

<https://agenda.knoxplanning.org/2022/april/4-T-22-RZ.pdf>

I oppose this proposed change in zoning and respectfully request that it be denied.

I further request that this agenda item be tabled until a thorough environmental study can be done. Both in terms of potential damage to Stock Creek but also the impact of clear cutting deforestation being done by developers along Governor John Sevier Highway, as seen in the attached photo below. Further, it would seem prudent to pause further development until regs and guidelines can be established to limit this type of environmental damage. Especially to a legally designated scenic highway.

Sincerely,

Jim Sturdevan
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If approved what is the potential adverse impact to the Stock Creek Watershed? Since there is a tributary adjacent to the property under consideration for zoning change, an environmental impact study should be required, preferably before a zoning change request is considered. There is also great concern about the environmental impact in general with developers on GJSH employing a clear cutting/deforestation approach which is very destructive to the environment. See photo below.

In addition to environmental issues, other comments/concerns from local residents:

"This zoning change would permit density & design that is not consistent or compatible with the adjacent homes."

"If the zoning committees cared anything about the people or the state they would have improved the infrastructure 1st before approving and developments anywhere. I came to TN for the beauty, history and most of all the open space. Turning TN into a concrete jungle is like trying to fit a square peg into a round hole."

"Totally appalling! I'm 110% against this land grabbing to build crowd housing in our beautiful South Knoxville. If I wanted to live in a crowd Place I would have never moved here from Knoxville 20 yrs ago!

It's all about Money and Greed! I pass this mess nearly every day (see photo below) and my heart sinks as how I see the destruction taking place everywhere. On JS Hwy I see new housing that are just "look alike" housing with no personality at all! What a mess they are making our County"

"Governor John Sevier is rolling in his grave. this is a picture of the clear cut/deforestation destruction of our environment on the South side of JS hwy west of the Bi Lo. I've seen strip mining done with more care for the environment. And for you Dogwood Trail fans, they destroyed those too"

"They are stripping hundreds of acres to build monster housing projects in an area with major historical significance that is legally designated a SENIC highway."

"I feel John Sevier is dangerous as is"

"JS Hwy was never intended to be a housing development! This was never meant to happen. John Sevier is designated a scenic highway to maintain its natural beauty in honor of our first governor. In fact, a plan has existed for many years - the South Sector Plan - to guarantee that the historical significance of John Sevier's home, his legacy and the land he loved would be preserved."

"When I bought a 102 year old house out in Kimberlin heights I was hoping this beautiful land in the surrounding area didn't turn into a housing development. What can I do? You just call to say your against it? Forgive me for not knowing. I just want to help keep this land out here preserved as much as possible and will do what's possible to help protect it."

"if people continue to take & take...there will be NOTHING left. If we don't stand & fight for our land, we will become a concrete jungle. WE DO NOT WANT THAT"

"It makes me sick the way they clear cut so much land."

"I am totally against developers gobbling every last square foot of earth to scrape flat & dead, then build generic apartment buildings & subdivisions with no soul end to end. We need to be developing, maintaining, & supporting farmland to grow healthy local foods! Already existing structures need to be maintained!" With no natural land left, no living beings can breathe or think! No!!"

"Is there any potential impact to the Stock Creek Watershed? Demand an environmental impact survey. File an appeal based on noise and traffic numbers. The road is already overcapacity"