

Dear Members of the Knox County Planning Commission,

I am a homeowner in The Park at Babelay Road subdivision and respectfully submit this formal objection and request for careful technical review regarding Case 3-K-26-DP and the proposed replat affecting Lot 73.

I understand that Lot 73 exists on a recorded plat but was previously denied building approval, and that the current request seeks to incorporate right-of-way from the original 2007 plat in order to create a buildable lot.

Because this parcel was originally designated as common area and remains located at a corner adjacent to subdivision roadway and drainage infrastructure, I respectfully request that the Commission require clear and documented demonstration that the replatted Lot 73 fully complies with all subdivision regulations and engineering standards, including the following:

1. Lawful disposition and incorporation of right-of-way

That any right-of-way proposed to be incorporated into Lot 73 has been formally and lawfully vacated or reclassified, and that the Commission makes an explicit finding that such land is no longer necessary for roadway, drainage, utility, or subdivision function.

2. Verification of a compliant buildable envelope

That the replatted Lot 73 contains a compliant and independent buildable area that fully meets minimum lot standards and setback requirements, with setbacks properly measured from the replatted right-of-way boundary. As a corner lot, this parcel must meet required setbacks along both street frontages without encroaching into easements or relying on areas previously designated for roadway purposes.

3. Preservation of drainage and subdivision infrastructure function

That incorporation of right-of-way and conversion of former common area does not reduce drainage capacity, alter stormwater flow, or impair subdivision drainage infrastructure that was part of the original approved design.

4. Consistency with subdivision planning, safety, and neighborhood character

The area from which Lot 73 was created was originally part of the subdivision's common area and contributed to the planned open character, visual balance, and spatial layout of this corner of the neighborhood. This location has long provided visual openness, safe sight distance at the roadway curve, and continuity with the subdivision's original design intent.

As homeowners, we purchased our properties with the understanding that this area served a subdivision function beyond a typical residential lot. The introduction of a structure in this constrained corner location—particularly one that may be positioned unusually close to the roadway due to lot limitations—has the potential to alter sight lines, spatial relationships, and the character of this portion of the neighborhood.

I respectfully ask that the Commission consider whether the proposed replat and resulting construction remain fully consistent with the planning intent, safety considerations, and subdivision design principles that governed the original approval of this community.

This request is made to ensure that any replat approval is based on full compliance with subdivision regulations, engineering standards, and planning requirements, and that no construction is permitted unless the resulting parcel independently satisfies all applicable criteria.

Thank you for your careful attention and consideration of this matter.

Rich Dickens
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