

February 20, 2026

Knoxville-Knox County Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville TN 37902
RE: File #: 3-B-26-UR
Applicant: Todd Stinnett
Property Address: 102 Brandau Road, South City Sector

Dear Commission Members:

The Colonial Village Neighborhood Association is in opposition to the Use on Review Variance request by Mr. Stinnett to allow a duplex build on a vacant lot at 102 Brandau Drive. We would like to provide you with the following facts regarding the Colonial Village Neighborhood Association catchment area:

- The original Colonial Village Neighborhood was established in 1940 with surrounding development occurring primarily during the 1950's.
- We have approximately 620 contiguous acres of RN-1 Zoning.
- We have approximately 1200 homes with distinct architectural styles.
- According to courthouse records, only 3 residential structures have a "land use" listed as 2-4 family homes (duplexes). All three structures were built prior to 1955 and were grandfathered in following annexation. These three residences have since been converted to single-family use over the years.

Through our due diligence, we are opposed to the duplex variance for the following reasons:

This lot is situated approximately 205 feet from the Chapman Highway intersection on a blind corner, making it hazardous not only for vehicles entering or exiting a driveway in that location, but for vehicles outbound to Chapman Highway or inbound into the neighborhood.

The slope of the property and its limestone-rock soil type commonly found in Colonial Village is why this lot was originally not considered buildable and left in its natural state. Since preparing the land for development could require blasting of the limestone rock bed, this could easily damage surrounding homes and burden these residents in filing lawsuits against the builder.

This lot appears to have about a 15% slope and includes several trees that act as natural water filters by significantly slowing the movement of stormwater, lowering runoff, erosion, flooding, and water pollution. A forested area absorbs as much as 20,000 gallons of water an hour. Clearing the land could increase stormwater drainage by up to 25%, funneling more water down Brandau to its intersection with Catlett. The result being increased flooding in that sinkhole area, where residents have experienced problems in the past.

99.66% Colonial Village is a true single-family residential neighborhood under RN-1 zoning. Since its formation in 2022, our neighborhood association remains focused on committed to encouraging single-family, owner-occupied housing. This is reflected in our by-laws, which state “Any person 18 years of age or older, living in a single-family dwelling within these boundaries is eligible to join.” A duplex is not a true single-family home and does not fit into the character of our neighborhood nor our neighborhood association.

Over 75% of Colonial Village is owner-occupied housing. This proposed duplex, by its very nature, would be rental property which has been shown to reduce property values in single-family neighborhoods. Over the last six years, property values in Colonial Village have risen, and we’ve seen a steady increase in the number of homes sold over the last ten years.

Allowing new housing to be built simply for a profit of rental income is not a purposeful improvement to our neighborhood. And adding more rental housing could deter future home buyers.

The last thing our residents want to be burdened with is another absentee landlord that a duplex build will entail. Recently, our residents have been endangered by two drive-by shootings—one of which have likely resulted in the death of an infant had those next-door neighbors been home that evening. They’ve also produced drug activity out of two homes and two dog bites. All activities previously unheard of in Colonial Village, but for the rental homes owned by these absentee landlords within the last three years.

Mr. Stinnett has had the audacity and umbrage to rudely stalk our residents on social media. Invading their privacy by sending unwarranted and unwanted personal messages to our CVNA Business Page FB members pressing his cause. Tactics used by a previous developer to the detriment of his project.

We would also like to remind that a prior request for building a duplex on Magazine Road was withdrawn and a single-family residential home was built instead.

We would welcome Mr. Stinnett building a single-family home on this lot, if he is up to the challenge this property entails.

It would seem Mr. Stinnett has three choices here:

Walk away.

Build a single-family home which will accent and add historic value to our neighborhood.

Or be forever known—and go down in history—as the developer who ruined the Colonial Village Neighborhood by building its first duplex.

Thank you for the opportunity to address our concerns. We appreciate you and hope you will deny this variance.

Sincerely,

The Colonial Village Neighborhood Association Board
Terry Caruthers, Communications, Historian
Mark Gibbs, Property Advisor
Fonda Allen, Treasurer
Joe Harrison, Webmaster