

Stephanie Guthrie & Denny Payne  
6633 Ridgerock Lane  
Knoxville, TN 37909

August 28, 2022

Re: Rezoning Case #7-C-22-RZ

Commissioners:

We write in reference to the proposed rezoning of the property currently owned by Tennova, located on Old Weisgarber Road. We own a home on Ridgerock Lane which directly borders the property in question.

We purchased this property in large part because of the wooded, agriculturally zoned property behind us. We were made aware that, as part of Tennova's initial request for rezoning of the property that their medical facilities now sit on, Tennova agreed to leave the approximate 54 acres on the south end of the property zoned as agricultural, to maintain a buffer between the homes of the area and the medical facility. The passage of time does not nullify that agreement, and Tennova's request for rezoning should be denied as a reminder of their commitment to be good neighbors within our community.

Additionally, Old Weisgarber Road is a short road with several blind curves. With our limited traffic count, it is already somewhat treacherous for making the turn to and from Ridgerock. The tremendous influx of additional traffic created by the proposed residential dwellings is greater than the infrastructure of the street is designed to handle, but there are no proposed improvements to Old Weisgarber to accommodate this.

There is also a relative abundance of wildlife in this area, with no other feasible habitats nearby. Because of the wooded area, we regularly see deer, wild fowl, and small ground animals that have no where to be displaced to. It is incredibly important that we recognize the need to maintain greenspace throughout the city, both for our enjoyment and for habitation of wildlife.

In short, we respectfully request that the Commissioners deny this request for rezoning. Tennova should be held accountable to their commitments, and the infrastructure is not suitable for the increased traffic flow that this rezoning would create. Please place the needs of the citizens of this area over those of a corporation.

Sincerely,

Stephanie Guthrie and Denny Payne  
Ridgerock Lane residents