

File Numbers: 6-A-26-SU and 6B-26-RZ

Until a week ago, I had no idea that a developer had purchased 3223 Valley View Drive and was requesting a change in the zoning of that lot from RN-1 (single family designation) to RN-5 (general residential neighborhood). I grew up in Knoxville (1950 – 1970) but moved away after college and was gone for 33 years. As a child growing up here, I did not appreciate or even notice the beautiful green trees that surrounded me. When I moved back in 2003, that beauty took my breath away. Everywhere I looked there were these beautiful areas filled with gorgeous trees. I noticed that I could hardly see business signs because of the beautiful tall trees that had been preserved in commercial areas. That is when I learned that Knoxville had strict ordinances about protecting trees. I sure hope that the tree ordinance and our residents' love of the beautiful trees we have here will help convince the Planning Commission to vote "No" to the developer's application to have the beautiful, wooded lot at 3223 Valley View Drive rezoned.

I have read that the developer who purchased the Valley View Drive lot, and who has requested the zoning change, plans to build eighteen or more residences on the 6.7-acre lot. I am genuinely concerned that clearing this wooded lot for multi-family construction drastically increases the risk of soil erosion, slope failure, and mudslides, which will negatively affect our condominium development, which is immediately next-door to this lot. I am concerned that any severe disturbance to 3223 Valley View Drive's terrain will cause runoff issues for our property in addition to that property. We have had to work hard here over twenty-three years to correct water runoff issues because our development was built on this same steep hill by a builder who cut down all the trees and was inexperienced in building on this kind of terrain. We share the same steep hill with 3223 Valley View Drive and fear we could be in for more erosion problems if the developer proceeds with his plans.

If the developer's zoning change request is approved and dense multi-family housing is built, the project will require concrete surfaces, including driveways, parking lots, foundations, and an access road into this currently single-family-zoned lot. These additions will significantly reduce natural water absorption on the steep hillside and worsen runoff, flooding, and drainage problems flowing downhill onto our condominium property. When I first bought my home, heavy runoff from the woods at 3223 Valley View Drive and from the yards of neighboring condominiums flowed across my backyard, over my patio, and to within inches of my back door. I had to seek permission from the City of Knoxville Engineering Department to install landscaping that redirected the water away from my condominium. If the woods are removed and runoff increases, my current drainage solution, which has worked since 2003, may no longer be enough.

I am aware that the requested zoning includes a Hillside Protection Overlay. I hope you will discuss that at the June 11, 2026 meeting of the Planning Commission. I hope that this lot, if its zoning is changed, will also be subject to the local Hillside and Ridgetop Protection Plan, which I know recommends restricting development and clearing on steep or hazardous slopes.

I am also aware of Knoxville's Tree Protection Ordinance and hope the Planning Commission will also discuss that at the June 11, 2026 meeting.

In conclusion, I would like to add how the woods add such beauty to our lives here at Whittle Springs Park and how they (for me at least) have a calming effect when I am outside. They improve our air quality. They help curb water runoff. They are part of "the greenest state in the land of the free." Please protect these trees for our neighborhood and vote "No" on the application to change the zoning at 3223 Valley View Drive.

Please see attachments below: 6 photos of subject property line from Whittle Springs Park view



Mountain Spring Way – Property Line at Left (Woods), Condo to Right
(Downhill View)



Mountain Spring Way – Property Line Woods at End of Street



Mountain Spring Way – Property Line Woods Growing up Ridge



Misty Hill Way – Property Line Woods at End of Street



Misty Hill Way – Property Line Woods (Downhill View)



Misty Hill Way – Property Line Woods (Uphill View)