

**To:** Mike Reynolds  
**Planning Staff**  
**Email:** mike\_reynolds@knoxplanning.org

Dear Mr. Reynolds,

My wife and I are writing to express our strong objections to the current subdivision site plan for Parcel 123FA003, located on Locust Hill Lane.

My name is Gene Johnson, a Vietnam Era Veteran. I live with my wife, Portia Carver, at 404 Locust Hill Lane. My parents completed construction of this house in 1951. I was raised here, and after their passing, I purchased my siblings' share of the property. We have lived here continuously for the past 32 years.

Locust Hill Lane is a unique and quiet dead-end street, with the only egress onto Chapman Highway. Unfortunately, there is neither a turn lane nor a traffic light at our intersection. Due to the elevation and terrain, oncoming traffic is difficult to see, particularly during the growing season when vegetation further impairs visibility. This already dangerous exit would become even more hazardous with an increase in traffic volume resulting from new development.

Additionally, any proposed homes must include adequate off-street parking. The existing roadway is barely wide enough to allow two vehicles to pass. When emergency services are present, the street is often entirely blocked. A comprehensive plan must be submitted to ensure that Locust Hill Lane's integrity is protected and that traffic flow, particularly during construction, is managed responsibly.

This morning during rush hour, I recorded a highway noise level of 40 decibels from my porch. We are concerned that tree removal and underground excavation for development will also raise ambient noise levels significantly, degrading quality of life for current residents.

The proposed lots 1 through 4 (as shown in the 6/24/2025 7-SB-25-C Site Plan) have only about 80 feet of street frontage. This does not align with the established character of the neighborhood, which features homes with broader frontage and deeper setbacks. These small lots will increase the likelihood of more on-street parking and increased safety risk along Locust Hill Lane.

We respectfully request that, at a minimum:

- Lots 1 and 2 be combined into a single-family lot with a 50-foot front setback.
- Likewise, lots 3 and 4 be consolidated into one lot with the same 50-foot setback.
- Lot 5 be eliminated entirely due to the steep terrain, and that the Hilltop Protection regulations be strictly applied.

We urge the Planning Board to take these concerns seriously in order to preserve the safety, character, and livability of our neighborhood. Thank you for your attention to this matter.

Sincerely,

Gene Johnson and Portia Carver  
404 Locust Hill Lane Knoxville, TN