

**TO:** Knoxville-Knox County Planning Commission  
**RE:** Case 4-D-26-DP/4-SB-26-C (Proposed Hayden Farms Extension)  
**DATE:** March 16, 2026

Dear Commissioners,

I am writing as a resident of Hayden Farms subdivision regarding the proposed 40-acre extension of our community (Case number: 4-D-26-DP/4-SB-26-C). This preliminary stage presents a rare opportunity for the Commission to secure significant community assets that could align with the developer's long-term interests and the County's strategic goals.

The developer of this lot also owns 200+ acres directly to the north, separated by Beaver Creek. This dual-ownership presents a unique chance to establish a continuous, high-value greenway system through easements that would otherwise be more expensive to achieve compared to plans proposed in *Greenway Corridor Study* in 2020.

## 1. Traffic, Safety, and Continuous Pedestrian Connectivity

Because of the isolated location of the development lot, our expectation is that the developer's only available access is through existing roads of Hayden Farms. We request the following protections to 150+ households of Hayden Farms subdivision:

- **Traffic Impact Study (TIS):** A formal evaluation of how 40+ households will impact the safety of our internal residential streets and outlets of Hayden Farms subdivision.
- **Continuous Sidewalks:** We request a requirement for continuous, paved sidewalks that directly connect the new addition to the existing phases of Hayden Farms subdivision with no pedestrian gaps in between to maintain uniform neighborhood character. Without seeing the development plans, we expect that there will be close to a 0.5 mile stretch of road with no adjacent houses between the new and old phases. Reason for this request will be further explained in Section 2.
- **Road Maintenance Bond:** We demand the developer post a bond to ensure that repairs to our asphalt and curbs—degraded by heavy construction machinery—are not funded by the existing HOA or taxpayers.

## 2. The Beaver Creek Green Corridor Opportunity

The area encompassing Hayden Farms is explicitly identified as a **Park Desert Gap** on page 22 of the 20-year Comprehensive Land Use and Transportation Plan (2024). The Figure 3.7 in 2020 *Greenway Corridor Study* (GCS) depicts an alignment along Sam Lee Road, to possibly help address the park desert gap issue. However, Sam Lee Road's steep elevation, sharp curves and narrow width can make it unrealistic/increasingly expensive for greenway use, considering additional width and safety measurements for pedestrians.

We believe that opinions discussed in this section aligns better with the public priority study in Table 2.1 and 2.2 of GCS, compared to a possible greenway on Sam Lee Rd. The mentioned studies in GCS state that **connecting parks**, schools [...] and being **located in natural areas** are listed as the **top two priorities** as the objectives and location choices for greenways.

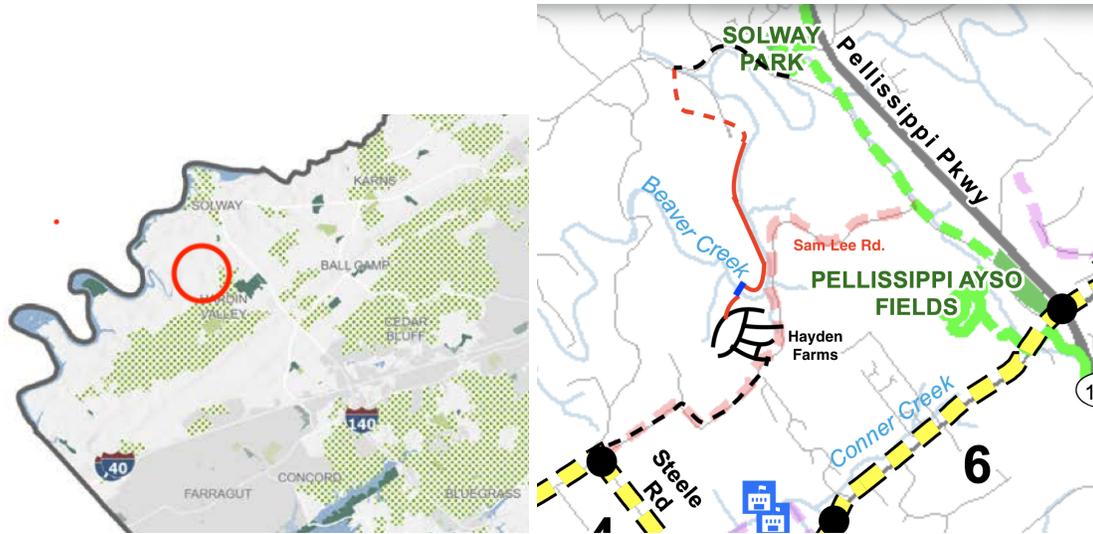


Figure 1: **Left** figure is adapted from pg. 22 of Comprehensive Land Use and Transportation Plan in 2024. Hayden Farms (HF) subdivision is circled in red. Park desert areas are shaded. The reason why HF subdivision is not shaded, because the study only analyzes lots within Future Land Use map, where HF subdivision is excluded (pg. 29 of the same document). **Right** figure is adapted from Figure 3.7 of Greenway Corridor Study (GCS). Sam Lee Rd. (and proposed alignment in GCS is shown with transparent dashed red line). Modifications on the figure start from Steele Rd. with dashed black lines, following HF subdivision sidewalks with black solid lines, the proposed "greenway" shown with solid red lines, short blue line over beaver creek indicates a pedestrian bridge. Dashed redline towards the north indicates walkable paths inside 8-SA-24-C and finally dashed black line indicates possible improvements for pedestrians over the public roads such as Guinn Rd. and Solway Rd.

- **High-Value Alternative:** We propose that the County ask for a greenway easement from the developer, extending from Hayden Farms along the **natural bank and floodplains of Beaver Creek**, connecting north toward **Solway Park**. The majority of proposed greenway passes through two lots: the proposed lot (40 acres) and the lot north of it across Beaver Creek (200+ acres). From there it can connect to Guinn Rd. (will be developed to 18 ft by the same developer, see 8-SA-24-C) and using future greenway on Solway Rd. it can finally reach Solway Park. Only a portion of this 200+ acre lot in the north has been approved for development by 8-SA-24-C. **Both of these lots (8-SA-24-C and 4-D-26-DP/4-SB-26-C) belong to the same developer (Smithbilt).**
- **Minimal-Cost Infrastructure:** This **2-mile corridor** can be adjacent to the relatively wide floodplains (which cannot be built on anyway) with access to Beaver Creek. These amenities can be secured through **easements from the developer at relatively minimal or no cost to taxpayers during the planning approval phase**. While I am no legal expert, I believe that the county and the developer can collaborate on these issues for public benefit.

Total of 40 + 200 acres will be a very substantial development, it is essential that developer work with the county such that these developments also increase public amenities and quality of life for taxpayers.

- **The Pedestrian Bridge:** A pedestrian bridge over Beaver Creek is essential to link this 40-acre lot with the developer's future 200-acre project. We believe this is the most cost-effective way to connect the proposed greenway along Solway Road to the west of Sam Lee Road. This bridge and greenway can also serve as a premier asset for the developer, increasing marketability for current and future projects on both of their lots. This greenway can connect Solway Park to Sam Lee Road via a walkable path, which can later be connected to Steele Road and the proposed Melton Hill Park greenway loop, presenting a huge opportunity to connect multiple neighborhoods with minimal cost. Compared to Sam Lee alignment in the GCS, this proposed idea gives significantly more access to nature. Continuous sidewalks in the proposed new development in Hayden Farms subdivision mentioned in the previous section is therefore essential to ensure that the proposed greenway can be connected to further west.
- **Kayak Dock:** *Beaver Creek Water Trail* is planned to be a 44-mile stretch of navigable water spanning almost entire Knox County. Alongside the pedestrian bridge and the stretch of greenway path introduced as ideas in this document, installation of a kayak dock would maximize the neighborhood access to nature and again can be presented as a valuable asset by the developer. We understand that 4 mile river stretch towards Clinch River currently have several jams and debris, preventing kayaking access. We hope that Beaver Creek Water Trail can be fully completed in the future to resolve such issues.

We believe that these ideas present an important opportunity, as the construction of the proposed greenway and related facilities can be undertaken while the subdivisions are being built, avoiding future expenses by the county with acquisitions, access problems, and disturbances to residents. We welcome the future-minded easements made by the county planning staff (thanks Mike Reynolds) in project 8-SA-24-C (near Smith Grove church) to improve the geometry and quality of Sam Lee Rd. Therefore, we believe that it is within county's power and interest to work with the developer in a similar manner in this proposed development. We appreciate the county planning staff's effort to help improve the quality of life for taxpayers in the neighborhood. Therefore, asking developer to build these amenities, considering the 40+200 acres developments they plan to make in this neighborhood, should be a reasonable ask.

### 3. Construction Nuisance and Quality of Life

Finally, we must address the significant nuisance current Hayden Farms subdivision residents will endure, expected for a minimum of two years considering the scope of the project. Phase 1, 2 and 3 of Hayden Farms subdivision was built in a consecutive timeline and all of their units are completed one year ago. I believe many homeowners, who bought their homes as resale, had the expectation that they moved into a completed neighborhood. This new addition being proposed 3 years after Phase 3 was approved, and is an unexpected news for most residents. We urge the Commission to consider the following points to mitigate the long-term disruption to our established quality of life:

- **Mitigation Measures:** The proximity of heavy machinery, dust, noise, and vibration to existing homes requires strict mitigation measures, in addition to addressing the construction noise and increased stress on existing community amenities due to additional units.
  - We expect that construction traffic will be limited to certain days and hours.
  - We expect that construction traffic will use only one of the entrances to the community, take shortest path of travel inside the subdivision, thus resident/developer traffic overlaps could be limited and unexpected vehicle encounters are eliminated.

- We expect that developer would install and maintain temporary traffic signs inside the community to guide construction traffic until the end of the proposed development.
- **Compensatory Amenities:** Considering the extent of the nuisance and reduced quality of life for the current 150+ units in the subdivision during the development effort, we believe that it is reasonable to ask the developer to add recreational amenities as a way of appreciating the collaboration of current residents of Hayden Farms subdivision. We consider some of the ideas presented in section *Beaver Creek Green Corridor Opportunity* in this vain and hope that everybody including the current/future residents in the neighborhood, developer and the county will benefit from considering these ideas with net positives.
- **Financial Protections:** We request that any expenses toward amenities development are not paid by the resources of the current HOA, and that all expenses are covered entirely by the developer until the HOA is transferred to the residents.
- **Communicating to Residents:** We request that developer maintain effective communication with the residents, and inform the residents about any possible significant changes in the traffic and increased noise periods at least one week in advance. We ask that written communication to either mailboxes or cellphones/emails of the residents is maintained throughout the process, informing any unavoidable disturbances such as interruptions to the utilities or expected increased traffic at least one week in advance.

## Conclusion

We accept that Knox county is growing rapidly, and we welcome our new neighbors. However, this growth should be accompanied by increased public amenities and infrastructure. We believe that ideas discussed here hopefully incur minimal cost to the taxpayer while collectively increase the quality of life in the neighborhood and long-term strategic goals of the county planning commission. We ask that county assesses this development on a larger basis, considering the dual ownership of the lot in question and the neighboring 200+ acre lot to the north by the same developer, creating a unique collaboration opportunity.

Sincerely,

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