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Knoxville Planning Commission
City-County Building
400 Main Street
Knoxville, TN 37902

Dear Planning Staff,

Re: Gallaher View Property 9-A-25-SU – Request to Deny Special Use Application

I am writing to formally request that the Knoxville Planning Commission deny the special use application for the proposed 32-unit townhome development at the Gallaher View Property (9-A-25-SU). As a directly adjacent property owner at 1556 Robinson Road, I have significant concerns regarding the impact this development will have on the surrounding neighborhood and existing residents.

Concerns Regarding the Proposed Development

Density and Character Incompatibility

The proposed 32-unit townhome development represents a density level that is incompatible with the existing residential character of our neighborhood. The current area consists predominantly of single-family homes with substantial lot sizes and spacing. This dramatic increase in density will fundamentally alter the nature of the community and set a concerning precedent for future overdevelopment.

Proximity and Privacy Issues

My property is located only 20 feet from the proposed development site, with approximately 10 units running parallel along our entire property line. The townhomes will be constructed at an elevation below my home, meaning that second-floor windows, balconies, and outdoor living spaces will directly face our property. All of our bedrooms are located along the side of the home that borders the development, creating severe privacy concerns for my family.

Importantly, we care for my elderly, disabled mother and father in our home. The proximity of 10 townhome units directly adjacent to their living space will significantly compromise their quality of life, comfort, and wellbeing. This proximity represents an unreasonable intrusion on our established quality of life and the peaceful environment essential for their care.

Noise and Light Pollution

The concentration of 32 residential units in close proximity will generate substantial noise from residents, vehicles, and daily activities. Given the elevated position of my home relative to the development, sound will travel directly to our property with minimal natural barriers.

Additionally, lighting from windows, outdoor fixtures, and vehicle headlights will create significant light pollution affecting our home during evening and nighttime hours.

Beyond the permanent impacts, the construction phase itself will create approximately two years of disruptive noise from heavy machinery, equipment, and construction activities. This extended period of construction disturbance will be particularly harmful to my elderly, disabled parents, whose bedrooms face the development site. The stress and disruption caused by prolonged construction noise will negatively affect their health, rest, and overall quality of life during a time when they require peace and stability.

Inadequate Buffering and Screening

The current development plan provides insufficient buffering between the townhomes and existing neighboring properties. Trees are positioned only at the corners of the development, offering no meaningful screening, noise reduction, or visual barrier for adjacent homeowners. The lack of adequate fencing and landscaping fails to protect the privacy and property values of established residents.

Traffic and Infrastructure Impact

The addition of 32 townhome units will generate a significant increase in vehicle traffic on Robinson Road and surrounding streets. These roadways were designed to serve the existing low-density residential area and may not adequately accommodate the increased traffic volume, creating safety concerns for current residents and their families.

Impact on Property Values

The introduction of a high-density development immediately adjacent to single-family homes will negatively impact property values in the neighborhood. Prospective buyers value privacy, space, and neighborhood character—all of which will be compromised by this development.

Community Opposition

I am not alone in my concerns. All neighboring property owners are deeply troubled by this proposed development and share my request for denial of the special use application. The community is unified in opposition to this project, recognizing the significant negative impacts it will have on our established neighborhood, our families, and our quality of life. The

overwhelming sentiment among residents is that this development is inappropriate for our area and should be denied.

Request for Denial

For the reasons outlined above, I respectfully urge the Knoxville Planning Commission to deny the special use application for the Gallaher View Property 9-A-25-SU. This development is not in keeping with the established character of the neighborhood, fails to adequately protect the interests of existing property owners, and represents an inappropriate use of the subject property.

I am available to provide additional information, attend public hearings, or discuss these concerns further at your convenience. I appreciate your careful consideration of this matter and your commitment to responsible planning that serves the best interests of all Knox County residents.

Thank you for your attention to this important issue.

Sincerely,
William Zayets