

I am strongly opposed to the proposed rezoning of 5240 Schaad Road from Agricultural (Ag) to Commercial Neighborhood (CN). This area is residential in character and should remain that way.

My family has deep roots in this neighborhood, dating back to the 1950s when we began living on and owning land in the area, including the 5240 Schaad Road property itself, which was once part of our family. Over the years, my family and I have lived on and/or owned numerous nearby residential properties, including:

- \* 5209 Schaad Road (residence directly east of the proposed rezoning and across the street to the north)
- \* 7223 Ball Camp Pike (parcel directly south of the proposed rezoning)
- \* 5310 Schaad Road (residence just to the west)
- \* 5233 Schaad Road (residence directly to the north)
- \* 5231, 5225, and 5215 Schaad Road
- \* 7329, 7231, 7243, and 7245 Ball Camp Pike

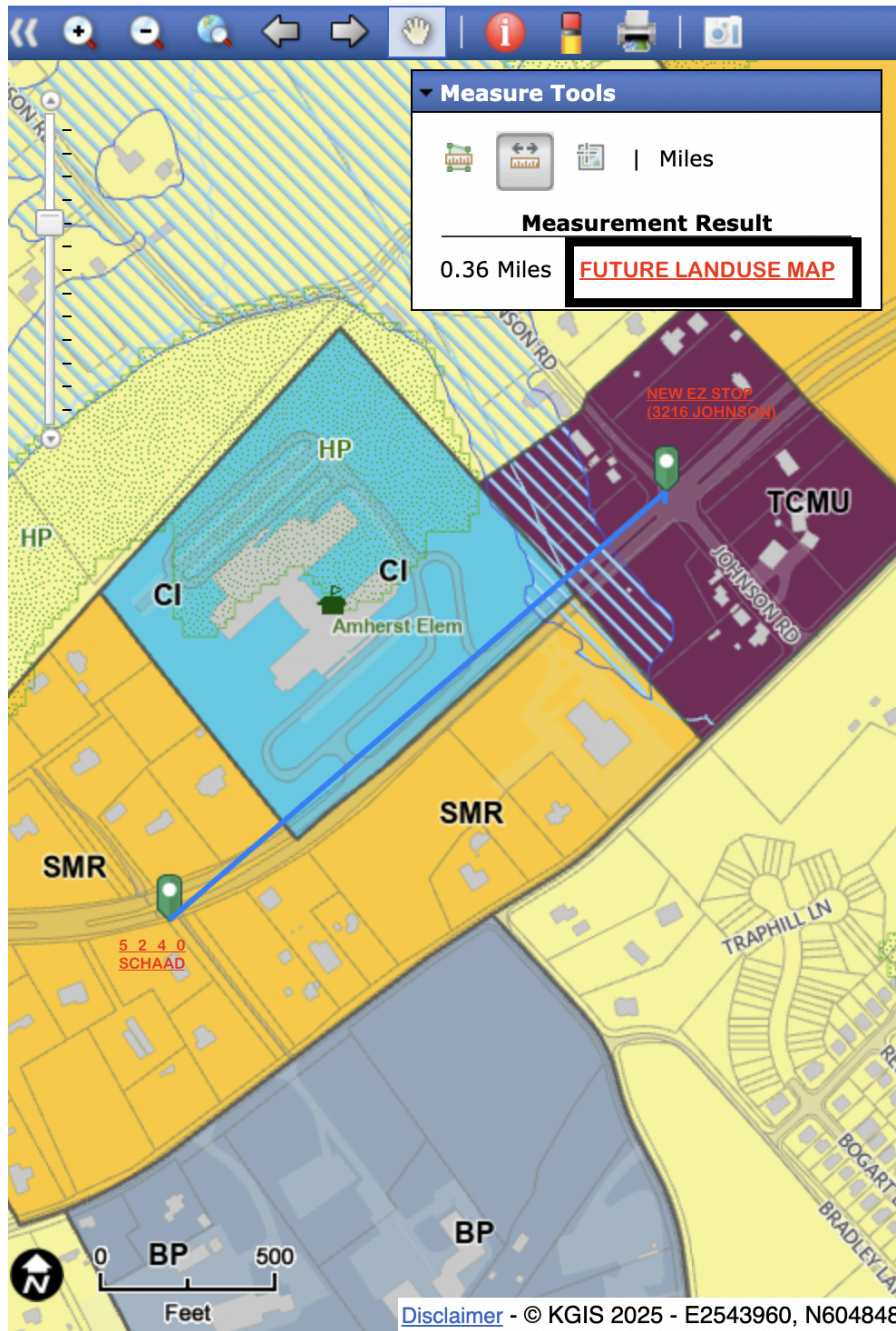
I lived and grew up on these properties alongside my family and even attended Amherst Elementary from Kindergarten through 5th grade. This area has always been and should continue to be residential and/or agricultural.

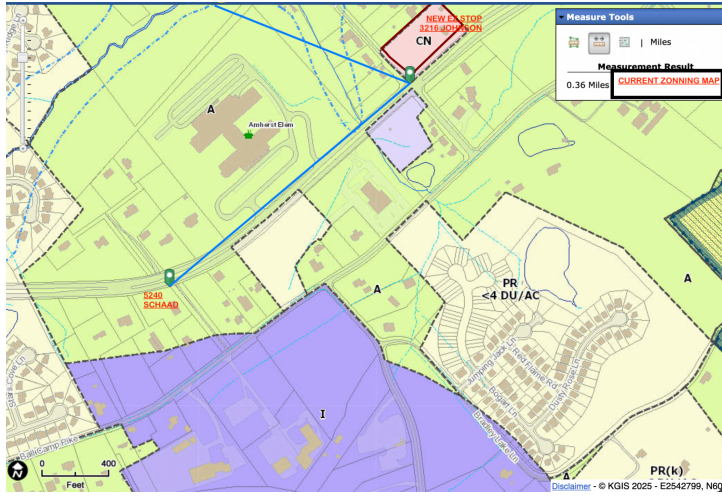
In addition to my personal connection to this area, I have witnessed my grandmother's tireless efforts to preserve the family-oriented, residential character of this neighborhood including this property both now and in the past. She has invested years of hard work and emotion into protecting this community, not only by paying property taxes multiple times for this 5240 Schaad Rd property as well as others for past owners but also by putting legal protections and protective actions in place for this property, her family, and the surrounding neighborhood. Her commitment reflects a deep sense of responsibility to maintain this area as a safe, stable, and residential environment for current and future generations. Allowing this rezoning would undermine everything she and others have worked so hard to preserve.

I am completely opposed to rezoning this or any nearby parcel to CN and/or any commercial designation. A CN rezoning has already been approved for 3216 Johnson Road (at the corner of Schaad and Johnson), where an EZ Stop convenience store is now under construction. This property was rezoned from Ag to CN with a Use on Review. I have included photos and documentation of this development as part of my submitted comments.

It is unnecessary and inappropriate to have another CN-zoned property within approximately 0.3 miles of that development, especially given that 5240 Schaad Road is not located at an intersection or commercial corridor. This rezoning also does not align with the Future Land Use Map for Knox County or the current character, approved usage, and infrastructure of the area.

The property lacks the infrastructure to support commercial use. It does not have its own water supply and is not currently authorized to use existing residential water service, according to KUB and other documentation. It also lacks sewer access, and connecting to sewer would require an extension that is not currently in place or approved. Furthermore, the building currently on the property was approved by the county for residential-type use only. Any change in zoning beyond agriculture and any change in approved usage of the structure raises serious community concerns. Reports of alleged environmental and/or health-related issues have allegedly been submitted to the Tennessee Department of Environment and Conservation (TDEC) and allegedly forwarded to Knox County. I am deeply concerned that converting this property to commercial use could worsen and/or perpetuate these potential health and environmental risks, further endangering the surrounding community. Lastly, I am concerned that a commercial development on this parcel would not meet the required landscaping and/or setback regulations, especially since it abuts residential and agricultural properties. Furthermore, I believe the new property owner and possibly others may also recognize the limitations of this site, as evidenced by their attempts to purchase adjoining properties, potentially to expand the land's use beyond what is currently permitted. The site is simply not suitable for commercial development from an infrastructure, planning, and possibly a public health perspective. I respectfully ask that you deny this rezoning request, approve planning staffs recommendation, and preserve the residential and agricultural integrity of this neighborhood. This is a residential type of area not commercial.









5240 Schaad Rd

NSV Maps Mailbox: [nsvmaps@kub.org](mailto:nsvmaps@kub.org)

Tue, May 6, 2025 at 9:20 AM

KUB has water and wastewater utilities in the area. Both will require an extension for service at the cost to the customer for connection.

**For questions, additional information, or to establish service with KUB, please contact (865) 524-2911.**

*While utility service(s) may be available, a KUB representative will need to discuss with you whether the existing infrastructure can accommodate your specific utility needs. If existing utility facilities are not adequate, additional facilities may need to be installed to meet the needs of the location and/or proposed development. The cost to install or upgrade utility facilities may require a Contribution in Aid of Construction ("CIAC") by the customer. (Please note that changes to current lot lines and re-platting of parcels could affect the availability of utility services.)*