



Chandler Design & Planning, LLC  
Chris Chandler, PLA

**FILE #: 2-F-25-RZ**

**0 Hall Drive**

To whom it may concern,

The consideration of rezoning the above property to PR (planned residential) should be held in question due to several constraints and potential negative impacts. I do see that the Knox County Planning Commission has recommended 5 du/acre instead of the original proposed 8.5du/acre. However, 5 du/acre is excessive and unfeasible due to an existing number of potential sink holes (~5 noted on KGIS Topo Maps) among other potential negative outcomes.

Other negative impacts include

1. Excessive traffic on secondary roads ( Hall Drive)
  - Adding almost 48 Dwelling Units on this site (~9.59 acres according to KGIS) will most certainly overwhelm streets & intersections at Dutchtown Road & Mabry Hood Road, which already has **a new 271 Unit Apartment Development** in progress. The Mabry Hood Road and Dutchtown Road intersection already becomes overly congested at peak times.
2. Excessive development along the Dutchtown Road Corridor
  - There are several parcels along Dutchtown Road that are slated to be developed as well adding to the congestion and unneeded density.
  - This will cause accelerated wear/tear to existing roads (Hall Drive-which is already in disrepair) due to heavy construction.
3. Not maintaining sense of place and Fragmented wildlife corridors.
  - While the presence of business and office parks along the Dutchtown Road Corridor is continually growing, every piece of land in between does not need to be built out, **especially if the land is not suitable**.
  - There is already a fragmented, but somewhat connected wildlife corridor along the south side of the Dutchtown Road corridor. Aspects like this are important to maintain and encourage **biodiversity** in and around the built environment (Whether it is commercial or residential). This site is part of that somewhat connected framework, and its development will only fragment it more.
  - We need to conserve more green space (Whether it is open or wooded) in our long term plans and development prospects, especially sites that are less suited for development (like this one). This helps keep the sense of place and maintain a good balance between the natural and built environments. This also has an impact on the overall public health.

Since this site has several constraints especially due to the geological presence of sinkholes, and the above additional negative impacts, I professionally do not recommend it be zoned for Residential or Commercial building use. It seems more suited for Agricultural use, potentially more from the conservation side. It seems with the housing boom over the last several years that Knox County is continuing to allow developers to overbuild residential developments, and quantity comes before quality.

Our schools are another asset that is constantly negatively impacted by too much growth, as they are all currently overwhelmed and filled to the maximum (nowhere near keeping up with new development). I hope to see more emphasis on well planned quality development and maintaining the unique sense of place we have in East Tennessee as we push forward.

Sincerely,

Chris Chandler, PLA