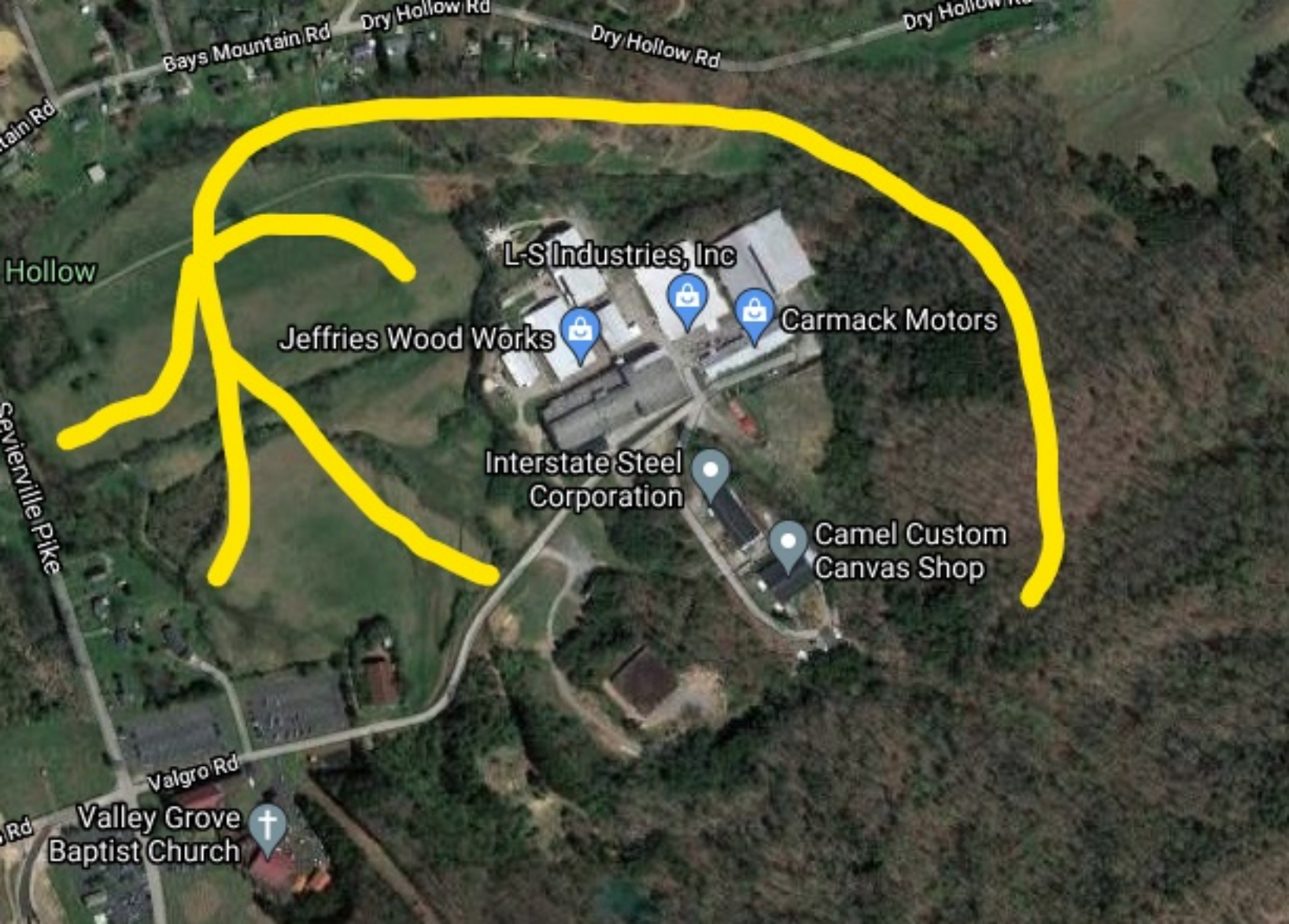
We also realize that some of you may not have had time to actually visit this development site. I have included a much larger picture of the area to be developed to allow you to better see how unfit this site is for a development of this size. The yellow lines indicate the proposed housing area which completely surrounds a very active industrial park. As of last week the developer has yet to have an official survey completed of the entire area requested to be rezoned. None of the maps submitted to you for review have the correct property boundaries labeled on them.

Of course our communities main concern is the traffic bottle neck this development and the surrounding developments will cause on one of the most dangerous stretches of Chapman Highway. Commissioner Dailey explained to us that environmental concerns and studies which have not been completed by the developer would take precedence over traffic issues. We all value the wildlife in this area and the streams and forests that have been already recklessly destroyed by this development but to say these things are more important than our lives and the lives of our children is outstandingly ridiculous. The construction vehicles that will travel by Valley Grove Church's playground and parking lots on a daily bases need to be investigated closely. Each child that attends the day care at Valley Grove Church must cross Valgrove Road to entire the facility. Each church member attending services or wishing to access the family life center must cross Old Sevierville Pike to access the facility. There are NO cross walk signals at either of these points. This church already must hire traffic security to allow members to exit these parking lots after each service and traffic on Chapman Highway must stopped in both directions for church members to exit. An average church service at Valley Grove has 200 members attending. A development of just 200 houses will cause roughly the same amount of traffic each morning and evening with no policeman or traffic light to aid their transition onto one of Tennessee's most deadliest roads.

Please take the needed time to look at all the concerns brought to you on this case. Your decision is going to change the lives of all people who live, work and travel through South Knoxville.

Make sure you are making the right choice for us. For the people who have been living their entire lives here.

Brad Russell



Bays Mountain Rd

Dry Hollow Rd

Dry Hollow Rd

Dry Hollow Rd

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Hollow

Cecilville Pike

L-S Industries, Inc

Jeffries Wood Works

Carmack Motors

Interstate Steel Corporation

Camel Custom Canvas Shop

Valley Grove Baptist Church

Valgro Rd

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