Dear Members of the Knoxville/Knox County Planning Commission:

My wife and I are writing to express our strong opposition to the plan amendment and rezoning requested under Case 11-N-26-RZ. We have significant reservations about the developer's proposal for the reasons outlined below.

The proposal would change the land use designation from Rural Conservation to Suburban Residential at a density of 12 dwelling units per acre, resulting in an estimated 130 units. This represents a substantial departure from the existing designation and is not appropriate for this location.

Environmental Concerns

A blue-line stream crosses the front of the properties, which also contain a FEMA-designated floodway and both 100-year and 500-year floodplains. Development at this density would significantly affect an environmentally sensitive section of S. Northshore Drive and undermine efforts to conserve both the land and the stream. To our knowledge, no floodplain determination or preliminary drainage assessment has been completed and reviewed by Knox County Engineering to demonstrate how runoff and flooding would be managed at the maximum density the rezoning would permit. Without this analysis, the impact on stormwater in this critical area remains unknown and carries potentially severe consequences for the surrounding community.

Traffic and Safety Concerns

S. Northshore Drive is a two-lane arterial road that already carries high daily traffic volumes and experiences frequent crashes. No improvement projects are currently planned for this segment in the foreseeable future. To our knowledge, the Tennessee Department of Transportation (TDOT) has not been consulted and has not had the opportunity to review concerns regarding access spacing, sight distance, turn lanes, or the crash history of this segment. Adding approximately 130 residential units would increase the burden on a roadway that is already strained.

Request

For these reasons, we respectfully ask that the Planning Commission recommend denial of this proposal. Thank you for your time and consideration.

Jerry and Eleesa Epps