

Please deny Case 7-F-26-RZ.

This tract is not an appropriate place for increased residential density. It has remained A/Agricultural because that zoning fits the physical character of the land and the surrounding rural-residential area. The property is steep, includes sensitive drainage conditions, and is designated Hillside/Ridgetop Protection. There are creeks, wetlands, and stormwater concerns at both the road frontage and rear portions of the property, and the tract is also adjacent to long-established rural settlements and McCubbins Cemetery.

This should not be treated as a simple "more housing is needed" case. MPC records already show substantial residential growth in this same immediate area surrounding Strawberry Plains Pike, Asheville Highway, Wooddale Road, Molly Bright Road, Brakebill Road, and Exit 398. These are not distant developments; they are part of the same nearby growth pattern already affecting this area. Records identify approximately 349 units at Universal at Strawberry Plains, 24 lots in Hunters Woods Phase II, 322 attached and detached lots in Strawberry Hills/Brakebill Road, 108 single-family lots at Strawberry Valley on Asheville Highway, and approximately 109–110 additional townhouse lots/units at 7716 Strawberry Plains Pike. Altogether, that is well over 900 residential units/lots already under construction, approved, or moving through development review in the immediate surrounding area before adding this proposed rezoning.

Given the amount of residential development already being added nearby, general housing demand should not be used to justify rezoning this specific constrained parcel. The question is not whether housing should exist somewhere in East Knox County. The question is whether this particular steep, environmentally sensitive, historically rural agricultural tract should be rezoned from Agricultural to Planned Residential. For this parcel, the answer should be no.

The Commission should consider cumulative impacts of nearby development, road capacity, school traffic, stormwater, historic cemetery impacts, and the rural agricultural character of this specific property before approving yet another residential rezoning in this community.

Please vote to deny the rezoning.

Alexandria Atkins MD