PUBLIC COMMENTS

OPPOSING PROPOSED PLAN AMENDMENT & REZONING

8684–8686 S. Northshore Drive | 11-D-26-PA and 11-N-26-RZ

Agenda Item 35 | November 12, 2026

November 6, 2026

My name is Chris Clabo, and I am a Knox County resident. I am writing to respectfully request that you deny the proposed Comprehensive Plan amendment and rezoning for 8684–8686 S. Northshore Drive.

I am not opposed to development or the addition of new housing in our community. However, I believe new development should be appropriate for the property, compatible with the surrounding neighborhood, and supported by the roads and infrastructure that serve it. The requested density of up to 12 homes per acre represents a substantial departure from the surrounding development pattern, and I do not believe that level of intensity has been adequately justified.

Northshore Drive is already a challenging and heavily traveled roadway. Much of the corridor consists of only one lane in each direction, with limited shoulders and relatively few dedicated turn lanes. Vehicles slowing or stopping to turn can create congestion and potentially dangerous conditions, particularly during periods of heavier traffic. The 2021 Northshore Drive Corridor Study documented broader traffic and safety concerns along this roadway. While that study did not evaluate this specific property, it reinforces my concern about introducing additional traffic without first establishing that safe access and adequate roadway capacity can be provided.

The property also contains mapped stream and floodplain constraints that deserve careful consideration. These conditions may affect how much of the property can reasonably accommodate development and how that development would be arranged. In my view, those limitations should be considered when deciding the appropriate land-use designation and permitted density, rather than leaving those fundamental questions entirely to a future site plan.

My greatest concern is the long-term consequence of approving a substantially higher residential density before there is sufficient information about the property's development capacity, safe access, and potential impacts on the surrounding area. Once a higher-density entitlement is granted, the County has already made an important decision about the future of this property and its relationship to the surrounding community.

I respectfully ask the Commission to consider whether the requested increase in density is truly appropriate for this location, rather than simply whether a development might eventually be designed to meet applicable requirements.

For these reasons, I request that you deny both applications, 11-D-26-PA and 11-N-26-RZ, as proposed. Please include these comments in the public record for both applications.

Respectfully,

Chris Clabo

Knox County Resident