

## Comments re: Plan Amendment/Rezoning Report of Cases # 1-I-23-SP and 1-T-23-RZ

Some incorrect statements in Staff analysis:

**Tract Information** incorrectly states the sewer source available is KUB.

**Fact check:** KUB sewer service is NOT available at this location. The closest sewer service is approximately 1 mile away on Gov. John Sevier Hwy.

### **Present Plan Designation/Zoning:**

**Fact Check:** Plan designation is incorrectly stated as LI (Light Industrial). MDR is correct. Zoning is Agricultural. LI is on the south (opposite) side of Swan Pond Creek, occupied by Airgas facility. There is no LI designation on the west side of Gov John Sevier Hwy and the north side of Swan Pond Creek/ South side of Strawberry Plains Pike, this location.

Re: **Staff Comments:**... "A smaller adjacent parcel along the right-of-way is already designated GC (General Commercial)."

• "Retro Taco" property was granted GC designation shortly after Gov. John Sevier Hwy was constructed in the early 1960s. I believe the sort of growth, intense development and land use being proposed were not even contemplated by the original owner/applicant or grantors of the GC designation at that time. Additionally, I don't believe the GC designation would be granted under today's Planning policies and regulations for such a tiny and constrained property located immediately on the very busy intersection, making current free ingress/egress and sewer handling very problematic.

Re: **"An Obvious or Significant Error or Omission in the Plan":** Though it is not clear from the staff document what "Plan" the comment refers to, a significant error in the "Plan" would appear to be the designation of the water course of Swan Pond Creek and it's immediate banks as LDR (Low Density Residential). (Although, perhaps this is a homage to the many homeless people recently found camping along the creek and its environs since the City of Knoxville's recent changes in policy toward such individuals.) Perhaps some designation for Swan Pond Creek and other similar precious resources should be "Protected Water Resource" or PWR...

Another "Error or Omission" would be to allow construction and occupancy of such dwellings as those proposed (MDR) immediately next door to a potentially extreme safety hazard posed by the compressed gas facility of Airgas.

Re: "**The Proposed Amendment Shall Be Necessary Because of Substantially Changed...**"

"2. The addition of RB zoning at this location could increase the potential for residential development at this location..." NOT WITHOUT SEWER which, as previously pointed out, is about a mile away.

"3. Local data sources and national data trends note an increased demand for housing..." This "increased demand" should not be met by allowing poor and hasty site location planning and destruction of local natural resources and increase traffic burdens on already strained road systems. Additionally, to make such decisions on the current whimsical flux of home financing interest rates and general economic trends that are currently highly unpredictable (e.g. U.S. Govt. spending trillions and trillions of dollars it doesn't have) could result in a serious error for the neighboring community of **homeowners** and their quality of life.

A General Observation: Swan Pond Creek is a free-flowing and open watercourse tributary of the Holston River, upstream of the City of Knoxville and most KUB water facilities and those of south and west Knox County. It is not enclosed or contained as some other creeks in the area such as those along North Broadway Street, Paper Mill Road or Turkey Creek, (Knoxville City) etc.,etc. This makes Swan Pond Creek an important and unique natural water, wildlife and recreational resource in the east Knox sector, unlike most others in the county. As such it must be protected and your consideration and action to accommodate this protection will be duly noted, perhaps to our posterity. It's up to you and us to make a difference for the future.