

March 1, 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 would like to add an addendum to our letter 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 information we have discovered.

The prior property owner—who had plans similar to Mr. Stinnett—was denied a request to build on the 102 Brandau lot by this body.

Additionally, the site photograph submitted by the applicant is without context. The structure that appears was an accessory building. A garage that was illegally built without the knowledge of City Codes and without the proper permitting.

This is a 'white elephant' lot, purchased by developers and later sold when they have discovered the challenges associated with it.

If a build were to occur further down the slope, it would require the removal of the forested area, it will increase runoff and flooding on Brandau. One healthy tree consumes up to 300 gallons of water a day. A forested area absorbs as much as 20,000 gallons of water an hour. A tree canopy can intercept up to 28% of a major rain. And infiltration rates for forested areas are 10-15 times greater than turf of grass. Trees can add up to 15% to property values and provide shade which reduces temperatures. They also reduce urban noise by 15 decibels, which is vital for a property only 250 yards from the noise of Chapman Highway.

So we urge that Commission follow suit and deny this duplex variance as this body has done before. Thank you for your time and consideration.

Sincerely,

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