

I respectfully ask that you deny this rezoning request, or at the very least require any future development to be limited to low-density residential without the option for cluster development. The property has characteristics that make higher density residential inappropriate.

First, the property is located on a hillside that is already subject to hillside conservation regulation. Knox County Hillside and Ridgetop regulations exist for a reason-to protect public safety, preserve natural slopes, and reduce erosion. Extensive grading and increased impervious surfaces associated with high density development would cause major stormwater runoff. That runoff would not stop at the property line. It has the potential to affect neighboring homes between McCloud Road, Garfield Estates, and Fort Sumter Road through erosion, flooding, property damage, and sediment entering drainage systems.

Second, traffic impacts have not been adequately addressed. The surrounding roads were not designed to serve high density uses. They are narrow and have limited capacity. Before any rezoning is considered, a professional traffic impact study should be done to evaluate if the surrounding roads can safely accommodate additional vehicles, emergency services, and school buses. The study should be required to evaluate: current and projected traffic volumes, road capacity, sight distance, emergency vehicle access, and school bus operations at a minimum.

Third, the property contains natural constraints that make higher density inappropriate. Hillsides are not simply vacant land waiting to be developed. Can a geotechnical analysis be completed to determine whether the slopes can safely support the proposed development or any development for that matter? How will the increased stormwater runoff be prevented from affecting downstream property owners? Is this request consistent with the Knox County Comprehensive Plan and the One Year Plan? Please consider to appropriateness of the zoning itself.