

Comments on File 8-D-26-PA proposed rezoning

I respectfully ask the planning commission to deny this rezoning request and uphold the policies already in place to protect the land and the people who depend on it.

Our community has already agreed through three separate county-approved plans that this area is meant to remain rural, protected, and low-density. The request to rezone 10 acres of agricultural land for up to 30 homes is not just a small adjustment; it directly contradicts the policies we've collectively adopted to preserve safety, environmental stability, and rural character. Before we make an irreversible decision, we must honor the plans already in place and the reasons behind them.

- According to the Knoxville-Knox County Hillside and Ridgetop Protection Plan, this area is clearly in the "Hillside Protection Area", which is established to help in preventing erosion, flooding, and water quality degradation by limiting clearing, grading, and development intensity on steep slope. There is an existing drainage/intermittent stream which is visible on the KGIS map coming down the mountains from the northwest side which comes down the mountain through the requested rezoning lots. Placing 30 homes on 10 acres in this zone will increase upstream and downstream erosion, stormwater runoff, grading-related water ponding, and sediment movement into neighboring properties. This is EXACTLY the type of development intensity the Hillside Plan was created TO PREVENT.

- According to Knox County's Comprehensive Land Use and Transportation Plan (adopted April 22, 2024 by the Knox County Commission) this area is RL LOW DENSITY housing to maintain rural character while providing modest housing options. Three dwellings per acre (up to 30 homes on 10 acres) is inconsistent with the rural character defined in the plan. RL zoning is meant to preserve space, landscape, and community identity, not introduce subdivision-level density.

- According to the Knox County Growth Policy Plan (adopted Feb 26, 2024 by the Knox County Commission) this area is clearly noted as RURAL and outside the Planned Growth Areas. High-density development belongs inside Planned Growth Areas, where infrastructure, roads, utilities, and services are designed to support it. Allowing 30 homes in a rural zone contradicts the Growth Policy's intent and undermines the county's long-term strategy for balanced development.

These three county-approved plans were created to protect residents, land, and infrastructure. They ALL agree on the same point: this area is rural, protected, and not intended for high-density development.

Approving this rezoning would not only violate those plans, it will introduce avoidable environmental risk, strain rural infrastructure, and permanently alter the character of the community.

I respectfully ask the commission to deny this rezoning request and uphold the policies already in place to protect the land and the people who depend on it.