

Ms. Albertson -

I am writing in reference to the attached rezoning development request from EnChem, LLC.

Please note that I have owned the adjacent tax parcel, Map 76, Parcel 008, known as West Knox Solway Storage, LLC since 2000.

### **General Concern**

The rezoning request from PC to CB, if approved, will allow a chemical company to operate a manufacturing facility on the subject property. While the proposal does not state exactly what the owner plans for the parcel, I do not see why they would request a zoning change from PC to CB unless they intended to have the right to manufacture a product, and they are in the chemical business. This proposed rezoning, if allowed to proceed, will cause a myriad of development issues to the local community. These would include:

1. **Environmental**: A chemical manufacturing plant would undoubtedly result in a foul odor in the local community which consists of residential housing to the south along Joe Daniels Road, to the east along Jim Jones Lane and to the west of the site across Highway 62 on Guinn Road and Jolly Lane. A chemical manufacturer will need sufficient wash / drainage capacity for their product and there is no sewer to the site. The site shares a boundary with a blue line creek that drains straight into the Clinch River in less than 2,000 feet. The site's retention pond also drains into the Clinch River. Even if they were simply storing chemicals on the property, the potential spillage would also leach into the adjoining blue line creek that dumps into the Clinch.
2. **Lack of Sewer**: Property that allows manufacturing to occur should operate on a sewer system. There is no sewer to the site. Even if they installed a commercial septic system, the refuse is still going to leach into the ground and find its way into the Clinch River. Please note that the ground in this area does not percolate well at all. The engineers at West Knox Utility have told me that this is one of the worst areas in all of Knox County for percolation. My adjoining 5 acre site was only permitted for one toilet due to the poor percolation nature of the soil and I had to set aside almost an acre for the drain field. Likewise the Raceway gas station has a large drainage field out back of the gas station for its toilet
3. **Traffic**: I did not see where a traffic study or stop light was planned for the project. Per a 2019 survey there are over 56,000 cars per day passing the site, making this section of Highway 62 one of the busiest in Knox County. Traffic coming and going to the Oak Ridge plants during rush hour can be brutal as there is not a traffic light within miles to slow the constant flow of cars. The closest traffic lights to the north are well into Anderson County. There are no traffic lights at all to the south as that is Pellissippi Parkway (Interstate I-140). Therefore to make a left turn out of the property (heading south) one must go halfway into the median, pause, then wait for a break in southbound traffic to

make the rest of the left turn. I would recommend a trip to the property to experience the traffic. Turn into the storage facility, then attempt to exit left back towards Knox and you will see what I mean. A manufacturing facility with large trucks will be unable to make a left turn by going halfway across and pausing in the median due to their size. Also, the property will need approval from the State for a curb cut onto Highway 62. While the site enjoys direct frontage on the state highway, there is not a curb cut.

4. Knox County Code of Ordinances section 5.32.01 dealing with CB zoning is right on point as it states in part: "*The nature of such business is to attract large volumes of **automobile and truck traffic** and to have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with **residential**....or uses that require an environment free of **noise, odors** and congestion.....CB zones are intensive users of **roads and sewers**" *Emphasis added.* As mentioned above, traffic is a problem in this area and there is no sewer.*

I would appreciate your thoughts on whether or not you are in approval of the rezoning request.

Thanks for your help - Patrick