

7-8-2025

Comment for Rezoning : 0 Pipkin Lane, 7-C-25-RZ
Hearing July 10, 2025, Agenda Item No. 14

We would like it to be on record that we do not have an issue with the said property being rezoned to RN-1 if its use is for single family homes on at least one acre lots. More than that will not fit with the surrounding neighborhoods and will increase traffic too much for Pipkin Lane.

Adjacent neighbors have been told the applicant has expressed to the city that they are planning to only divide this parcel into 5-6 lots. That sounds great, but once the zoning is approved, then RN-1 zoning is in effect. Wouldn't the applicant have the zoning to allow the maximum amount per acre then? 6-24 dwelling units per acre? Even if they told the City differently in early discussions?

Another concern, this same applicant has purchased an adjacent two plus acre lot on the south side of the property in an established, small neighborhood on Doyle Lane. Doyle Lane connects to Volwood then to David Lane. David Lane comes out at Kingston Pike. We have great concern that this developer has plans to use the Doyle Lane property as an ingress and egress for the requested rezoning property as an easy way to get to Kingston Pike. This neighborhood cannot handle additional traffic. The roads are narrow, hilly, and curvy. We are not on the priority for salt or scraping in the winter. Public school buses do not go past Volwood on David Lane to pick up or drop off students because of the roads. We have a lot of children in the neighborhood as well as plenty of wildlife. More vehicles on the roads here would be detrimental to the area.

As long as the developer keeps to their original plans, as expressed to the City, for true low-density single-family homes and does not use the Doyle Lane property for an ingress and egress from the said property, we have no issues with the rezoning.

Thank you.

Jamie and David Nye
404 S. David Lane
Knoxville, TN 37922