

Lobetti Landing Homeowners' Association

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MEMORANDUM

TO: Knox-Knoxville Planning Commission
FROM: Lobetti Landing Homeowners Association Board of Directors
SUBJECT: Planning Commission Public Hearing 9 April 2026 /File 4-C-26-DP
DATE: 1 April 2026

The Lobetti Landing subdivision Homeowners Association Board of Directors appreciates the opportunity to share a compendium of Lobetti Landing residents' observations and concerns about the plan scheduled for the Commission's 9 April 2026 meeting: File 4-C-26-DP:

Concern 1: Planning Commission staff and HOA consultants encouraged the Board to

- request a postponement of the 9 April 2026 Planning Commission Public Hearing in order to address some of these concerns/issues listed below. In a 26 March 2026 phone call with developer's representative Mr. Jason Price, he indicated that he would not request a postponement in order to address residents' observations and concerns.
- schedule an on-site meeting with the developer(s), Orange Knoxville LLC. The developer's representative, Mr. Jason Price, twice—on 26 March 2026 and 1 April 2026—refused tendered invitations for an on-site meeting. The intent of an on-site meeting was to allow residents to express observations and concerns about the developer's Plan and for the Developer to respond to those issues/concerns. In a 26 March 2026 phone call, he stated that he would not be able to attend an on-site meeting prior to the Public Hearing and suggested that his colleague, Mr. Jeff Brewer, might be in the area prior to the Public Hearing. Mr. Brewer never followed through

with this suggestion by Mr. Price. In a 1 April 2026 phone call, Mr. Price stated he was too busy to attend an on-site meeting and suggested that residents could visit him in his Birmingham, Alabama office. When it was pointed out to him that it was unreasonable to ask a significant number of residents to travel to Birmingham he responded, paraphrasing, it was as realistic as our asking him to attend a Knoxville meeting.

Concern 2: Planning Commission staff and two HOA consultants told the Board that requesting the erection of a continuous fence on the commercial side of the landscape buffer in addition to the proposed Type A dense screening at the rear of the Plan development is reasonable for not only light and noise abatement but also increased security for residents' property. In a 26 March 2026 phone call with Mr. Price, he refused the request to construct a masonry fence in this area of the Plan, and in a 1 April 2026 phone call with him he refused the request to construct a durable fence with MLV sound proofing in this area of the Plan. In both phone calls, he stressed that Orange Knoxville LLC would only meet the minimum requirements for building on the 14-acre site.

Concern 3: The Knox County Planned Commercial (PC) zone (5.33.04 Appropriate size) states: *The intent of the PC, Planned Commercial Zone is to provide the best design and coordinated arrangement of commercial buildings. It is not likely therefore, that a planned commercial development would contain less than twenty (20) acres.* The site for development of File 4-C-26-DP totals 14 acres.

Concern 4: There exist a sufficient number of grocery and fuel retailers serving the Bakertown/Schaad Roads area. Existing area grocery stores and mileage roundtrip from the Plan development site:

- 2 Walmart Supercenters: 9.4 miles and 9.2 miles
- 1 Walmart Neighborhood Market: 9.6 miles
- 2 Food City stores: 5.4 miles and 6.8 miles
- 1 Kroger store: 7.8 miles

Additionally, two convenience stores selling fuel and staples (e.g., beverages, tobacco products, etc.) and are currently under development in close proximity to the proposed Plan development

- A Weigel's Store with fuel and car wash services is currently under development on the lot directly across Schaad Road from the proposed Walmart Neighborhood Market
- a convenience store with fuel services is under development at the northeast corner of Schaad Road and Johnson Road, a 4-mile round trip from the proposed Plan site on Bakertown Road.

Concern 5: Despite the existence of a professionally prepared Traffic Impact Study prepared by RGPhillips Consulting on behalf of Carlson Consulting Engineers, a contractor for Plan developer, Orange Knoxville, LLC, residents have real-world experience—as thus an every-day awareness of the impact of a *significant increase* of traffic adjacent to the Lobetti Landing subdivision. It is noted that the proposed traffic signal at Schaad and Bakertown Roads is a positive outcome that will hopefully serve to slow traffic in a potentially congested area. However, the overall increase of traffic in the area east and west of the Bakertown Road and Schaad Road intersection, created by the additional of ingress/egress onto Schaad Road and Bakertown Road from traffic and road development listed below, is troublesome.

- a) the Plan Walmart Market and
- b) the development of a 300-unit apartment complex less than 200' east of the Bakertown/Schaad intersection
- c) The Plan East Access Road at the rear of the Plan

The Lobetti Landing HOA Board appreciates the opportunity to inform the Commission about the observations and concerns of the subdivision's residents.