

May 11, 2022

Planning Commission
Knoxville/ Knox County

RE: Planning Commission Meeting: May 12, 2022
Agenda Item #11
Title: Mesana Investments, LLC
File No. 5-G-22-RZ

Dear Commissioners,

I ask that you consider limiting the development of the parcel at 1606 Hart Road to 3 single-family dwelling units per acre instead of the recommended 4 dwelling units per acre and the requested 5 dwelling units per acre.

Minimizing the density of this parcel to 3 single family dwelling units per acre has a variety of purposes including but not limited to traffic on Hart Road and Bluegrass Road, egress and ingress into this parcel, and the hillside slope.

Most importantly is the public safety issue that this zoning would cause given the existing road structure and traffic. The property sits close to the intersection of Hart Road and Bluegrass Road. Hart Road is a feeder road into Bluegrass Road and Northshore Drive with many houses and subdivisions with traffic turning in both directions. We already have heavy traffic and there have been multiple auto accidents and a pedestrian hit on Hart Road in recent years.

The addition of traffic from 15 dwelling units turning in and out of this parcel will cause additional traffic problems especially since it is so close to the intersection of Hart Road and Bluegrass Road.

The hillside slope is another concern causing among other things storm water runoff. The recommendation of 4 dwelling units per acre did not consider the roadway infrastructure or storm water facilities.

Please limit the density in this matter to 3 single family dwelling units per acre.

With Best Regards,

Nanya Stooksbury