



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] File# 4-i-20-ur**

1 message

**kenlove1973 via Commission <commission@knoxplanning.org>**

Wed, Apr 8, 2020 at 2:38 PM

Reply-To: kenlove1973@yahoo.com

To: commission@knoxplanning.org

I have attached comments for review by the Planning Commission regarding use on review for File #4-i-20-ur assisted living facility on 2417 Reagan Rd.

Thank you.

Ken Love  
2504 Silver Grass Lane  
Knoxville, TN 37931  
(865) 363-8253

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Horse Haven Plans - Use of Review.docx**  
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Ref: Use of Review, File #4-i-20-ur

Staff recommended approval of plan with standard conditions and comments. The plan and staff comments as proposed have several fundamental flaws which result in an unsatisfactory recommendation from the nearby home owners.

We find comment #3 under "Effect of the proposal on the subject property, surrounding properties and the community as a whole" to be flawed. This opinion by staff is inconsistent with the facts. The opinion is clearly written without any regard to fact that there are no nearby high-density neighborhoods either on Reagan Road or Hardin Valley Road. The most impacted by the development are subdivisions located immediately adjacent to the proposed facility. Surrounding neighborhoods have a designated 2 ½ houses per acre not the 5 houses per acre as the property was rezoned for on February 24, 2020. The narrative written by staff provides the favor or inference that the entire area has similar housing density.

The facility as located on the property significantly lessens the value of the surrounding subdivisions.

We completely find unbelievable that your staff would state the development of the proposed facility as planned would not "significantly injure the value of the adjacent property." We consider this statement offensive.

To reduce this monetary impact to our property values we want the proposed facility to be moved back further away from the property lines on the north side of the property. The stated set back of 55 feet is unbelievably close. There must be a greater buffer between the subdivision and the proposed assisted living facility. A setback of 90 to 100 feet would be a more desirable buffer.

Simply stated most of the nearby residents are not opposed to development of the property nor to a nearby assisted living facility. Probably 100% of nearby residents are opposed to where the facility is located on the property; because, it will significantly lower the value of the nearby homes.

Let me restate, most homeowners are not opposed to the development of the property or to an assisted living facility on the property. We can see this as a good fit for the property. However, its location is strongly opposed.

There is an additional environmental issue that must be addressed. There a significant issue of storm water runoff and sedimentation from the property to the catchment area on the Lanning property at 2501 Silver Grass Lane. This sedimentation and runoff runs into Beaver Creek. The source of most of the runoff is from spring feed pond (we believe to be spring fed) on the property. There is no plan to mitigate this environment issue. I request Tom Brechko to address this in his comments. He refused to address it. He stated he would forward this issue to Knox County Public Works in due course. I am not sure what due course means. As a result, I will file a complaint with Knox County Public Works and the TDEC, Knoxville Field Office.