

Hello,

I am writing today on behalf of my family and community in the Stock Creek Watershed area of Knox County, TN to OPPOSE the **RE-ZONING - 5-K-24-RZ** (2814 Tipton Station Rd, south of Galyon Lane) in our area. We are deeply concerned about the repercussions this proposed rezoning would have for our communities, existing property owners, and taxpayers.

#### Environmental Impact

The most important reason we encourage you to **oppose 5-K-24-RZ** is the environmental impact residential housing at this scale would have on the Stock Creek Watershed. A KnoxCounty.org report (Stock Creek Watershed Restoration Plan (2007) and an Initiative, Summary Report (2019) states that “Stock Creek is listed as “impaired” TN Dept. of Environment and Conservation because of bacteria and sediment.” The report explains saying “with wise land use decision and proper planning”, the area can be protected for the future. Stock Creek is a tributary to the Little River embayment that feeds into the TN River at the Fort Loudon River in Knox County. Soils in the Stock Creek watershed “have moderate to very severe limitations for most uses, including building and construction, sanitary facilities and even some agricultural uses.” Soil limitations include steepness of slope, limited depth to bedrock, clay subsoils, and flooding and wetness. For these reasons, the rezoning request from Agriculture to Planned Residential (88.5 acres) on Tipton Station Rd is not a good choice. That would allow for a change in residential units for up to 443—currently 89. This means the count goes from 1 unit per acre to 5 units per acre, which could mean no guarantees for equitable density across the acres. Approving this request would serve to negatively impact an already problematic watershed area in Knox County.

#### Rights of Existing Property Owners

(1) **Sewage** I am a longtime resident living on Tipton Station Rd. Some years ago (more than 20), Knox Chapman Utilities required me to have a pump installed to carry sewer from my home to the road. I was told it was because of the lack of elevation, which is additional evidence of the soil limitations mentioned above.

(2) **Flooding** Within in the 1/4 mi. of roadway between the intersections of W. Martin Mill Pike/Tipton Station Rd at one corner AND Martin Mill Pike/Tipton Station Rd at Bonny Kate Elementary School, the roadway seriously floods. All it takes is a short rainfall to flood, Winter, Summer, Spring, and Fall.

(3) **Traffic** As John Sevier Hwy, which connects Alcoa Hwy to Chapman Hwy, carries greater numbers of commuters, Tipton Station Road has more and more traffic on it in hopes of avoiding delays elsewhere, and often backs up from W Martin Mill Pike, passed my house as far as I can see down Tipton Station Rd but before the proposed residential area. Adding more traffic has direct results of great noise levels, more pollution in an agricultural area, and with traffic comes more accidents. The roads in this area are mostly narrow two lanes with deep ditches creating numerous accidents even today. Traffic speeds are rarely monitored.

(4) **Community Impact** The decision to increase pollution in the area will negatively impact our community. The nearby elementary school, Bonny Kate, was built in 1938. While a very nice community school, it is very small and would need another major renovation if a significant influx of elementary student comes into the area. The middle school is approximately 8 miles from the proposed new Planned Residential area requiring the need for more transportation—crowded buses, more road traffic, etc. Built in 1991, South-Doyle serves approximately 1,000

students with a 14:1 student to teacher ratio. With an influx of more students, it too will need major renovations to accommodate a larger student population.

(5) **Residential Construction Currently** Another similar residential, (single family housing project on John Sevier Hwy, not far from Gaylon Road, is already having a negative impact on traffic (speed, pollution, accidents), road conditions (potholes, trash), wait time due to congestion at the redlight on John Sevier and W. Martin Mill Pike, wildlife displacement, etc.

This area is not equipped for another residential housing development and destruction of our ecosystem.

Please protect the watershed area, wildlife, agriculture, and our way of life. KEEP the green space. **VOTE NO to the 5-K-24-RZ Plan.**

Thank you,