

January 4, 2024

Knox County Planning Commission

RE: 1-L-24-RZ

We are Rick and Connie Hill, we live on W. Simpson Road, Knoxville, TN 37920.

We are most concerned about potential rezoning of the above parcel of land, as well as the other parcels currently under consideration in this area.

This community has already experienced a substantial housing growth with the addition of the high density subdivision on Highland View Road, high density subdivision currently underway on John Sevier Highway and the Condo development on Chapman Highway at the Knox County/Sevier County line.

Our concerns center on the need for high density housing in this community and the lack of infrastructure for such growth. Most people that live in this area, chose the area because it has remained rural and grown at a reasonable rate, rather than the rapid rates being proposed by the Thunder Mountain Properties.

1. There is no overwhelming demand for the high density housing being proposed in the rural area of South Knox County.
2. Our South Knox County Schools, New Hopewell and Bonny Kate, are currently near their capacity with the recent addition of the new high density development on Highland View Road and the high density subdivision currently under construction on John Highway between Maryville Highway and Martin Mill Pike and the Condominium project on Chapman Highway at the Knox / Sevier County line.
3. Our small county roads are narrow and sometimes challenging for two cars to pass each other at the current status.
4. The current sewer system is not adequate for high density housing beyond the current demands and moderate growth.
5. It is unfair and unreasonable for current citizens to bear increased county taxes to support the rapid growth proposed in order to make it profitable for developers from surrounding counties to build in this area.

We are not opposed to reasonable growth; however, I don't want to see the community we have lived in our entire lives (60+ years) to become so crowded that current wildlife is pushed even further out of our community.

The only ones to benefit from zoning changes to allow 3+ houses per acre are the developers. Please consider the residents of this community over outsiders seeking higher profits on their investment.

The proposed changes to the new zoning plan by Advance Knox, is a reasonable plan. Please require Thunder Mountain to work within the current and proposed guidelines and do not cave to their demands. If their demands are met, it will be clear that money from outsiders is more important than the current Knox County tax paying residents.