

To: Knox County Planning Commission

Re: Proposed Rezoning of 627 S. Gallaher View Road

Current Zoning: Agricultural

Proposed Zoning: Planned Residential

Case Number: 10-G-26-RZ

Dear Members of the Commission:

I am writing as a neighboring property owner to respectfully express my concerns regarding the proposed rezoning of approximately seven acres located directly behind my home from Agricultural to Planned Residential.

My concerns include increased traffic and public-safety risks, construction impacts, drainage and erosion, loss of trees and wildlife habitat, and the potential effect on neighboring properties and the established character of the area. I respectfully ask that these issues be carefully evaluated before any zoning change is approved.

Traffic and Road Safety

Residential development could substantially increase traffic on Gallaher View Road and surrounding streets. I ask that the Commission evaluate the proposed number of units, anticipated traffic volume, access points, roadway capacity, sight distance, emergency access, and any necessary road improvements and responsibility for those improvements.

Construction Impacts

Development would likely involve clearing, grading, heavy equipment, construction traffic, dust, noise, lighting, and prolonged activity affecting neighboring residents. If approved, appropriate safeguards should address construction hours, truck routes, dust, noise, tree clearing, drainage, and protection of neighboring properties.

Trees and Wildlife Habitat

The existing wooded area provides habitat for deer, birds, and other wildlife. Rehabilitated owls were also released nearby in July, underscoring the importance of the surrounding habitat. Clearing approximately seven acres could permanently remove mature trees, fragment habitat, disrupt nesting and wildlife movement, and alter natural drainage. These environmental impacts should be evaluated before rezoning.

Stormwater, Drainage, and Erosion

Tree removal, grading, roads, driveways, and rooftops could increase runoff and alter existing drainage patterns, potentially causing erosion, sedimentation, drainage onto

neighboring properties, flooding, or standing water. I request that appropriate stormwater, drainage, and erosion-control studies be completed and made available for public review.

Compatibility and Neighboring Properties

Changing this property from Agricultural to Planned Residential could significantly increase the intensity of development and alter the character of the surrounding area. The Commission should consider compatibility with neighboring homes, existing land uses, roads, natural features, and drainage characteristics, as well as potential effects from increased traffic, noise, lighting, reduced privacy, and tree removal.

Request for Careful Review

This property currently provides open space, mature vegetation, wildlife habitat, and a relatively low intensity use immediately adjacent to existing homes. Once cleared and developed, these characteristics cannot simply be restored.

I respectfully request that the Commission:

1. Review the proposed density and number of units;
2. Evaluate traffic, roadway capacity, and emergency access;
3. Evaluate stormwater, drainage, and erosion impacts;
4. Evaluate the loss of mature trees and wildlife habitat;
5. Consider construction-related traffic, noise, dust, and duration;
6. Evaluate compatibility with surrounding properties and existing land uses;
7. Allow neighboring property owners to review relevant plans and studies; and
8. Carefully consider whether this rezoning is appropriate for this specific parcel and its surrounding conditions.

I respectfully ask that the Commission not approve the proposed zoning change until these potential impacts have been adequately evaluated and made available for public review.

Thank you for your consideration. I respectfully request that this letter be entered into the official record for **Case No. 10-G-26-RZ**.

Respectfully,

Scott House

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