11-A-26-RZ

Knox County Planning Commission

Request for Comment

Dear Members of the Knox County Zoning Commission,

I am a homeowner and resident of the Bluegrass community. Earlier this month, I noticed development signs posted along the road and became interested in learning more about the proposed plans for the property. After reviewing the intended development, I was disappointed to learn of the request to construct a commercial RV and boat storage facility.

I do not typically submit comments regarding proposed development projects; however, as a homeowner and someone who would be directly affected by this proposal, I feel it is important to express my concerns.

The Bluegrass community is a beautiful and highly desirable residential area, situated within a top-rated school district and a sought-after ZIP code. One of the defining characteristics of this community is its rural charm, with surrounding farmland, open pastures, cows, horses, and blueberry fields. These characteristics contribute significantly to the appeal and desirability of the area.

I believe converting more than four acres of farmland situated within an established residential community into a commercial RV and boat storage facility would be inconsistent with the character of the surrounding neighborhood. Such a development has the potential to negatively affect nearby residential property values and limit long-term appreciation for existing homeowners. While I recognize that development is inevitable as Knox County continues to grow, I believe careful consideration should be given to the type of development being introduced into established residential communities.

Recent residential development along Bluegrass Road demonstrates the demand for higher-value homes in this area. New homes that have recently been constructed or are currently under development reflect the desirability of this community and the market value that buyers place on its residential character. Introducing a commercial storage operation in the middle of this environment could undermine the very qualities that make Bluegrass an attractive place to live.

Beyond potential impacts to property values, I am also concerned about the broader effects this development could have on the neighborhood, including increased commercial traffic, noise, and the visual impact of numerous RVs, boats, and other “toys” being stored together on the property. These are not characteristics typically associated with the quiet, residential setting that currently defines this community.

Ultimately, I believe this property would be better suited for residential development or, ideally, remaining as open farmland. Both alternatives would be more consistent with the existing character of the community.

I respectfully ask the Commission to carefully consider the long-term implications of this proposal, particularly its compatibility with the surrounding residential properties, its potential impact on homeowners, and the precedent it could establish for future commercial development within this community.

Thank you for your time and consideration. I appreciate the opportunity to share my perspective as a concerned homeowner and resident of Bluegrass.

James