

June 30, 2025

Knoxville-Knox County Planning

Re: 12-A-24-PD

Dear Planning Commission members:

My name is Corina Buffalow, and I live with my husband and two kids at 2701 Delrose Drive, Knoxville, TN 37914. Thank you for the multiple opportunities to comment on this proposed development. Although I am opposed to the size of the apartment buildings in this development and its absorption of historic Williams Cemetery, I hope to offer constructive input to the benefit of my community.

The most recent rendition of the development I have seen, now places both vehicle egress points on Delrose Drive. I do not like that part of this plan.

Aside from the traffic and noise load the developer is expecting Delrose Drive to bear, he is also expecting his future residents to tolerate quite a bit, as well. Thanks to the four-way-stop sign installed at Boyd's Bridge Pike and Holston River Park, between 4:20-4:50 p.m. weekdays, traffic currently backs up on Delrose Drive almost to Riverside Road/Marble Hill Boulevard. This proposed, additional, traffic burden is too dangerous for our collector road, amongst the commuter, Riverside quarry, John Sevier Highway quarry, and Riverside Landfill/Meridian Waste truck traffic already traveling our road daily. Emergency vehicles need more than one way in, or around, to get to all proposed Cardinal residents.

Furthermore, the people who reside on Delrose Drive, between Marble Hill Boulevard and Boyd's Bridge Pike already contend with dust inside their homes and HVAC units from muddy truck traffic to and from Meridian Waste's Riverside Landfill. The proposed development's additional residents' travels will stir up even more dust on this section of Delrose Drive.

I am suggesting a separate Cardinal driveway access on Brooks Avenue, that borders the proposed compound along the Mount Zion Church and golf course properties, and turns toward Williams Cemetery. This would be an amenity the developer could provide to the existing community.

Visitors to the cemetery do not currently have a dedicated parking area. These visitors could park on the "dead end" section of the turn in the driveway toward the cemetery. This would also benefit Cardinal residents when there is an accident, paving, or utility work on Delrose Drive, by providing an alternate egress for them. The architect may have some recommendations for a fencing or buffer that would limit foot traffic through the cemetery from the compound. For clarification, please see the attached image.

I think that many current residents would agree with me that the homeowners surrounding the development have no use for an EV charging station that is not located on their own property, and that public pickleball courts located within an HOA-controlled, massive housing compound would not be an amenity for existing residents. What is concerning, however, is that these things might not even be interesting to many residents or guests in Cardinal complex either. Should the developer decide that affordable housing will be offered at this location, I would strongly submit that the number of on-site activities for residents be changed/increased: such as a wading pool, youth and adult basketball courts, a daycare site, and an additional playground. Certainly, there are other organizations and offices that would have additional recommendations.

Please keep the Riverside Road access point for foot traffic only. That road is the direct route for the parental responsibility zones for any kids walking to Sarah Moore Greene Elementary School from Riverside Road, Delrose Drive, Cardinal compound, and 3-SJ-25-C. The residents of Riverside Road should not have to contend with Cardinal compound vehicle traffic, or lose front yard space for road-widening.

I am somewhat hopeful, however, that the developer will create a safe, well-lit, compound with considerate buffer zones, that has areas for children and young adults to play/exercise within, so that domestic disturbance calls might be fewer, first responders and fire trucks can quickly and easily access all dwelling units, and everyone in the neighborhood will only have to adjust to the new density.

I also have a few questions. My husband says that 2805 Delrose Drive is the second highest elevation on Delrose Drive. (His father and he used to mow the property for the residents who lived there in the 1980's.) Our low, front yard sometimes floods from heavy rains that run alongside Delrose Drive. I followed the ribbons of water again last year to the overflowing ditch at 2805 Delrose Drive, in February of this year, and learned from neighbors at 2800 Delrose Drive, that excess rainwater has also been crossing Delrose and flowing behind their home for years. How is so much water running off this wooded acreage? Are the proposed water management areas able to contain the additional water run-off from the projected paving and rooftops of Cardinal Place?

Do potential condo owners, who like the idea of sharing a driveway with thousands of impermanent residents, exist? How will the different facets of property management be handled? How will this not become like the non-resident-owned, Marble Hill Horizon Regime Condos (with its defunct HOA) on Marble Hill Boulevard?

Thank you for your consideration.

Respectfully,

Corina Buffalow



