

Concerns Regarding Rezoning Request – 1908 Schaefer Road

To Whom It May Concern,

We are writing to formally express our concerns regarding the proposed rezoning and future development plans for 1908 Schaefer Road.

- The property is being rezoned, which directly impacts our homes and surrounding properties from future development. If the stated intent is only to add an additional dwelling or accessory dwelling unit, is rezoning to Planned Residential actually necessary? This raises concerns that the rezoning could allow for larger future development beyond what is currently being presented, resulting in increased disruption, additional traffic, ongoing erosion and drainage issues, reduced privacy, and potential safety concerns for neighboring families and children.
- Planned grading and development will shift steep slopes toward our backyards, increasing concerns for erosion and drainage issues.
- A proposed double-lane road is planned approximately 5 feet from our property boundary and is expected to generate 28 trips per day as indicated in the planning file.
- Our lots are already on roughly a 40% grade, and we currently battle erosion and drainage issues. With only about a 5-foot setback, the added road weight, traffic load, and grading create major concerns for worsening erosion and long-term drainage problems.
- A major portion of the property has already been graded, with trees and stumps removed prior to approval of the proposed development. This raises concerns regarding compliance with Knox County ordinances and erosion control requirements.
- What measures will be put in place to ensure any future development strictly follows Knox County grading, drainage, erosion, and development guidelines moving forward?
- The planned road turn would sit approximately 15–20 feet above our property line, causing vehicle headlights at night to shine directly into the back of neighboring homes and children’s bedrooms.
- Due to the elevation and proximity of the roadway, there are serious concerns about nighttime disruption, loss of privacy, and reduced quality of life for surrounding homeowners.
- With the planned roadway being positioned at a significantly higher elevation than neighboring properties, winter weather and icy road conditions create additional concerns regarding vehicle safety. There is concern that vehicles could potentially slide or leave the roadway due to ice, slope, or weather conditions, creating a risk of property damage and potential danger to neighboring families and children whose backyards directly border the proposed road.
- There are significant safety concerns regarding the possibility of a vehicle leaving the roadway due to the elevation and slope, potentially entering neighboring backyards where children regularly play.

- Multiple homes directly back up to this property, many with young children, which increases the seriousness of these safety concerns for the neighborhood as a whole.
- Once rezoned to Planned Residential, there appears to be no clear limitation preventing higher-density development in the future. With approximately 6–7 acres, the property could potentially support up to 18 homes, creating additional concerns regarding traffic, erosion, drainage, privacy, and neighborhood impact.
- Is there any possibility to reroute the planned road and easement to the opposite side of the property, where the elevation would not create the same erosion, drainage, privacy, headlight, and child safety concerns for neighboring homes?
- Ultimately, our concerns center around the safety of our children, protection of our properties, preservation of privacy, and worsening erosion and drainage issues that we already actively battle due to the steep terrain along Schaefer Road.

We respectfully ask that these concerns be fully considered before any rezoning approval is granted.

Thank you for your time and consideration.