

August 10, 2026

Knoxville / Knox County Planning Suite
403, City County Building 400 Main Street
Knoxville, TN 37902

Re: Request to Deny
Request for Development – Phase 2 Sevier Meadows File
Numbers: 8-S G-26-C / 8-F-26-DP
Applicant – Mesana Investments, LLC Property
Owner – Scott Davis
Surveyor/Engineer – Chris Sharp, Urban Eng

My name is Scott Ballard, owner of property at 2305/2307 Goff Road. I am a direct descendant of the Rudder Family who owned property and have been a part of the Mount Olive Community for over five generations. I believe that gives us more than enough standing in this matter.

We respectfully request that the Planning Commission deny the alternative design standard to increase the grade from 12% to 12.92%. If the 12% grade cannot be met, then the overall plan should be modified to accommodate the required 12% maximum grade. Note that this request should have been foreseen when the Planning Commission chose to ignore "Hillside Protection" in making their previous decision to approve this development.

Furthermore, I want to take this opportunity to oppose the overall development for many reasons which are outlined in my previous comments (see attached) and that we attempted to address at the Planning Commission meeting on September 11, 2025 (see meeting video @ 30 min. [September 11, 2025 - Planning Commission | Videos & Movies on Vimeo](#)). However, it is very difficult and downright disrespectful to only allot a combined of 5 minutes to an entire community that will be affected long term by this and other developments.

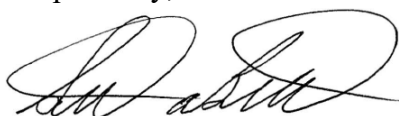
Again, I would like to point out numerous items to Knox County Engineering that, to the best of my knowledge, still have not been addressed in the plan.

- Infrastructure does not exist to support the proposed development, and the existing infrastructure will be significantly impacted.
- Additional traffic will have a significant impact on what is already inadequate traffic infrastructure and patterns. The required infrastructure to support the proposed development does not exist. The traffic impact study is grossly inadequate and should address the primary intersections and backroads that many will be forced to use.
- The concept plan does not include any archaeological or historic studies. Due to its proximity to the confluence of Knob Creek and the Tennessee River and the history of the use of the property, it is highly likely that there is some historical significance.

- Portions of the roads and some lots will require encroachment and filling within the 100-year (1% annual chance) flood zone and are definitely located within the 500-year (0.2% annual chance) flood zone, which is becoming the standard for flood protection/insurance. Also, the 100-year and 500-year flood boundaries have not been defined for the unnamed tributary which has over a 250-acre watershed at the proposed Road B crossing. To the best of my knowledge, the applicant still has not applied for the USACE Nationwide Permit (NWP) and Aquatic Resource Alteration Permit (ARAP) for the construction in the flood plain or the Road B crossing through the unnamed tributary immediately downstream of my property.
- The required 30-foot natural water quality riparian buffer zones have not been shown for the unnamed tributary to Knob Creek or Knob Creek.
- Parcel 135 041 has been improperly labeled. The owner is not me but my brother Todd Ballard, and my parents Tom and Sue Ballard who have a lifetime estate.
- The concept plan has several errors and omissions, primarily concerning flood plain encroachment and stream buffer zones and protection. Also, it claims to adhere to “hillside protection” requirements by creating over 30 feet high cut slopes and 30 feet high fill slopes. Is this truly what was intended by the “hillside protection”.
- Based on past performance at the Sevier Meadows Subdivision Phase I, one cannot expect that Scott Davis will construct and maintain the property in a manner that will be respectful and will minimize impact on the environment, surrounding property owners, and the Mount Olive Community. As an example, in addition to illegal stream crossings and unmaintained erosion and sedimentation structures, there is a greater than one acre borrow area located on the bank of Knob Creek that has been disturbed for over seven years, in violation of the Construction General Permit (see attached Photo 5) in attachment.
- On a personal note, our property, that has been in the family for over five generations, shares over 1,800 feet of common boundary along the eastern side of the proposed development, including over 1,400 feet of stream bank. Therefore, the proposed development will have a significant impact on the use and value of our property. Especially the likelihood of erosion and destabilization along the stream bank. Based on past performance, Scott Davis has not protected Knob Creek by ignoring any stream buffer, constructing illegal stream crossings and overall disregarding hillside and stream bank stabilization and erosion. Other impacts to our property will include destroying wildlife habitat, and thus hunting, noise pollution, and flooding of critical stream habitat which includes a spring that has been used as a water supply for our family since the early 1800s. As mentioned previously, the Road B crossing cannot create flooding issues on upstream properties and should be designed to pass the runoff resulting from a 500-year event.

Please contact me directly to further discuss these items before approving the Final Plat, etc.

Respectfully,



Scott A. Ballard, P.E.
(865) 603-2636

Attachment: September 10, 2025 Letter/Comments

September 10, 2025

Knoxville / Knox County Planning
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

**Re: Request to Deny
Request for Development – Phase 2 Sevier Meadows
File Numbers: 9-SB-25-C / 9-F-25-DP
Applicant – Mesana Investments, LLC
Property Owner – Scott Davis**

My name is Scott Ballard, owner of property at 2305/2307 Goff Road. I am a direct descendant of the Rudder Family who owned property and have been a part of the Mount Olive Community for over five generations. I believe that gives us more than enough standing in this matter.

SUMMARY

- We oppose the Request for Development of the property owned by Scott Davis located on Parcels 135 02212, 135 02202, & 135 04602 and request it be denied.
- I have always realized that development growth will happen and have supported “controlled” development but not “uncontrolled” development. This proposed development is a classic example of “uncontrolled” development.
- The property should never have been rezoned as PR (1-4 DU/ac.). It is situated in the middle of Agricultural, Rural area, including bottom land along Knob Creek.
- Now that it is rezoned, at a minimum, any development on this property should be nothing more than maybe single family residential at 1 or maybe 2 homes per acre, not 259 units of attached and detached low-income housing, including 129 multi-family units.

PURPOSE

- What is the purpose of this development? Is low-income housing needed at this time in this location? Are their definitive studies supporting the need for this type of development? The Phase I Sevier Meadows, with only 78 units, was started six years ago; and still has not reached 100% occupancy.

INFRASTRUCTURE

- Infrastructure does not exist to support the proposed development, and the existing infrastructure will be significantly impacted.
- Additional traffic will have a significant impact on what is already inadequate traffic infrastructure and patterns. The traffic impact study included with the Request for Development application indicates that daily traffic will increase by 2,512 vehicle trips per day, all through a single entrance. This will be an increase in average daily traffic on the affected section of Maryville Pike of over 50% on Maryville Pike (i.e., 4,650 to 7,162). Although the study says that a “turn lane” will handle traffic in and out of the development, the study did not thoroughly address the blind curves and limited site distance between Mount Olive school and at the Maryville Pike and Rudder Road intersection. What if the cars queuing up to enter the development exceeds the turn lane capacity? The study also did not have information concerning significant impact on the three primary outlets for traffic from the Mount Olive Community.
 - One is the less than two lane RR underpass on Maryville Pike just north of the Mount Olive School (see attached Photo 1).
 - Another is the single lane RR underpass on Maloney Road adjacent to Mount Olive School (see attached Photo 2).
 - And the third is the grossly inadequate interchanges at the Maryville Pike Governor John Sevier Highway (see attached Photos 3 & 4).

CRIME

- There is already a problem with crime in the area due to people coming down the railroad track from the Montgomery Village area. The proposed development of 259 attached and detached low-income housing will likely be a catalyst for an increase in crime in the area.

CONCEPT PLAN

- The concept plan does not include any archaeological or historic studies. Due to its proximity to the confluence of Knob Creek and the Tennessee River and the history of the use of the property, it is highly likely that there is some historical significance.
- The layout of the overall development is questionable and concerning. To maximize the number of units on the property, they are requesting a variance to reduce lot width to 20 feet and planning to construct up to 30 feet high fill “mounds”. The overall appearance of the property will look totally different. Furthermore, the likelihood of long-term settlement of the fills and dwellings should be of concern to anyone thinking of purchasing a home.
- Several lots that are to be located along the eastern boundary are situated where slope stability can be an issue.
- Portions of the roads and some lots will require encroachment and filling within the 100-year (1% annual chance) flood zone and are definitely located within the 500-year (0,2% annual chance) flood zone, which is becoming the standard for flood protection/insurance. Also, the 100-year and 500-year flood boundaries have not been defined for the unnamed tributary which has over a 250-acre watershed at the proposed Road B crossing.
- The required 30-foot natural water quality riparian buffer zones have not been shown for the unnamed tributary to Knob Creek or Knob Creek.

- The existing road crossings at Knob Creek and the Unnamed tributary have not been shown. Have these crossings been designed and the proper permits obtained for their construction?
- There is no information addressing Road B crossing at the unnamed tributary which has an over 250-acre drainage area. To avoid creating flooding problems on the upstream properties, the Road B crossing cannot create flooding issues on upstream properties and should be designed to pass the runoff resulting from a 500-year event. There has been no reference to Clean Water Act 404 Permit and an Aquatic Resources Alteration Permit (ARAP). Both permits will likely be required.
- Parcel 135 041 has been improperly labeled. The owner is not me but my brother Todd Ballard, and my parents Tom and Sue Ballard who have a lifetime estate.

PERSONAL NOTE

- Our property, that has been in the family for over five generations, shares over 1,800 feet of common boundary along the eastern side of the proposed development, including over 1,400 feet of stream bank. Therefore, the proposed development would have a significant impact on the use and value of our property. Especially the likelihood of erosion and destabilization along the stream bank. Based on past performance, Scott Davis has not protected Knob Creek by ignoring any stream buffer, constructing illegal stream crossings and overall disregarding hillside and stream bank stabilization and erosion. Other impacts to our property will include destroying wildlife habitat, and thus hunting, noise pollution, and flooding of critical stream habitat which includes a spring that has been used as a water supply for our family since the early 1800s. As mentioned previously, the Road B crossing cannot create flooding issues on upstream properties and should be designed to pass the runoff resulting from a 500-year event.

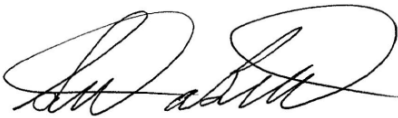
CONCLUSION

- The property should never have been rezoned as PR (1-4 DU/ac.). A development like the one proposed will “stick out like a sore thumb” as they say, in the middle of Agricultural, Rural area, including bottom land along Knob Creek. Obviously, a special deal was made disregarding the need for controlled development.
- It appears there is no purpose for building 259 low-income housing in the middle of the Mount Olive Community, except maybe greed. Scott Davis is trying to fit a square peg in a round hole. It is evident, that they are planning to reduce the width of the lots and construct up to 30 feet high fill “mounds” solely for the purpose of maximizing the number of dwellings on the property. Will Scott Davis provide a warranty against impacts due to long-term settlement? If Scott Davis thinks his developments are so great, maybe he should set an example by selling his \$2.5 million estate and moving into one of his many developments.
- The concept plan has several errors and omissions, primarily concerning flood plain encroachment and stream buffer zones and protection. Also, it claims to adhere to “hillside protection” requirements by creating over 30 feet high cut slopes and 30 feet high fill slopes. Is this truly what was intended by the “hillside protection”.
- The required infrastructure to support the proposed development does not exist. The traffic impact study is grossly inadequate and should address the primary intersections to be impacted by the proposed development. Also, there is no mention of the impact on

Mount Olive Elementary and the other schools. Is Scott Davis going to fund the required infrastructure?

- Based on past performance at the Sevier Meadows Subdivision Phase I, one cannot expect that Scott Davis will construct and maintain the property in a manner that will be respectful and will minimize impact on the environment, surrounding property owners, and the Mount Olive Community. As an example, in addition to illegal stream crossings and unmaintained erosion and sedimentation structures, there is a greater than one acre borrow area located on the bank of Knob Creek that has been disturbed for over six years, in violation of the Construction General Permit (see attached Photo 5). To the best of my knowledge, there has never been temporary vegetation established, and it appears Knox County has turned a blind eye.
- The proposed development will have significant impact on the Mount Olive community and other surrounding communities.
- Therefore, we respectfully request that you deny the request for development and concept plan for 259 attached and detached low-income housing in the middle of the Mount Olive Community.

Thank you for your time,

A handwritten signature in black ink, appearing to read 'Scott A. Ballard', with a stylized, cursive script.

Scott A. Ballard, P.E.
(865) 603-2636

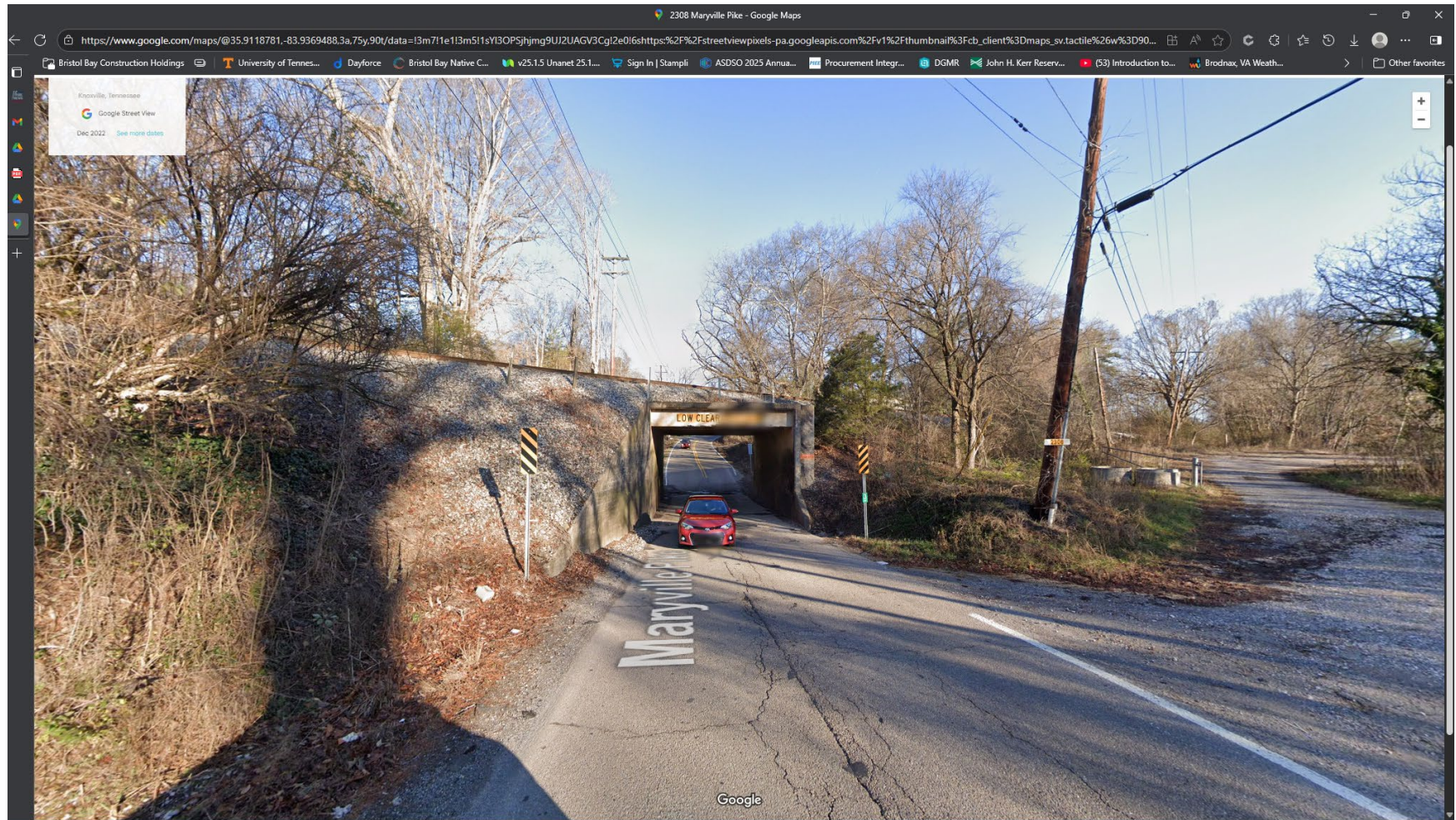


PHOTO 1

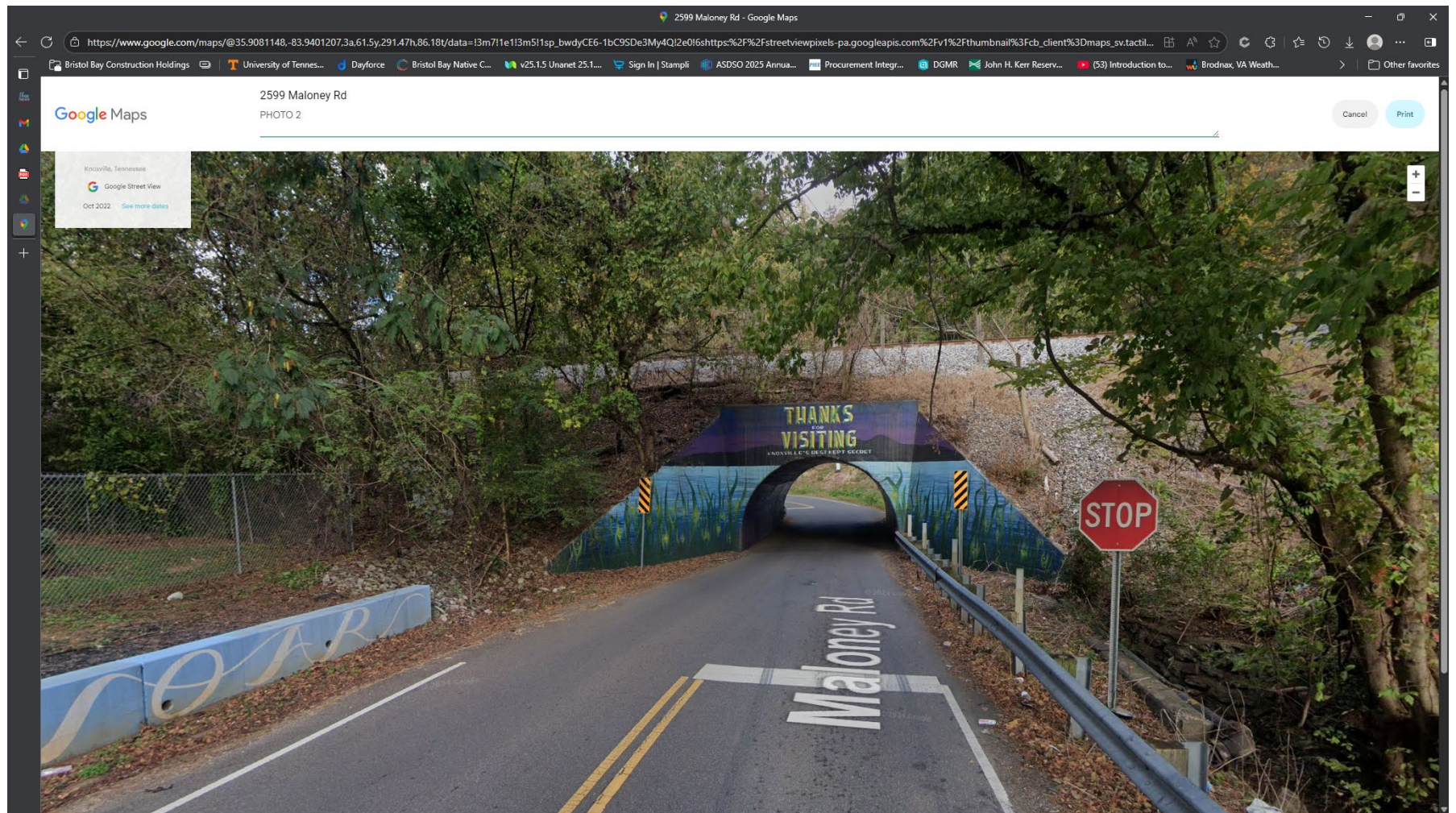


PHOTO 2

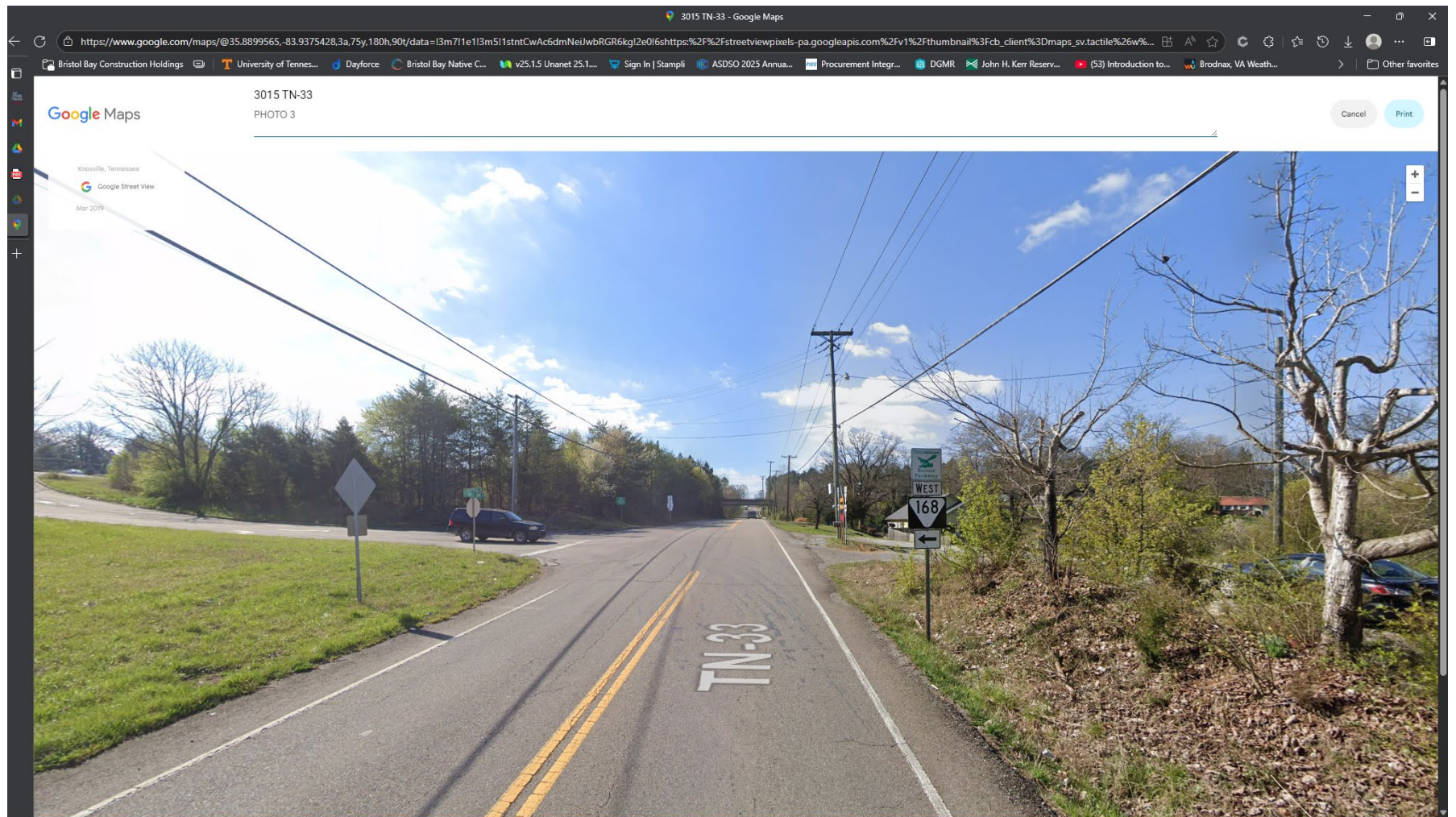


PHOTO 3

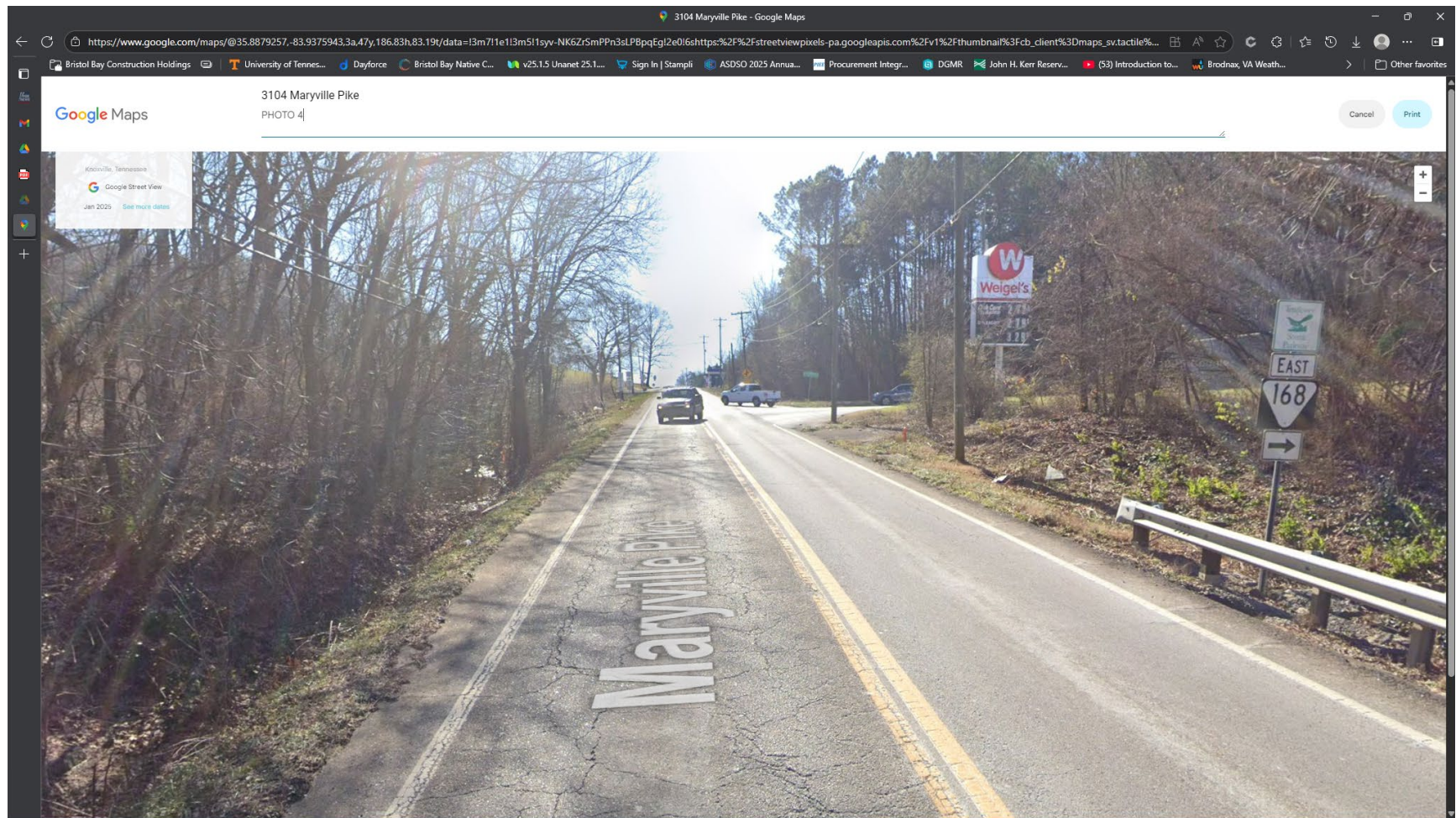


PHOTO 4



PHOTO 5