

Map # 111 058 E John Sevier Hwy

File # 4-E 22 RZ

To whom it may concern:

We, the neighborhood, property owners within 100 feet to 1/4 mile, request a denial of file #4-E 22 RZ asking for 5 units per acre density to a density of 1-1/2 units per acre for following reasons:

1.) Safety Concerns:

This property is adjacent to a Large Curve a few feet away from a 300 feet Guard rail with a 15-20 feet drop off on John Sevier Hwy. The highway in front of property (400-600 ft. in length) already has Guard rails on both sides, two intersections across hwy. (French road and old French road), church with day care, and East Tenn. veterans cemetery. There are numerous accidents NOW, and this higher density will cause more accidents with serious visibility concerns.

2) Water runoff and elevation concerns:

John sevier highway, at this property, has 15-20 feet drop at large curve next to 300 feet guard rail. Elevation level of John sevier hwy to middle of this property is approximately 20 feet or 10% slope. This property has water runoff from culvert on south side, as well as both sides of John sevier hwy. This water flow forms a creek or standing water in middle of acreage causing a pond effect of standing water. A Soil percolation test will also help determine reason for standing water.

3. Comparisons of Density:

All adjacent property owners have 11/2-6 plus acre tracks with custom built homes. The 15 acres across John sevier hwy. was approved for 11 lots (1.5 acre lots) which fits neighborhood. These homes are largely valued at \$500,000-\$1,200,000 plus and built on larger lots for privacy. We, the neighborhood, are also concerned about devaluation of our property and home values. The most recent neighborhood was Serenity River. Serenity River was first green housing development on Governor John Sevier Scenic Highway, and first GATED Community built in this area. The 100ft. X 70 ft. Manicured Entrance with 2 beautiful 20ft. Wide X 10ft. Tall rod iron security gates set back 100ft. with turn around for safety, cobblestone entrance, 35 feet roads with additional 3 ft. Walking trail, and community general picnic area all gated with 10 feet tall stone fence (2000 feet) on John sevier hwy. and side fence to river). Serenity River is a well developed gated community. This gated community has 42 houses, 2 under construction, and one vacant lot for 45 lots on 30 acres. This is 11/2 units per acre in a GATED Community, which is highest density from adjacent river bridge on John sevier hwy to chapman hwy (5-10 miles.)

We, the neighborhood, ask knox planning commission to please deny this property map # 111 058 located on E john sevier highway (file # 4-E22RZ) request of 5 units per acre to 1-11/2 units per acre. We would encourage a Scenic Gated Community with 100 feet turn around entrance

area with stone and two 20 foot rod iron security gated 100 ft. Set back from John Sevier
for safety. We, the neighborhood, believe this request of 1-1/2 units per acre and gated with
around entrance will fit neighborhood Standards. A larger density will cause more accidents,
not very scenic on scenic highway, and cause sufficient lost to our home values. We believe a
density of 1-11/2 units per acre and proper infrastructure will reduce property value losses.

We the undersigned ask for denial of rezoning density of 5 units per acre. We also submit a
request of no more than 1-11/2 units per acre as requested in petition.

- Laura Julian 1921 E. John Sevier Hwy, Knox 37920
- Margaret Clarke 1915 E. John Hwy, Knoxville, TN, 37920
- Samuel Brooks 1814 E. Gov. John Sevier Hwy, Knoxville, TN 37920
- Joe G. 1808 E Gov. JOHN SEVIER Hwy KNOXVILLE, TN 37920
- Mike Miller 1824 SERENE COVE WAY KNOX 37920
- Suzan Miller SERENE COVE WAY " "
- Phil Vollman 1825 Serene Cove Way, Knoxville
- Kurt Vollman " " " " "
- Robert E. Jackson old French Road
- Margaret Jackson old French Road
- Les Miller 4323 FRENCH RD. KNOXVILLE 37920
- John Miller 4324 French Rd. Knoxville 37920
- John Miller 4324 French Rd, Knoxville 37920
- Luke Wilkerson 1834 E Gov John Sevier Knoxville, TN 37920
- Steven Catt 4330 French Rd Knoxville TN 37920
- Theresa Catt 4330 French Rd Knoxville 37920
TN

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Kelly Barnes
David Lewis
Ray Smith

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French Rd

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