Knox County Planning Commission
City-County Building
400 Main Street
Knoxville, TN 37902

Re: Opposition to 11-D-26-PA & 11-N-26-RZ

Property: 8684 & 8686 S. Northshore Drive
Parcel IDs: 145 023 & 145 025
Commission District 4

Dear Members of the Planning Commission:

I am writing to strongly oppose the proposed Comprehensive Plan Amendment **11-D-26-PA** and the accompanying rezoning request **11-N-26-RZ** for the properties located at 8684 and 8686 S. Northshore Drive. The requested change would convert the land from RC (Rural Conservation) and SP (Stream Protection) to SR (Suburban Residential) while retaining only the SP designation, and would rezone the property from A (Agricultural) to PR (Planned Residential) at a density of up to 12 dwelling units per acre. I urge the Commission to deny both requests.

First, the existing Rural Conservation designation should be retained. This classification exists to protect the rural character, natural features, and lower-intensity land uses that define this section of Northshore Drive. Converting the property to Suburban Residential and allowing Planned Residential development at up to 12 units per acre would represent a significant and irreversible departure from the conservation intent that currently applies to the site. Once the conservation status is removed, the rural and semi-rural character of the surrounding area will be permanently altered.

Second, the presence of a spring on or associated with this property requires continued strong protection. While the Stream Protection (SP) overlay is proposed to remain, simply retaining that designation is insufficient when paired with a dramatic increase in density. Higher-intensity residential development brings increased impervious surfaces, stormwater runoff, grading, and potential contamination risks. The spring and its associated hydrology deserve the fuller protection afforded by the current Rural Conservation zoning rather than the more intensive land use that would follow approval of these requests.

Third, traffic conditions on Northshore Drive already present serious safety and capacity concerns. Northshore is a heavily traveled, winding corridor with limited sight distances and difficult left-turn movements for residents exiting neighborhood streets. Adding a high-density residential development of up to 12 units per acre would inject a substantial volume of new daily trips onto a roadway that is already strained. The cumulative effect would worsen congestion, increase the frequency of hazardous turning movements, and further elevate the risk of accidents for both existing residents and new ones. Approving this density without a clear demonstration that the existing road network can safely absorb the additional traffic would be inconsistent with responsible planning.

In summary, the proposed amendment and rezoning would undermine the conservation purpose of the current designation, place additional pressure on a sensitive spring and its watershed, and intensify traffic hazards on an already problematic stretch of Northshore Drive. I respectfully request that the Planning Commission deny Comprehensive Plan Amendment **11-D-26-PA** and Rezoning **11-N-26-RZ** and retain the existing Rural Conservation and Agricultural designations.

Thank you for your careful consideration of these concerns and for your service to Knox County.

Sincerely,

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