

To the members of the MPC: [Re: Zoning Request 5-I-22-RZ]

As a long-time homeowner on Meeting House Rd. near the property in question at 7912 Jenkins Rd., I must oppose the rezoning request, for the following reasons:

1. Although it may not be obvious from maps, Jenkins Road is already dangerous because of several crests and curves which result in blind spots for cars turning onto Jenkins from subdivision and driveway entrances. The additional traffic on Jenkins caused by the staff-estimated 330 extra trips per day from the new subdivision will be consequential, particularly at the morning and evening rush hours. Average daily traffic count on Jenkins Road in 2020 was 1056. Thus, the amount of traffic would increase by roughly 30%.

Sight distance for the traffic going in and out of the development and existing developments needs to be addressed by the staff.

2. The request of 5 dwelling units per acre, and the staff recommendation of 4 units per acre, significantly exceeds the densities of surrounding property. The immediately adjacent Springwood Circle subdivision has a density of only 2.7 units per acre, and others are even less.

The proposed development would be two to three times as dense as existing zoning/development, and would result in an immediate, drastic, and irrevocable change in the character of the neighborhood. In addition, there would clearly be severe encroachment on existing Springwood Circle homes, as well as the adjacent church property.

3. The tract is irregularly shaped, and the slopes are significantly steeper than can be used for the contemplated development without very significant grading/disturbance.

Stormwater runoff from the impervious surfaces of the development should be a major issue in the consideration of the project, but it seems to have received no attention at this point. Without large stormwater pipes and a detention basin on the property, runoff will be directed onto the portion of the church property now designated as the West Knoxville Community Garden, thence across Meeting House Road, and into the Glen Arden subdivision, a lower-lying area.

For all these reasons, I urge MPC to deny the requested density.

Respectfully,

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