

Date: March 9, 2022

To: Knox County Planning Commission

From: Dawn Butler

Re: Chad Roberts 704 Irwin Rd Rezoning Application

This memo is to request that Mr. Robert's application to rezone 704 Irwin Rd be denied. I live at 520 Irwin Rd which has been my family home for 60+ years, basically, since the beginning when this area was Mr. Irwin's farm. I have listened to and read my neighbors' concerns with the proposed rezoning and I am in agreement to deny Mr. Roberts request to put 3-4 units per acre. That is totally out of character for this neighborhood. Developers today in general don't care about the neighborhood, they find some land and put up as many dwellings they can on a lot. This seems to be what Mr. Roberts intends to do if rezoning is approved. I say this, as since last Thursday, I have heard 3 different "plans". The first was 140 units of rentals...the second, not that many...and the third, now only 14 or 15 "houses". This last plan was shown to me yesterday morning from a neighbor who had spoken with Mr. Roberts and sent him an actual picture of the single cul de sac. The houses would be rentals at \$1800 month. Mr. Roberts plans on building himself an 8000 sq ft house on the property with a pool and horses. I can see why he would want to build a nice home on the back of the property, but I don't believe that is his intention. I was told he attended a neighborhood meeting on Sunday afternoon. If he did attend, he did not identify himself. Granted, not everyone knew each other because we live on many areas of Irwin Rd. I feel certain that the most recent plans he showed to my neighbor are the minimum. If you approve his request, his plans will suddenly change and build as many units as he can on the 53 acres.

My personal concerns are with the loss of sanctuary for the beautiful white-tail deer, wild turkeys, foxes, raccoons, possums, skunks and yes, coyotes....and maybe a bear. Over the years, Callahan Road development has pushed the wildlife up and over the ridge and power lines. My property runs from Irwin Rd back alongside the creek to the subject property. It takes a turn and runs behind 5 homes to Fairlane Dr. It is fenced and provides a naturally wooded buffer between these homes and the area Mr. Roberts wants rezoned. Even though this is private property, hunters trespass and hunt with guns and bows. A few neighbors on that end bait the wildlife into their yards or that side of the woods. Now that the power line area has been better maintained, there is less refuge for them to hide. An actual deer stand has been mounted within 5 feet of my fence and another blind up on the ridgeline. That is not what we want in this neighborhood. Over the years it has been unsafe to release my horses onto this back area of my property due to the gunfire that goes on. It is not always hunting. Many days it is automatic weapons. It comes from many directions. I have complained to Knox County Sherriff's office but they won't do anything unless I know who is firing. It is too dangerous to be in my woods, barn or pasture because you don't know where the bullets are flying. If Mr. Robert's request is approved, there is going to be a lot more people to think it is okay to shoot wildlife in the woods that will surround them which is much of my property. There will be kids playing and maybe getting hurt on my property.

Another concern is the amount of traffic on Irwin Rd. When Crown College added student housing, the number as well as speed of cars increased immensely. The drivers fly around the curves and down the hill like it is Nascar. They also speed over the smaller blind hill assuming the road is clear. No caution that I or my neighbor across the street might be pulling out, or there may be a turkey or deer crossing in the works. That is not safe for the speeders either. I have lost my mailbox multiple times and a few years ago, a driver speeding so fast over the small hill that he lost control, crossed over, took out my mailbox, barbwire fence and concreted posts that ran parallel to Irwin Rd. Somehow his car jumped the creek and landed in the road. During snow and icy conditions, cars don't make it up or down Irwin hill safely....again, ending up in my fence or worse hitting a tree. This is just the hill problem. Many other accidents happen on the curves mostly due to speeders. When Grizzly Creek was built, that added a lot of cars. That development is out of character as well for this area. Prior to Grizzly Creek it was a single home with large frontage. It was sold and developed pretty quickly. It is a prime example of what we don't want for 704. I am not faulting the residents as they get to live in a very nice old neighborhood but it needs to stay that way.

The last concern I will mention is erosion. When Mr. Roberts starts clearing the property, specifically on Irwin Hill, this is going to be a major problem, especially for the home that sits at the neck of the hill. The house is a basement rancher so he is going to get that runoff. Speaking from experience, once you take out the root system, it only takes a small slope to erode the ground below. If you haven't seen or driven Irwin hill, it is steep.

I have read Mr. Mullins letter and again, it is not the "latest version" of Mr. Robert's plan. I don't care about development "acts", etc. It is just a way for developers to find the cheapest properties and put as many dwellings on it as possible. They do not care about the neighborhood culture, safety or wildlife that should be protected.

Please consider the concerns of this neighborhood as more important than Mr. Roberts request to rezone for financial gain.

