

To Knox -Knox County Planning Commission

In Re: 4-E-22 RZ

As a resident of South Knox County I respectfully request that the zoning for this property if approved Planned Residential would have limitations to the number of dwellings per acre and have only one access point. The applicant has an intent to build 5 dwellings per acre. This is not compatible with the current density and use -that is Low Density Residential/ Agricultural. A new development ideally would keep within the same density of the surrounding area.

The surrounding area is rural, detached residential , vacant land ,floodway, and agricultural, and Knox-Chapman Utility District facilities. Residential is generally 1-1/2 to 2.4 dwellings per acre.

The property under review is 17.49 acres and has waterfront (French Broad River) view. The acreage does not support 5 dwellings per acre.

The closest Planned Residential subdivision (within .5 mile) is Serenity River. It was built on 37.2 acres with 1.32 du/ac. There are 47 homes in this subdivision. It was approved by the Commission for 3 dwellings per acre but the developer being prudent and wanting a desirable residential setting reduced the dwelling /acre. It is a lovely community that respects the rural/agricultural low density nature of the surrounding area. Other homes in the vicinity have larger lots and one home per acre. Clearly putting 5 dwellings per acre on 17.49 acres would be high density and homes would be on top of each other. There would be no green space.

A few miles from this location is the Industrial Park and the Quarry. The Quarry has expanded and now it will have extensive holdings in South Knoxville. Over time the quarry will ravage most of the land and leave it useless. The Industrial Park takes up vast amount of land in this area.

I am hopeful the Commission will recognize and preserve and protect the John Sevier Highway from being high density residential development and prohibit further commercial and quarry development so that we may enjoy the serenity of open spaces, the nature of a rural community, and the love for quiet peaceful community living.

