

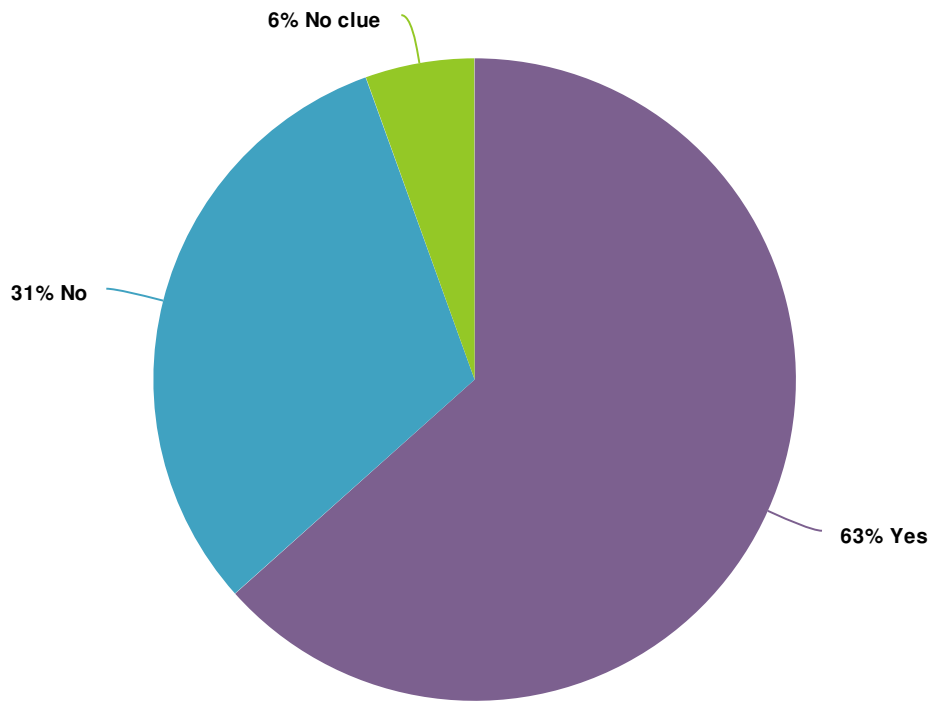
Report for Knox County Planned Residential Zone Review




Response Counts



Totals: 352

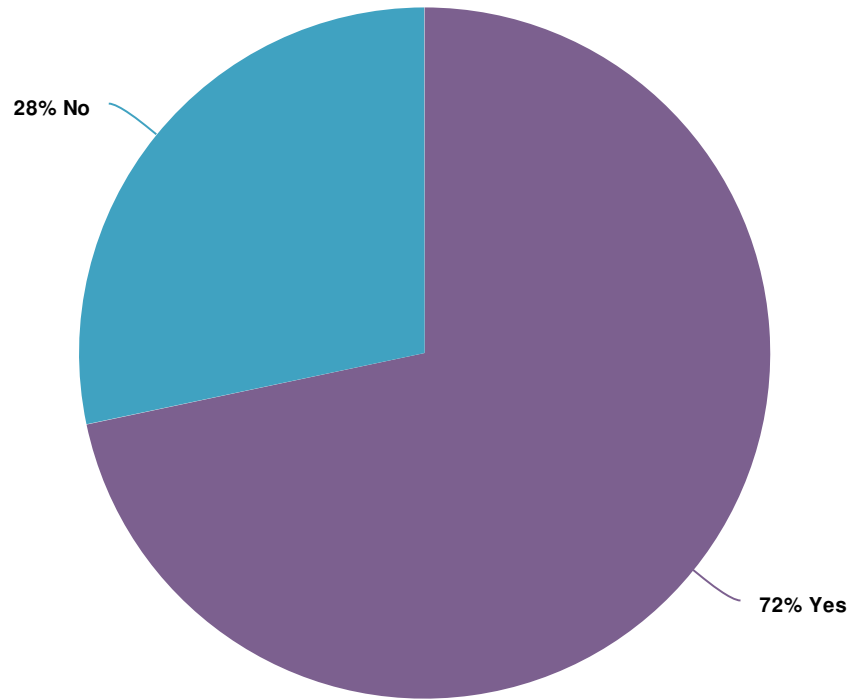
1. Are you familiar with the PR (Planned Residential) Zoning District in the Knox County Zoning Ordinance?



Value		Percent	Responses
Yes		63.4%	218
No		31.1%	107
No clue		5.5%	19

Totals: 344

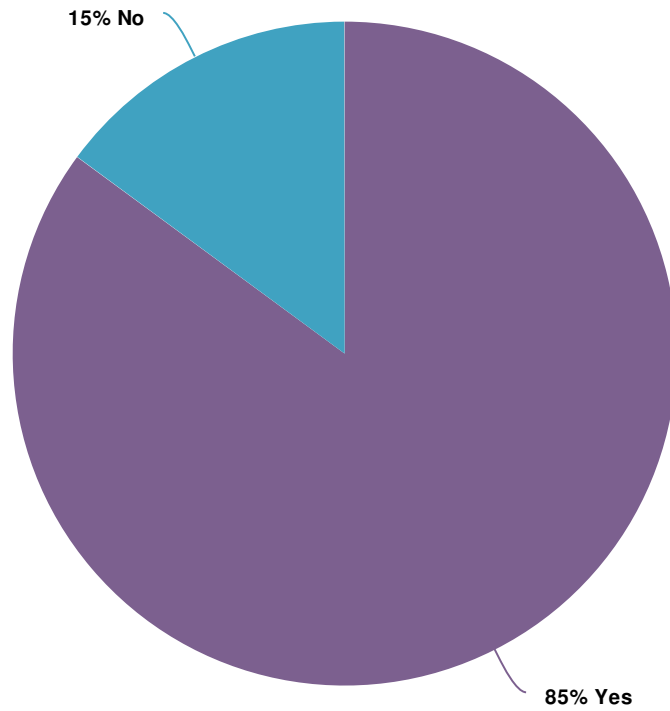
2. Should there be specific landscaping requirements in the PR zone?



Value		Percent	Responses
Yes		71.7%	246
No		28.3%	97

Totals: 343

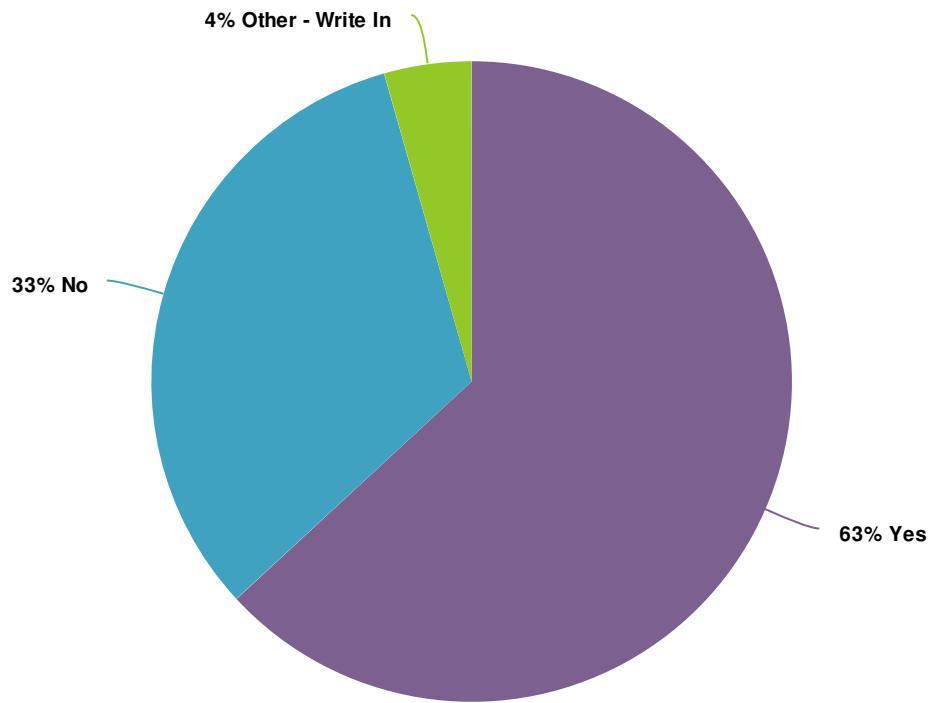
3. Should there be different PR zones that would allow different uses (e.g., PR-1 for single-family houses, PR-2 for multi-family apartments, townhomes, etc., and PR-3 for mixed-use developments)?



Value	Percent	Responses
Yes	85.1%	292
No	14.9%	51

Totals: 343

4. Should developments in the PR zone require a minimum development area? (e.g. 5 acres or more)

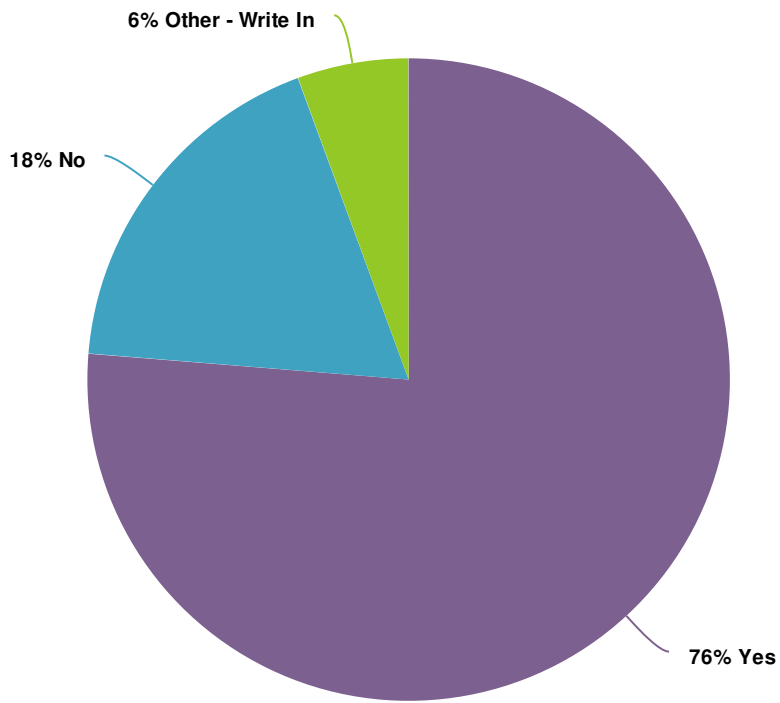


Value	Percent	Responses
Yes	63.2%	216
No	32.5%	111
Other - Write In	4.4%	15

Totals: 342

Other - Write In	Count
15 acres	1
20 acres	1
3 acres	1
Case by case basis	1
Depends on whether multi-family & how many per development.	1
It depends on the location of the development	1
We need to stop all new developments until infrastructure is built.	1
Yes, but going back to question 3, it should vary according to the type of PR zone.	1
Yes, but perhaps as small as 3 or 4 acs	1
i dont know	1
it should require a minimum; however, not sure if 5 acres is reasonable	1
not necessarily - density is a good thing for certain types of developments - access to pedestrian facilities and transit	1
not sure	1
varies depending on location and area zoned	1
Totals	14

5. Should there be a building height restriction in the PR zone?
Typically buildings are limited to three stories or 35 feet.

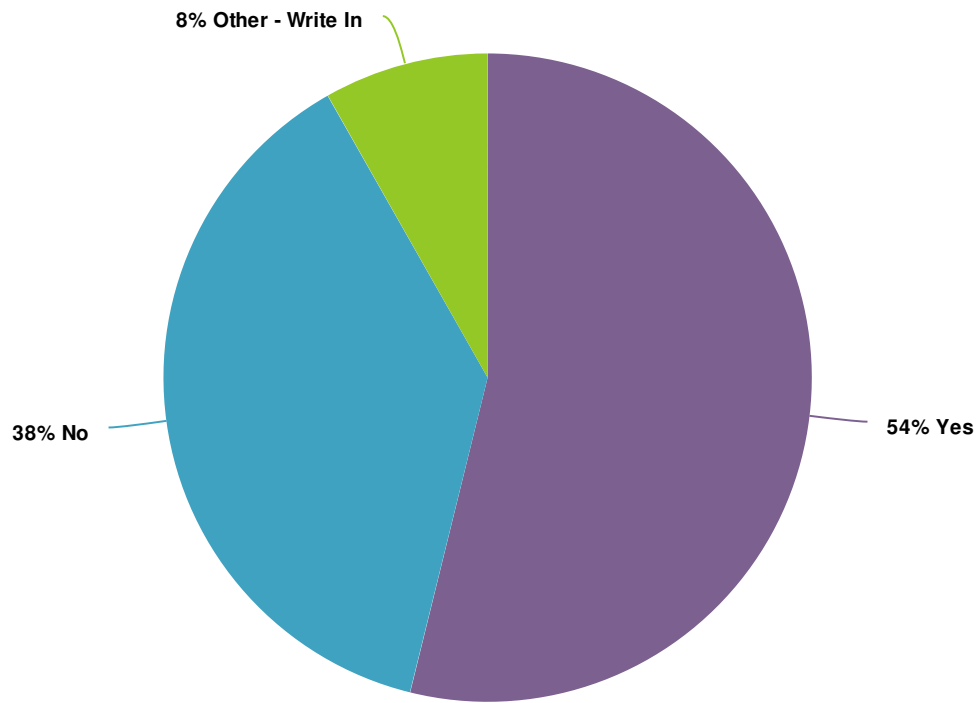


Value	Percent	Responses
Yes	76.3%	261
No	18.1%	62
Other - Write In	5.6%	19

Totals: 342

Other - Write In	Count
\$ stories with Elevator seems OK	1
45' - 3 stories can be over 35'	1
Depends on the acreage owned	1
Depends on the surrounding zoning and land uses.	1
Depends on the zone	1
Depends on what it is. If we have a business park or something like, then I think those can be higher than 35 feet. It just needs to be planned.	1
Don't have an opinion at the time.	1
Higher height restriction for mixed-use developments	1
It is depend on the property. Topography matters. and the plans.	1
Not necessarily, but elevators (could be exterior) should be required for multi-story other-than-single-family.	1
Restrictions should be considered in context with the neighboring zones and heights.	1
Specific to the area, yes.	1
Yes, within context. The PR zone(s) should incorporate elements of form based code if building heights are to be regulated.	1
depends on location and plans - should be within the concept plan approval, not zoning	1
dont know location	1
on scenic roads, two stories only	1
vary with different pr zones	1
yes, but a liberal restriction. BUild up not out	1
Totals	18

6. Should Neighborhood Commercial development be permitted within the PR zone district?



Value	Percent	Responses
Yes	53.8%	183
No	37.9%	129
Other - Write In	8.2%	28

Totals: 340

Other - Write In	Count
Depends on the size of the development	1
Depends on the zone or area	1
Don't know	1
Don't know	1
Don't understand	1
In a limited capacity to enrich the community	1
Totals	26

Other - Write In	Count
It's already allowed in PR but should be limited.	1
Limited to neighborhood needs	1
Marina development must be significantly more restricted, both in area and occupancy, and with Use on Review approval only. This type of inappropriate usage has been proposed several times before.	1
Neighborhood commercial should be permitted within the development but not on the arterials and other roads surrounding the development	1
No opinion as of now.	1
Not in residential	1
Not sure	1
Not sure what this means. If you mean to put a McDonald's or liquor store, or gas station directly next to a neighborhood, then no. There needs to be room for a buffer zone between residential and commercial properties.	1
On a limited basis. The businesses should be clearly defined as things that improve the livability and walkability of a neighborhood/	1
Only in PR-3	1
Small local businesses only	1
Varies	1
With consideration of business types appropriate for neighborhoods. HOAs should have a voice if they are allowed.	1
Yes and No - depends on location	1
Yes, in some cases. Again, this should be under mixed use guidelines. In other words, mixed use should include both a mix of uses within the same building, and in adjacent buildings.	1
Yes, with specific commercial limitations.	1
cottage business should be allowed	1
just depends	1
limited to neighborhood type businesses.	1
Totals	26

Other - Write In**Count**

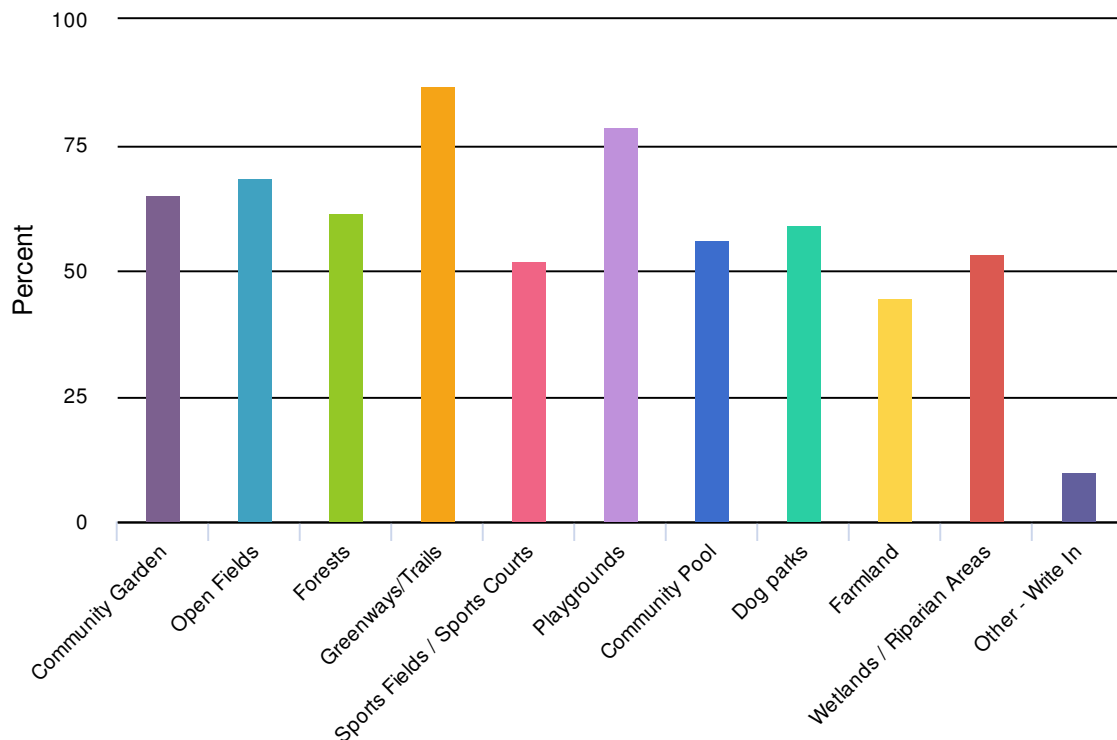
only with neighborhood approval

1

Totals

26

7. What are some potential open space/recreational uses that could be included in the PR zone?



Value	Percent	Responses
Community Garden	65.0%	221
Open Fields	68.5%	233
Forests	61.8%	210
Greenways/T rails	86.8%	295
Sports Fields / Sports Courts	51.8%	176
Playgrounds	78.8%	268
Community Pool	56.2%	191
Dog parks	59.4%	202
Farmland	44.4%	151
Wetlands / Riparian Areas	53.5%	182
Other - Write In	10.0%	34

Other - Write In	Count
Any amenity that the developer thinks is appropriate to enhance the community.	1
Any of these depending on situation. Who wrote these questions?!	1
Any use that a COMMUNITY is comfortable with including in the comprehensive plan.	1
Basketball court, tennis court	1
But limited to forcing and optional	1
Community picnic/gathering area	1
Hardin Valley is a community full of young couples and families. It is embarrassing that we have to drive to Farragut for any parks, trails, greenways, libraries, or playground areas. We need that in hardin valley, and it needs to be done now before it is developed out leaving us with nothing.	1
Honestly, nothing.	1
Horse riding trails where space permits.	1
Horse trails and mountain bike trails	1
I believe that if a developer wants to include a pool or similar investment those should be considered as in-lieu of other required improvements	1
I feel all of these are acceptable. Any use that benefits the community or the environment.	1
Meeting space with pavillion	1
Native plant garden	1
Nature preserves, bike and walking paths	1
PR zones should retain existing mature trees and the housing should be located in a fashion to retain these trees.	1
Splash pad	1
Splash pad and library	1
Splash pads, sand volleyball	1
Totals	29

Other - Write In	Count
The developer should make that determination based on the market demands for the development.	1
a variety of above including open space/wetlands/riparian (retention ponds don't count)	1
at discretion of developer and/or builder	1
community gathering spaces such as gazebos, bbq picnic areas,	1
fire pits, ampitheatres, treehouses, outdoor exercise equipment, climbing walls, community picnic space/shelter, art/mural wall, community house (like the BirdHouse in Fourth & Gill), small child flat space that is free of cars	1
none	1
outdoor workout facilities/structures	1
sidewalks	1
sidewalks in new development only. NOT added to existing development	1
widened roads for traffic impact	1
Totals	29

8. Where should open spaces / recreational uses be located?



ResponseID	Response
22	Central to the neighborhood allowing easy access to the areas
24	This should be based if the number of residents within an area
25	In neighborhoods for certain items, like playgrounds, community pools, etc. other items like playing fields should be centrally located within a community. A new neighborhood should also be required to connect to a greenway and include side walks.
27	At this point, wherever there is vacant land. Ideally, within walking distance to neighborhoods.
28	I doubt we have much open land left because of development. Put it along Hardin Valley or Campbell Station if you can find the land.
29	Open spaces should be used to protect environmentally sensitive areas. Recreation areas should be designated centrally to the development
32	Everywhere in the county that development is removing land.
35	In common areas
38	In the interior of the development
40	Within neighborhoods and along HV road.
41	Around schools would be ideal.

ResponseID Response

42	In areas where there is already too dense housing developments.
45	When the developer feels there is a need to enhance the development.
46	Environmentally sensitive areas
49	Entrance and away from housing.
50	Hardin Valley area. Sidewalks, Greenway connections within subdivisions, maintain greenspace.
51	Within walking distance to residential areas. Maybe even away from the schools to lessen traffic
55	At schools
57	Anywhere a property owner wants to put them.
58	somewhere reasonable and not just thrown anywhere
59	wherever that fits the specific property
63	In the center as a mutually shared use or a designated area on the periphery.
64	In commercial areas
65	In the vicinity of schools
66	Everywhere.
68	In the community
69	Centrally located with the neighborhood.
70	at least in the HP portion, any flood areas, over landfills, utility easements
71	Centrally to the development
72	Depends on the property, each development has unique characteristics
74	Anywhere
75	hard to say without looking at the layout. They should be close to the dwellings without interfering with them
80	Periphery of the development

ResponseID Response

81	Near schools
82	Easily accessible to all residents within the development - not stuck in a corner of un-developable land.
84	Near residences
85	In the development!
87	Depends on the site plan
90	Centrally within development areas according to natural, original topography
91	In accessible areas to allow for actual use.
92	Interior of development
97	Where it makes the most sense for the planned community based on the site.
99	In the development or near the development. Must have easy and safe access for community....sidewalks or greenways.
100	Parks
103	Minimum 100ft away from dwellings
104	along perimeter
105	Passive parks could be located wherever buildings are not possible and allow open spaces for relaxation.
106	They should be integrated into the development, not always in the exact same space. Each development site will present unique opportunities and the spaces should be integrated into these opportunities.
107	Centrally, to be accessible to the maximum amount of population. Strategically so as to lower the impact of climate change, protect from pollution, and save energy costs
109	Don't know
110	Away from homes and small side streets. Place them in more easy access area and parking areas. (Main thuraways.)
113	Along the borders of developments to help separate them

ResponseID Response

114	Anywhere possible
116	Within community areas, but to the outside areas
118	on unusable land
121	Where the land is least useable for economically successful development. Affordability is going to affect all new home price points even more in the future.
122	In close proximity to other residential areas
126	Within no less than 75' of residential property
128	Don't matter
130	Wherever desired by public
131	In every new development
132	No less than 5 acre lot
135	Rear areas of subdivision
138	It depends on the intended use.
139	As many places as possible. Hardin Valley is being over built.
140	Close enough to see what not hear
141	Spread throughout the zone and near the periphery to help shield surrounding land owners and neighborhoods
142	Depends. The key to the PR zone is its flexibility of design. Open space should have a function, but that function does not have to be recreation. There could be priorities, such as increased appetite for greater density, if the open space has a specific benefit to the community.
143	Throughout-best to have it integrated than a subsection.
144	On County-owned land where it can be maintained properly. HOA's are always cutting budgets and amenities don't get maintained.
146	In commonly used areas within the development
147	Depends on the development, topography, etc.

ResponseID Response

150	Throughout so they are easily accessible to all residents
151	providing a buffer between heavy traffic or commercial areas and residential spaces
152	Central, with high visibility and easy access
153	Outskirts
154	Interior to the development. Inside gated entrance.
155	Open space should be everywhere.
157	Near rivers and woodlands. Near neighborhoods.
158	In reclaimed property. In filled -in sink hole areas.
159	In the center, so most people have easy access to it.
160	central location
162	Spread throughout
163	Where they are easily accessible by walking
166	Outer edges
167	The area between sonic and walmart on chapman is ripe for development.
168	Centrally located so easily accessible to all residents, but enough separated from residential areas to avoid light and noise pollution
170	In single family neighborhoods
172	Within the planned development.
174	There could be greenways along perimeters, community gardens could be centrally located and there could be picket parks tucked into residential spaces.
176	In Hardin valley and please stop the housing developments.
178	Wherever they fit in logically in the master plan
180	Common area, centrally located, but not right in someone's back yard
184	In open areas or next to the existing neighborhoods

ResponseID Response

185	Somewhere else
186	Not close to residential areas
190	Center of developments
191	Near schools and congested areas.
194	Scattered through the area
195	In close proximity to residential communities, and other areas where it makes sense (l.e. like Concord park where they have areas for dog park/swimming, playgrounds, Fishing, recreational areas, etc.). We could even put a splash pad in somewhere.
198	Parks or close to residential properties
199	Throughout community
201	Oakridge- Harding Valley- farragut
202	None
203	Easily accessible areas
204	Unusable land
206	Central
207	Hardin Valley Road
208	In designated areas
210	Hardin Valley Road Solway Road
211	Na
213	On Hardin valley
214	Hardin Valley
217	Centrally
219	Along Hardin Valley Road or Hickory Creek Roads. Not near Schools
220	Centrally located

ResponseID Response

223	As buffer zones for screening developments from roads, etc....interspersed to make housing appear less dense.
224	Per developer discretion
225	Near the outer limits of the development to keep them from being construed as private if they are maintained by the county. Interior if they are indeed privately owned.
226	Gardens, fields, forests, farmland, wetlands should be located where practical based on existing site conditions. Greenways/Trails should be offer connection to existing sidewalks/trails. Public open space should be paired with neighborhood commercial to provide livable and walkable spaces for planned residential developments.
228	Adjacent to public roadways with roadside parking permitted.
229	centrally located within the development
230	Hardin Valley is in desperate need of parks and other recreational areas.
231	Along main roads to make them easily accessible
232	Between neighborhoods
233	This should be be established on a case by case basis.
235	Many of these areas should be built within the development tracts provided their are of significant size. For example, Ball Homes recently purchased 117 acres at the corner of Hardin Valley Road and Hickory Creek Road. Their development plan was for 265 houses with no green space or common areas. There is no reason space could not have been carved out for public use.
236	Close to neighborhoods
237	Across from HVA academy instead of more houses
239	Closer to businesses and interstates.
240	Anywhere
241	Easily accessible, connected to each other with trails, maybe a section of each development be set aside for these purposes and the planning of each subdivision include how to connect to the next one
243	PR shouldn't be in open spaces/rural areas
244	Nearby PR zones for communities to enjoy

ResponseID Response

245	In easily accessible areas of the community. Not hidden away like Melton hill park
247	Center or back of community.
250	Where they currently are. Stop over developing the area.
251	Centrally
252	Various
254	Within every development
255	In a location that makes sense for the neighborhood to utilize.
257	Unsure of this question
261	Within walking distance from houses
262	In areas accessible by the public
263	With knox county parks and rec
266	Each neighborhood should have dedicated greenspace.
267	A community garden, or playgrounds (with limited sports courts for basketball, tennis) should be in the interior for safety reasons.
270	Not sure
271	Integrated into residential
274	Everywhere. Tired of all the houses in HV
275	Along major roads with access by sidewalk.
277	
279	Probably toward the middle or back depending on what it is
280	Wherever possible when there is space
281	Are across from The Reserve apartment complex. And across Solway rd
282	Within .5 mi of housing development
284	Left up to developer based on topography and location of development.

ResponseID Response

285	At the beginning of the subdivision with turning lanes.
287	Throughout the zone
289	Depends on lay of the land, but preferable to enhance the landscape. Definitely not to remove trees or cut up acreage.
291	Back of planned neighborhood
293	Near residential development
295	depends on property but should always be easily accessible
297	central location or distributed in small pockets
300	periphery
303	As needed
304	fountain city
305	Within one mile
306	In the center of the development, as in a "commons" area, or peripheral when a central location would create too much separation of the residential or mixed use community.
307	Convenient to the entire community, vs restrictive/exclusive, so as to integrate activities. "Open spaces" should indeed be "open."
308	don't know
309	Centrally like pocket parks or as green space buffering between developed areas/roads.
310	Depends on the property, layout, topography, etc.
311	Outskirts or center
312	Outskirts or center
313	Spread out to not compact the use of said open spaces. Should not have 30 subdivisions in an area that is serviced by one open space etc.
317	Open space without traffic congestion

ResponseID Response

318	In the center so all buildings' residents could access them equally, but probably it would vary on a case-by-case basis
320	The entry to developments or in-between developments so the public can also use them. Easy access to roadway with a safe distance from the recreational area to the road. And should always include a turnoff lane.
321	Centrally and along transportation corridors.
322	Near larger developments with good and safe road to the open spaces.
323	Ideally these amenities would be located in a central location so that it is equitably accessible to everyone in the PR zone.
324	Marretta church & HV... and also East of 140
325	Every site is different , should not require a design standard
326	near homes
327	Centrally
328	within walking distance (1 mile) of congested areas... accessible by sidewalks.
329	In places that are safely and easily accessed, preferably through walking. For all residents.
330	Along creeks and in forests
331	Outside neighborhoods
333	A certain % of the development needs to have open spaces. I also think, that a certain amount of mature trees should be left or replanted. The current state of cutting down all the vegetation, regrade every and then build the houses just removes not only living space for wildlife, it also removes recreational spaces in the neighborhoods
335	Hardin Valley, near Campbell station road or along Solway road
336	They should be located in areas that are accessible to all residents.
337	green space every other block [savannah] & around commercial space if approved
338	Ideally neighborhoods of a certain size would have safe, walkable access to at least one green/recreational space.

ResponseID Response

339	Where they are less intrusive to neighbors. Where noise and safety can easily be managed.
341	Near subdivisions
342	Trails throughout
345	so they're easily accessible to a majority of the residents. The purpose is to build opportunities for community interaction as well as mental and physical health.
346	Outskirt parcels
348	In subdivisions
354	Centrally or peripherally depending on the development
355	Open spaces and recreational areas should be located by the developer and/or builder and engineering. Sites vary by means of topography, rock onsite, wetlands, size, access, parcel configuration, etc., so it would be problematic to try and include a predetermined open space/recreational use location.
356	open spaces / recreational uses should be located on the outskirts of the housing / residential areas or centered within the residential area
359	They should not be required, but when included in the design, where it makes the most sense based on topography and the development design
360	Every development is different. No possible way to establish location on a blanket scale.
361	at locations available to both residents and public use
362	developer option
363	Designated lot.
364	Where appropriate, but they should be located on decent land, not just leftover unusable lots. They should be large enough to actually be usable, like a decent sized dog park or playground.
366	PR zones should be planned in a fashion to make these uses part of the community.
367	It depends on the use, intensity of development and natural features but they should be located to preserve hillsides, forests, wetlands, creeks etc and to provide more spacing from adjacent lesser developed uses.

ResponseID Response

368 Where it makes sense in the initial plan. This question and the next one makes no sense to me.

369 Adjacent to but not part of planned residential development.

370 Planned subdivisions

371 Anywhere where massive sardine can housing developments and/or commercial enterprise would be built.

372 Close. Within walking distance. Potentially non-build able areas, flood planes...

373 Nearby where ever large residential developments are being planned

9. Where should open spaces / recreational uses NOT be located?



ResponseID Response

24	Next to busy interchanges or busy roads
25	Next to drainage ponds or other low value land within a zoned area. These features should encourage use within a neighborhood.
27	Unfortunately, there aren't many options left. So I'd say wherever possible. But ideally, not near busy roads/right up against a busy road.
29	Detention/retention basins should not be designated as either open space or recreation area.
32	In wetlands and other protected areas.
35	Next to busy roads
38	Near heavily trafficked areas
40	All are welcome
41	In the middle of a residential neighborhood or a commercial/industrial area.
42	No opinion
45	?
49	Near homes.
50	In light industrial areas.

ResponseID Response

51	Next to the schools. Or on roads that are narrow
55	On farm land, forests, open land
57	Wherever the property owner doesn't want them.
58	dumb places with no forethought
59	no restrictions...please
63	Anywhere that negatively impacts residences.
64	In residential neighborhoods
65	No opinion
67	Close to other homes outside the planned development
68	No where. They belong everywhere
69	At the entrance.
70	prime developable land wetlands
71	At entrances and close to adjoining developments
72	Depends on the property, each development has unique characteristics
81	Heavy traffic areas
85	Outside the development!
91	Should not be located in areas that don't allow access.
92	No limit
97	Forced locations, where it doesn't blend with the planned community
99	In drainage areas.
103	Within 100ft of dwellings, roadways, commercial buildings etc.
104	interior
105	Traffic and parking needs should be considered.

ResponseID Response

106	NOT IN RETENTION PONDS OR RUN-OFF AREAS. Developers are starting to call retention ponds their "open spaces." At the same time they are removing sidewalks, denuding sites, and cramming too many structures into sites. Developments are also using very cookie-cutter patterns that diminish the establishment of unique character and benefits for new residents and existing residents.
107	Far away from people?
114	Directly in backyard
116	In heavy traveled areas
119	Depends
122	In rural areas that are too far from residential areas
126	Nearer than 75' of residential property, and hours Of use should be restricted to stop at dusk
128	Na
130	It would be beneficial to permit open spaces and recreation uses in all zones and locations
131	T here should be more open spaces than houses.
132	Small lots and in the middle of crowded housing area
135	Front nor near entrance
138	Again depends on the particular use. Things that have potential to be noisy (i.e. playground) should not be located near adjacent properties.
140	By traffic areas
142	It's disingenuous to label detention ponds and basins open space. They should be excluded.
143	Against the road
144	Inside residential subdivisions. Again, they won't be maintained.
146	Next to residential homes
147	Depends on the development, topography, etc.

ResponseID Response

150	Unsure
152	on edges
153	Interior
154	On fringe of development accessible to non-residents.
155	Sports Fields & Courts should be far enough from residences as to not disturb sleep or cause light pollution.
157	Don't cut down all the trees to create open spaces.
158	Near heavy-traffic roads.
159	At the entrance areas or isolated in a corner somewhere.
160	large enough area to not disrupt private property
162	on the main highway
163	On contaminated landfill, where noise and parking for sports fields intrude on neighbors.
166	Center
167	The area of chapman between Smokey Mountain market and Shoneys has nearby parks, open feilds, et cetera.
168	Open spaces could be located anywhere. Recreational uses that might cause light or noise pollution should be far enough removed from residential areas to avoid being a nuisance.
170	In inner city downtown areas, this causes in wanted and undesireBle people and activity
172	Not along major corridors
176	Should not be near the school
178	Wherever they don't fit in
180	At entrance, or too close to the entrance
185	In the same
186	Near homes

ResponseID Response

190	Near main entrance
194	Near busy road
195	Undesirable areas. Plain and simple. We have youth soccer fields sandwiches between a power sub station with Electrical wires everywhere (eyesore) and a highway, and a busy Hardin valley road. Please tell me how that communicates our youth are a priority? We are giving our kids of the community the crappy land, which is also not safe. I have a two year old and I cannot take her to the soccer fields and let her just have fun. I have to watch her like a hawk because cars are flying down the poorly lit roads right next to the fields. We need to make the youth of our community a priority - this is extremely important. Please do not half ass these things - it just makes everyone look bad.
198	Close to roads and to commercial centers
199	No opinion
203	High traffic zones
204	N/A
206	Entrance
208	In non designated areas
210	Near the main Pelissippi intersection
211	Na
212	In already high traffic areas
213	Near school
217	Where there is already abundant access
219	Near schools or shopping centers
222	On main streets
223	Don't know
225	Next to heavily traveled roadways for child safety and to reduce noise pollution from the road thus keeping the open space and or recreational use areas as natural feeling as possible.
226	Open spaces should not be located behind fenced areas.

ResponseID Response

228	NOT is areas unsuitable for year round use or otherwise limited by standing water. Acreage located under a lake, pond, river or stream (at any time during normal weather) should not be credited toward open space or total development requirements.
229	on exterior boundary lines
231	Adjacent to schools because of issues with traffic
232	In heavily commerical areas
233	This should be determined through dialogue for reasons between the planning staff, the developer and the land planner.
237	Near Pellissippi
239	Current open fields. We are losing our open fields so those should be preserved.
241	On Hardin Valley Rd
243	N/a
244	Near busy intersections
245	There should be no limits
247	Rec spaces (pools, playgrounds) should not be in the front/entrance of community.
249	Adjacent to neighborhoods that have open spaces because it creates confusion and people trespassing. Near schools because it creates too much opportunity for our children to be unsafe
250	Open spaces should NOT be located on zoning plans to pave them over. Leave them as they are.
251	No opinion
252	Not sure
254	In busy shopping areas
256	Farmlands

ResponseID Response

257	Next to major highway
261	In the middle of commercial areas
266	?
267	Where the slope is minimal enough to be suited for housing.
271	Na
274	N/A
275	Industrial zones, or heavy commercial.
279	No opinion
281	Solway road
282	Commercial zoned areas
284	It would be very site specific.
287	Near main highways
289	Along roadway.
291	Not sure
293	No opinion
295	next to major roads unless cordoned off by fence and or landscaping depending on location
297	at the entrance, in/beside road (unless in the median that is as wide as the travel lanes), in an otherwise unusable area (steep slope, etc)
304	west knoxville
305	In an inaccessible, non-walkable area
306	In areas that would create too much separation or division of the core community.
308	next to homes if lighting, noise etc. would be a problem
309	Open spaces should be in many areas as it creates continuity within development

ResponseID Response

310	Depends on the property, layout, topography, etc.
311	Between houses
312	Between houses
313	Within the boundary's of a subdivision
317	Major thoroughfare areas, unless traffic lights are installed
318	Not sure
320	Within a development. Immediately adjacent a road, without a proper safety setback. In an area that already has a lot of recreational areas.
322	Commercial zone
323	I would really object to bulldozing into hillsides to make spaces for these items. Additionally, any amenity that involves damaging hilltops should be prevented.
324	In busy traffic areas
325	No design standard
326	near business districts
327	The more the better
329	Dangerous, high traffic areas
331	Within neighborhoods
333	Not in the front of neighborhoods. They need to be moved to the quiet areas. Nobody wants a family Picknick right next to Hardin valley road.
335	Not in Karns, keep them in Hardin Valley that are easily accessible from neighborhoods, preferably by greenways as well as roads
336	They should not be in places that are barriers to use.
338	Busy commercial areas aren't safe or practical for large open spaces, but having sidewalk or greenway access between commercial areas, recreational areas, schools, and neighborhoods would suggest actual thought and planning went into it rather than just carving out a chunk of land for a specific purpose.

ResponseID Response

339	Senior developments, quiet dead-end streets.
341	Close to the main roads
342	Around schools
345	detention ponds should not count as open space because they are fenced.
346	Wooded areas, trails or gardens could separate residential properties and recreational properties with a minimum distance requirement.
355	Sites vary by means of topography, rock onsite, wetlands, size, access, parcel configuration, etc., so it would be problematic to try and include a predetermined open space/recreational use location.
359	They should not be required, but it varies based on topography and the development design
360	Every development is different. No possible way to establish location on a blanket scale.
361	Interior fenced courtyards
362	developer option
363	Within 50 ' of residential unit.
364	Detention and retention ponds
367	Again it depends on the use. Passive open spaces are good neighbors but ball fields and more, noisy activities should be located away from residential development.
368	Nowhere.
369	As part of the planned residential development
370	Not sure
371	Where utility, gas, power lines would present a danger.
372	Close to main thoroughfares or other public areas.
373	In hazardous areas

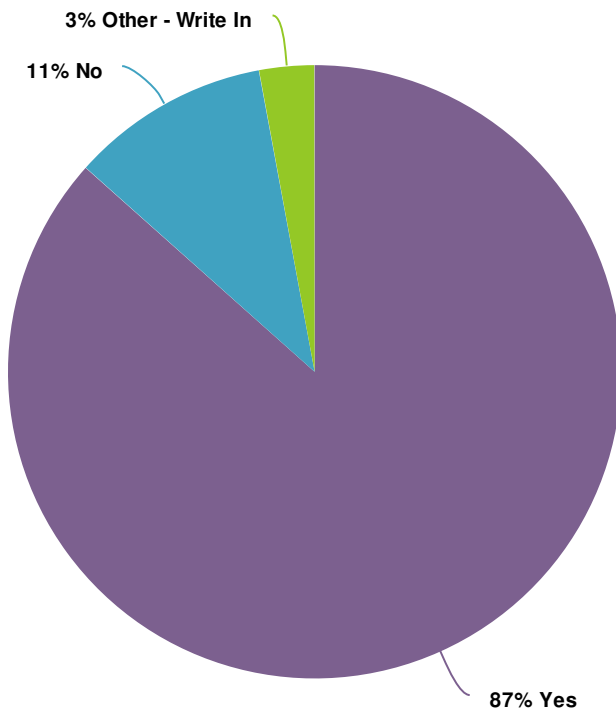
10. [OLD VERSION] Should amenities be identified during the review process or should the developer be allowed to further define the amenities to be provided with the neighborhood?

No data: No responses found for this question.

ResponseID

Response

11. Should open space/recreational uses be required to be identified during the approval process?

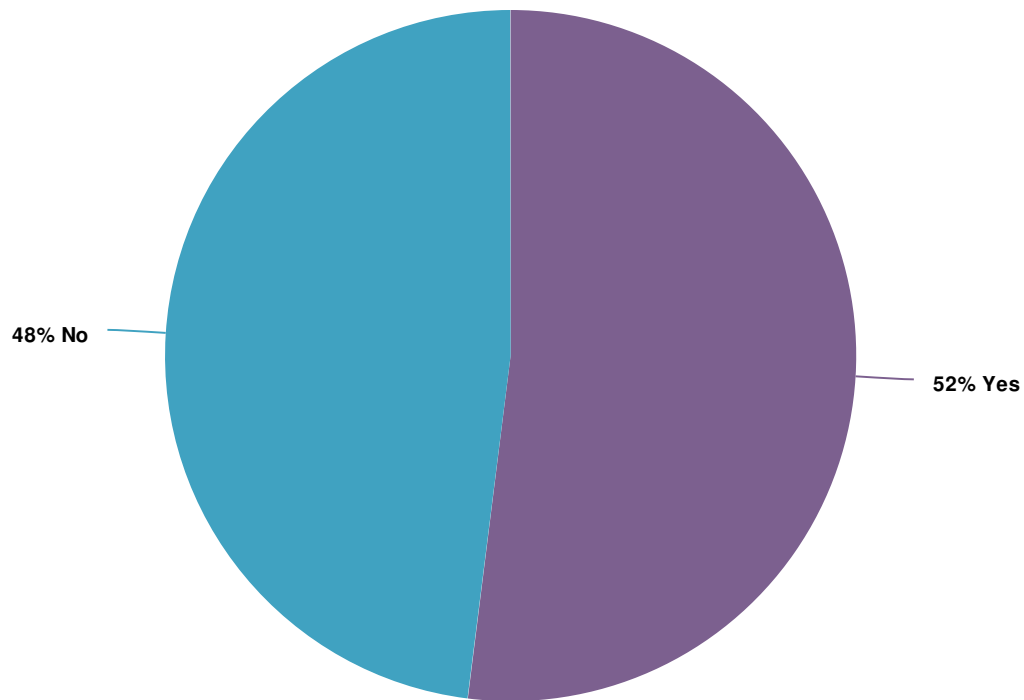




Value	Percent	Responses
Yes	86.5%	296
No	10.5%	36
Other - Write In	2.9%	10

Totals: 342

Other - Write In	Count
Absolutely	1
As long as it is a requirement that developer is held accountable for could be later	1
During the Use on Review--NOT rezoning	1
Only in limiting them to be shown in some specific area.	1
These uses should be designated in advance and zoned as such. Nothing to approve.	1
Yes and the developer must be held to his promise to provide these uses.	1
Yes but not carved in stone.	1
when voluntarily included in the design, they should be included in the concept plan	1
Totals	8

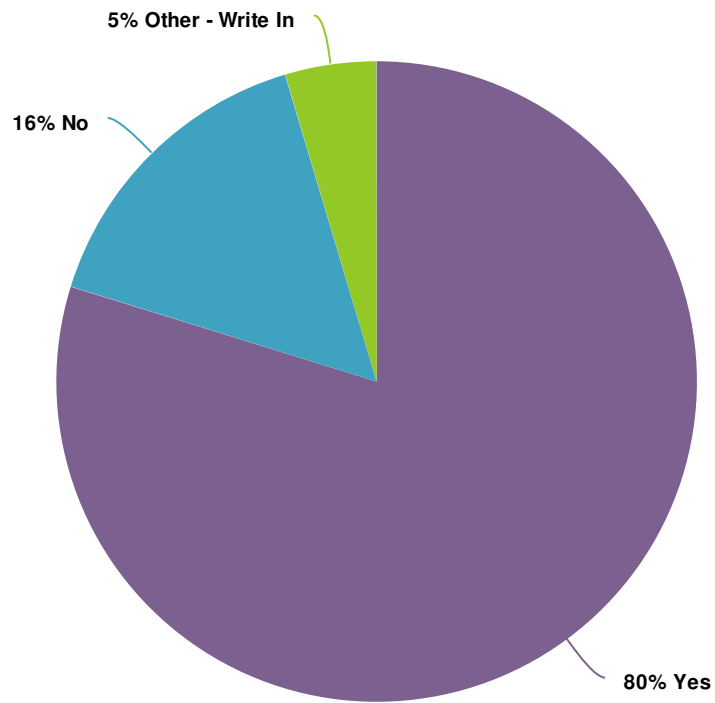
12. A periphery boundary setback of 35 feet to 15 feet is required in the PR zone district. Should accessory structures (e.g. sheds, in-ground pools, detached garages, etc...) be permitted in the peripheral setback?



Value		Percent	Responses
Yes		52.0%	173
No		48.0%	160

Totals: 333

13. If yes, should this be limited to certain types of structures or reduced height?

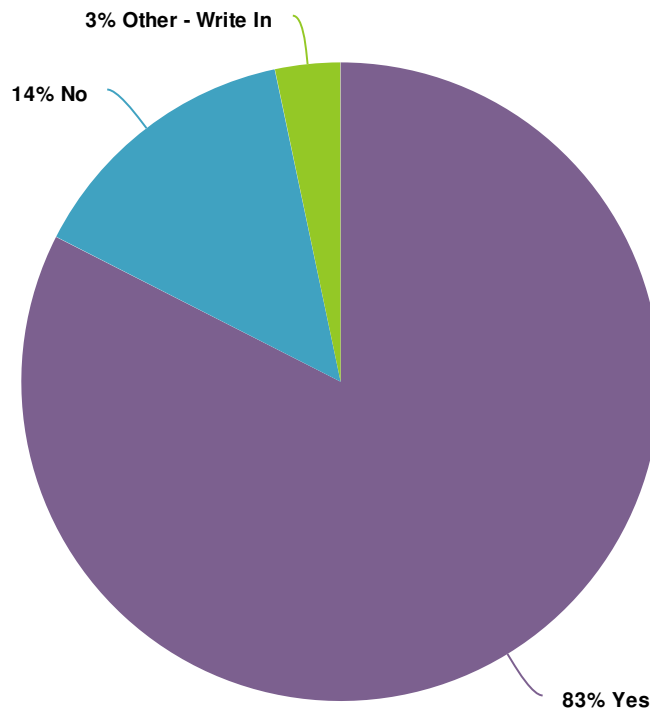


Value	Percent	Responses
Yes	79.8%	138
No	15.6%	27
Other - Write In	4.6%	8

Totals: 173

Other - Write In	Count
Again, I feel this is best dealt with on a case by case basis. It will be best visited at the time of Use-on-Review interactions.	1
I think 35' would be appropriate.	1
No opinion	1
No pools, & still minimum of 15" from property lines on front & sides.	1
specify structures. also, allow use to occupy only 1/2 of required setback.	1
will vary depending on amount of space available	1
yes and a minimum never intruded setback should be established	1
yes, depending on adjacent zoning.	1
Totals	8

14. At the time of application for a rezoning to a PR (Planned Residential) zone district should a concept plan be required to be submitted?



Value	Percent	Responses
Yes	82.5%	279
No	14.2%	48
Other - Write In	3.3%	11

Totals: 338

Other - Write In	Count
Absolutely. And agreements reached with neighbors should be ATTACHED to the property so that developers cannot make promises that are then not enforceable when the developer(s) gets approval and then sells or otherwise leaves the property.	1
I don't think that would be fair to the developer since density max is established at time of PR request.	1
No, it takes time and money to discover feasibility. Land owners are increasingly wanting shorter terms, and municipalities are creating more barriers or steps that create longer development lead times.	1
Preliminary concept/usage plan	1
Traffic needs to be considered, can the community handle another sub division, example, East Emory road halls/Gibbs area is ridiculous and unsafe	1
Yes and if the concept plan is not followed and completed the zoning should return to the previous. zone.	1
Yes. Along with a plan for handling traffic that will be generated by the concept.	1
just depends	1
not at the actual application, but before any presentation or staff review	1
probably?	1
Totals	10

15. Other comments?



ResponseID Response

22 The zoning in my opinion is a separate issue than concept plan. We should have specific requirements for the PR zone that are clear to the developers so that at time the concept plan is submitted it is not arbitrary.

25 Most developers are requesting high density zoning to maximize their profit. Further the commission has approved many apartments in west knox county that are below capacity. We should limit high density construction when no need exists. If the community has spoken out against we zoning and the county commission agrees, then developers should not be allowed to continuously petition to get their way.

28 Please please stop approving any and all developments. Our schools and roads can't take it anymore. Campbell Station has turned into one big pothole. Traffic anywhere in Hardin Valley is awful during busy times.

29 Preferably developments that request consideration under the PR district, the concept plan should be developed by a certified LA.

30 In Hardin Valley, many of the roads are two lane high traffic roads. We should require builders to increase the set back off the road on these high traffic lanes in order to give the county room to widen these roads and possibly make a sidewalk. Examples of problem areas - Hayden Hill on Solway and the new subdivision on Campbell Station. The way these subdivision were developed make it harder to widen the road which may or will become necessary. To widen the road you have to take their backyard or the property across the street. A little foresight into to possible road expansion would help a lot. Potentially someone could drive their car into one of the new houses on Campbell Station.

ResponseID Response

37	We have just moved to Knoxville (Hardin Valley) from a suburb in Los Angeles, CA. We came here because it is open, green, and more space between houses. Please do not overcrowd the area. It is so important to not cramp the neighborhood. Keep more open space. Keep the forests. Please do not allow developers to completely change the feel of the area. It effects everything: traffic, schools, infrastructure, way of life, open space, nature, etc.
41	Certain parties have been attempting to manipulate current zoning in the county. Therefore, all filings should be as forthcoming and accurately describe intended uses
45	Thanks for taking time to get feedback
49	Sidewalks should not be required along roads unless road has more than 50 lots on it. In other words on main corridors in large subdivisions.
51	Add sidewalks. Also developers would be taxed to support road construction that touches said development. They should be helping fund the widening and strengthening our roads
55	Took much land had already been produced with sub divisions ALL over Hardin Valley, there want be any land left for wildlife. Very Much over crowded now. No more building sub divisions over crowded schools already, where are you going to put all the kids in schools.
57	Take government control out of the development of private land. Limitations put on property owners are not fair. Let people build what they want, where the want.
59	consider increasing side setbacks and depending on design speed or volume of traffic increase front setbacks
65	Developers in Knoxville County should be responsible for setting aside a certain amount of green space in the development. Developers should be responsible for certain financial assessments for their developments which would be used to fund new schools needed as a result of growth
71	N/A
72	Questions 13 - It appears that would be a conditional rezoning.
82	Currently, planned development is being used to by-pass lot size requirements. Developers have not created developments in the spirit of the ordinance which is to encourage more imaginative solutions. Knox County has more than its share of blah sub-divisions.
85	I do not trust Knox Planning to administer this new ordinance successfully.

ResponseID Response

97	rezoning should never be tied to a plan. Zoning an ordinance change; Plans are approved to meet the requirements of the zone. It does not make sense to require the money and time to develop a plan prior to the property being zoned for the use.
99	I would like to see sidewalks installed by the developer on the outside perimeter of all developments. This would take a huge burden off of the county. Also, have the developers make the neighborhoods unique. I'm tired of seeing the same sterile developments all over Knox county. Smithbuilt, Ball Homes, and DR Horton homes have destroyed our natural landscape. Make sure developers incorporate natural features. We live in a beautiful part of the country, but you would never know because we let developers destroy our hills and ridges. You can tell the developers NO sometimes. Have a great day!
106	There should also be an entity REQUIRED to ensure that plans that are approved in the PR are carried out as promised.
107	We *have* to have more accessible community spaces, especially in urban and commercial areas. These should be required to be identified and planned for from the beginning of any new commercial or residential development
110	If someone on your street has a 6ft fence in their front yard, because of a pool. I believe I have the right as well, if I leave open fencing and not block line of traffic. If I have a natural garden in designated flower beds and keep grass at a maximum of 5 inches it should be fine. (I enjoy my wildlife habitat.) Not everyone likes boxed bushes and 1/2 lawns!
116	More information to the community when someone new comes in and tries to change things that have been in place for a long time. Information needs to come from you all, not just someone using your logo.
130	There is no need for additional requirements or restrictions to be added to the PR zone
131	Hardin Valley is being over developed. Agricultural zones and rural sector plan should not be rezoned to planned residential.
139	Too many sub divisions are removing all of the trees. Soon the entire look and feel of Hardin Valley will be lost.
140	None
141	For large developments, over 1.5 du per acre or over a certain number of households there should be a traffic study on surrounding roads

ResponseID Response

142	Concept plans should not be required at the time of rezoning. Most developers do not know exactly what they can do until they know what density will be approved and they do not want to incur the expense of the required due diligence required to create a concept plan until the zoning is set. Many properties have been zoned to PR for the benefit of the owner to make the property more marketable. Plus deals die and plans change so as long as the PR zone and approved density is consistent with the Sector and Growth Policy Plan then it would be up to the developer to apply the standards, as amended, to come up with the best plan for the property at the approved density.
143	Seems this can replicate some successful neighborhoods-e.g., the way Noris was designed-to have integrated green space which cools the community (proven lower cooling bills/energy costs, climate change benefits) And gives a better quality of life (proven higher standard of life when connected to green space and wilderness)
144	Stop with the non-stop additional requirements, regulations and red tape. Find something productive to do to promote jobs, improve infrastructure instead of putting more burdens on developers that get passed along to consumers.
146	Planned residential could be a creative use of space for communities if done well. It's good to revisit this zoning and consider options for revision
147	There should definitely be at least a general concept plan submitted before the rezoning takes place.
153	Adhere to the plan. Don't sell out the residents after the fact as was done with the recent development on the South Waterfront.
154	Accessory structures should be limited to back yards only.
155	There should be a PR zone that allows for small developments.
160	It is wrong to rezone property in such a way that current property owners are affected. Don't take ones property for sidewalks, don't add an area that encourages noise where it is currently quiet, Allow current owners to be grandfathered to previous standards.
162	A diversity of building plans and materials would certainly make these PR areas more attractive. And not bulldozing all the trees would be a wonderful NEW concept.
166	Require Environmental Impact Statements, clearance of plans/proposals through Fire, Transportation, Utilities, Parks & Recreation and Archaeological departments.

ResponseID Response

167	good luck < 3
176	There is not a sufficient road infrastructures in place to accommodate the residential housing.
186	No
191	We have GOT to get a handle on the development of the valley! Our schools are suffering greatly from overcrowding. Our roads are also burdened with too many cars on narrow roads. No more apartments! No more housing developments until a new school is built to relieve crowding and until new improvements are made to roadways.
195	Please see my comments about our youth. It is so embarrassing the Hardin Valley is the fastest, if not close to fastest area in the Knoxville area with more kids coming in as compared to any other area, yet, we are stuck with having to drive to another community (Farragut) for our kids to enjoy things that should here. By the way, Farragut is a community with a much older average age....why continue to develop all the kid friendly things out there? It needs to be in Hardin Valley.
202	None
204	None
210	A splash pad and playground area would be very beneficial to this area because it is growing so quickly.
214	We'd really love to have a sizeable park/play area in Hardin Valley. Thank you!
219	All housing developments should require sidewalks with ADA specifications. Plus money for road widening and improvement
226	PR zones offer the possibility of creating neighborhood centers with amenities that add to the value of the development. Emphasizing the flexibility of the development standards is important (allowing on-street parking and not requiring driveways/designated spaces), but PR should have high requirements for % of open space/commercial space/community space as a trade-off for cost reductions. Planned Residential should also allow for online/virtual business to be conducted to account for the shift in workplace expectations.

ResponseID Response

233	It is my position that the intent of Planned Residential Developments is to be open to a broad avenue of development options. Let the options be broad so that best development can happen on a case by case basis through interaction of the planning staff, the developer and the developer's land planner. I feel that rezoning options being limited to Low Density, Medium Density and High Density at the time of rezoning is sufficient.
239	I'm shocked that the impact of bringing in more homes isn't considered as to what will become of the roads, drainage system, and schools. And some of the these eyesore cookie cutter homes are very dangerous to pull out of.
241	None
243	The crackerjack neighborhoods with practically touching houses are garbage. Quit letting crappy developers do whatever maximizes their personal interest at the expense of the public interest.
245	Unchecked development with no pre planned green spaces/ amenities will only cause trouble in the long run.
247	N/a
250	PR zoning should be more restrictive. Just ten years ago, the maximum dwellings per unit was far lower than what it is now. Stop allowing medium and high density developments.
251	None
254	When a new neighborhood goes in, planning needs to be done to roads & infrastructure going between the new development and schools, highways, and commercial areas. Schools don't run busses within a mile of elementary schools and 1.5 miles of MS/HS, but many schools don't have sidewalks beyond their actual property, which increases vehicular traffic immensely.
255	Please stop "rubber stamp" approving lands for development. Our communities need green space, playgrounds, and recreational facilities. If we continue building massive neighborhoods, there will be no land left for these places to make our communities better.
256	Residential is residential leave it alone.
261	PR zones should have sidewalks within them and to/from roads, and sidewalks should connect to other neighborhoods, schools within 1.5 miles, and recreational areas.

ResponseID Response

262	I'm tired of developers building huge subdivisions with wide streets opening off narrow county road with deep ditches on each side. There needs to be some sort of responsibility placed on the developer in planning. The current system creates repeated, ongoing problems
263	Honestly, NO MORE SUBDIVISIONS!!!! HARDIN VALLEY IS MASSIVELY OVER CROWDED!!!! These subdivisions all acre and half of land per house and squeezed in right next to one another. I am happy hardin valley is getting business and some neighborhoods but now we have so many that it is taking away some of what made it special in the first place, farm land and it not being so citifide.
266	Please stop building neighborhoods in Hardin Valley. We are losing all of our farmland and wildlife habitat.
267	Knox County has enough high-end housing, both single-family & apartments. The need is for affordable housing in both those categories and multi-family should be planned for accessibility. Duplexes, tri-plexes, and 4-plexes would also be helpful.
271	Na
274	No more houses
280	Every rezoning request should be considered as part of the whole. It seems that requests are just approved as they come in and the long term future of the valley is not considered. Multiple subdivisions are approved before you say "hey the infrastructure will not support this". Be proactive and thoughtful in the planning.
282	Please slow the housing developments in Hardin Valley due to lack of infrastructure and flowing traffic and overpopulated school system
284	NA
285	developers should pay for road widening or new additional roads to minimize the new traffic impact. Land owned by developer should include landscaped entrance ways to the subdivision at least 50 ft off the main road.
289	Developers of planned residential areas should be financially responsible for improvement of infrastructure required to add per number of housing units. This should include road improvements required for safety and increased use, water, sewer, and drainage, power lines, as well as money to school districts for increased capacity which will be required due to increased population resulting in residential area. This is done in FL and other states.
291	No

ResponseID Response

293	No other comments
295	need to illustrate different zoning requirement examples to make it easier to compare with applications.
304	respect current and historical neighborhoods. we don't need anymore beer gardens and breweries
307	Agreements reached with neighbors should be ATTACHED to the property so that developer(s) cannot make promises or agreements that are then not enforceable when the developer(s) gets approval and then sells or otherwise transfers the property to another party.
318	It wouldn't be Planned Residential without a PLAN. The earlier there's a plan for the group to look at and approve, the better. Thank you!
320	Planned residential is very important and must be planned well. Other considerations should include number of residents of school age within a community (how will it impact our schools that are already overcrowded)? And are the roads near this spot already overload (like how Concord Park is a traffic nightmare and so many accidents happen there)? Roadway considerations and occupancy levels MUST be incorporated into the planning financially. I can't begin to understand why so many developments (commercial and residential) are built on Northshore without turnoffs or even a shoulder. Seems to me developer permitting fees should include considerations for future roadway development (ie, expansions, shoulders, turnoffs lanes). That section by Concord Park has way too may accidents and is an example of poor planning.
321	Bond improvements to ensure implementation.
323	I appreciated the spirit to allow flexibility in the planning process; however, I don't think that it should be a blank slate for allowing anything goes.
324	Stop the over build !
325	Na
326	limit houses per acre
329	Please make efforts to ensure that schools, roads, hospitals, etc. can accommodate increased housing allowed in a community.
333	Again, stop developers from cutting down all the trees and regrading. Nature needs to be more integrated to the subdivision. This would help with storm water and erosion
336	Thank you for allowing input on this important topic.

ResponseID Response

338	Before ANY new developments are done on or near Campbell Station Road or Hardin Valley Road (or any roads that connect to those roads), they need to be majorly improved. Campbell Station Road is literally crumbling and needs shoulders for safety! Hardin Valley Rd is dangerously crowded multiple times throughout the day and is a major concern for locals. Widening it to 5 lanes through the entire school zone would help a lot (along with having true on ramps to Pellissippi Parkway, which is finally in the works).
341	Contractor's need to pay for impact fees to support fire and police coverage as well as road improvements
342	No
345	Why is PR so heavily used? Is it that the densities are higher? Flexibility in setbacks? It seems PR is taking the place of other sf residential zones. Why should PR be allowed? If it's environmental constraint then we should have an idea of what that means.
346	Outside City limits should have relaxed PR restrictions
353	The Ordinance must make clear what is required with the words shall or must. The current ordinance is poorly drafted.
359	regarding item #11: sheds not on foundations should be allowed in the periphery set back
360	The PR zoning seems to be working pretty well as is, not sure what, if anything, needs to be changed.
364	Current SC (Shopping Center) zone is WAY to intense for a PR zone. Definitely believe CN or CR would be better.
366	The current enforcement of the PR zone provides increased density and no community uses. The usual development in PR zone cuts all the trees, crowds the houses as close as allowed by subdivision regulations, ignores all the hillside issues addressed in the Hillside Protection Plan and has no design that would make the area a neighborhood. Nowhere is enforcement of "recognize[d] principles of good civic design, land use planning and landscape architecture." Without specific requirements for such design the PR zone has become nothing more than a way to increase density without any planning requirements.

ResponseID Response

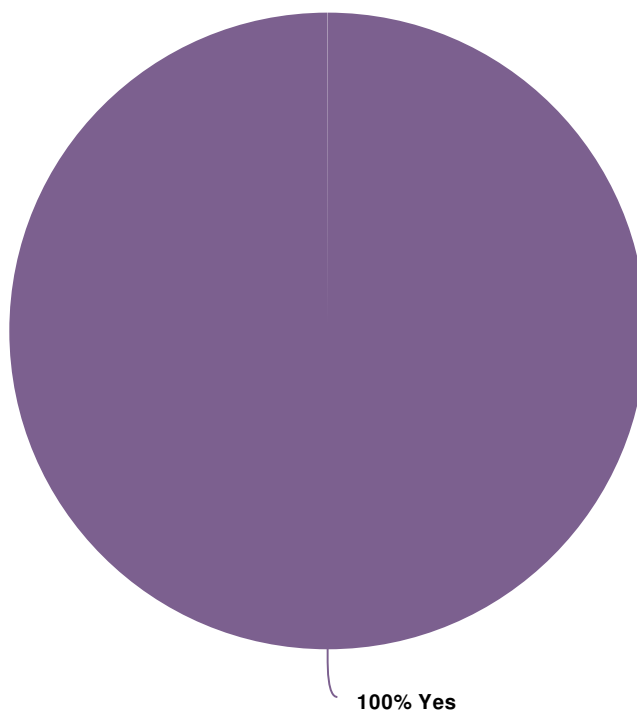
367	<p>Yes. Planned residential development is a failure. It is currently an exercise solely to provide more intensity of development, units and/or height. The conditions that sound so nice in the first paragraph of the Planned Residential zone are not given serious consideration or discussion. The resulting developments are frequently incompatible with adjacent uses or housing. We see neither innovative development, preservation of trees nor natural areas. We need to preserve mature trees rather than promote landscaping, and we need attractive landscaping with design standards rather than rows of cheap shrubs. As an example of recent planned residential development, look at the Westland Oaks subdivision on Westland Drive, ironically named since few trees remain after the clear cutting of a large, mature wooded area. Some trees remain because of the creek buffer requirements. Compare the towering apartments on Emory Church Road with the three story apartments under construction on Westland Drive at Ebenezer Road. The Tennessee Scenic Highway Act limited the height of latter apartments that fit better with the land. The planned residential zone, as currently interpreted and implemented by MPC, is a gift to developers who clear all the trees, develop intensely and build cookie cutter houses or units. Better development results from of the quality of the developer not MPC or the planned residential zone requirements. MPC should expand the requirements of the Planned Residential Zone to achieve the aspirations of the first paragraphs in the zone. Otherwise, I suggest that the zone be deleted.</p>
368	<p>The planned RESIDENTIAL zone has been abused over and over again as a way for 100% commercial entities to force their way into a mostly single family/ agricultural area. Just as on the Wise Springs Road fiasco recently. A complete plan for the entire acreage should be a MUST before consideration and the proportions of mixed use adhered to. Granting a single entity to inhabit a so called Planned Residential Zone and 100% of the property is blatantly corrupt. The planning commissioners that voted to allow the wise Springs Acadia project should be ashamed of themselves. And by the way, only advertising within 200 feet of ANY proposed zoning or other issue that affects property owner nearby is not right. All owners within at least a few hundred yards of such a change should be notified.</p>
369	<p>Planned residential as it currently exists is a farce. Entirely too much double talk and loop holes. Basically it is meaningless. Anything can be approved.</p>
370	<p>Subdivisions should be no more than 2 houses per acre and should be required to have more than 3 house plans</p>

ResponseID Response

371

Governor John Sevier Highway protection should be upgraded to "historic" from present "scenic" designation. Provisions of South Sector Plan and zoning restrictions should be enforced. They currently are not. Governor John Sevier home should be protected by a 5 mile buffer zone in all directions, within which NO further development is allowed. A moratorium on further development in the South Sector should be implemented to give proper time to evaluate the impact of the huge number of homes that have been and currently are being built.

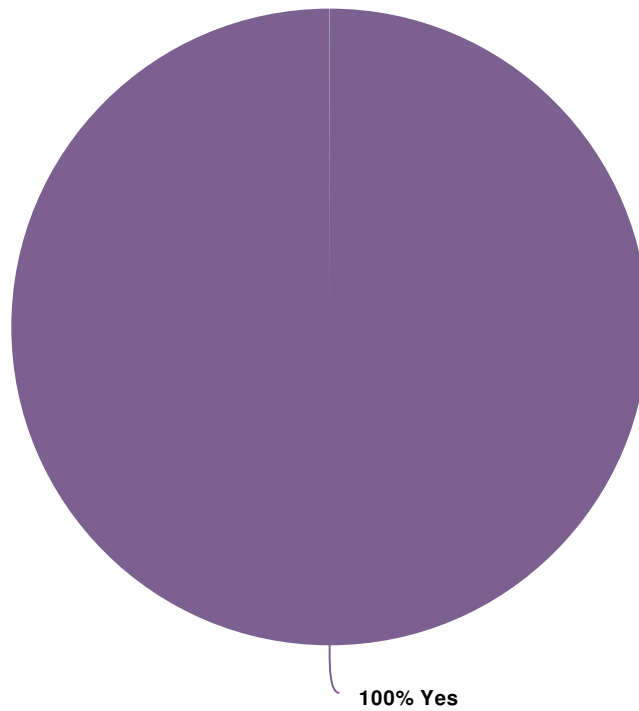
16. Are you familiar with the PR (Planned Residential) Zoning District in the Knox County Zoning Ordinance?



Value	Percent	Responses
Yes	100.0%	5

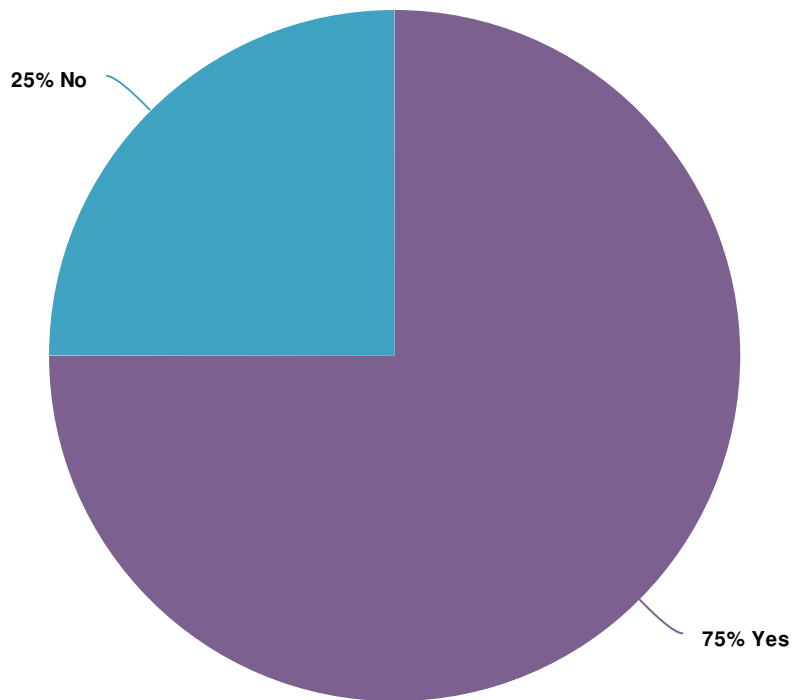
Totals: 5

17. Should there be specific landscaping requirements in the PR zone?



Value	Percent	Responses
Yes	100.0%	4
		Totals: 4

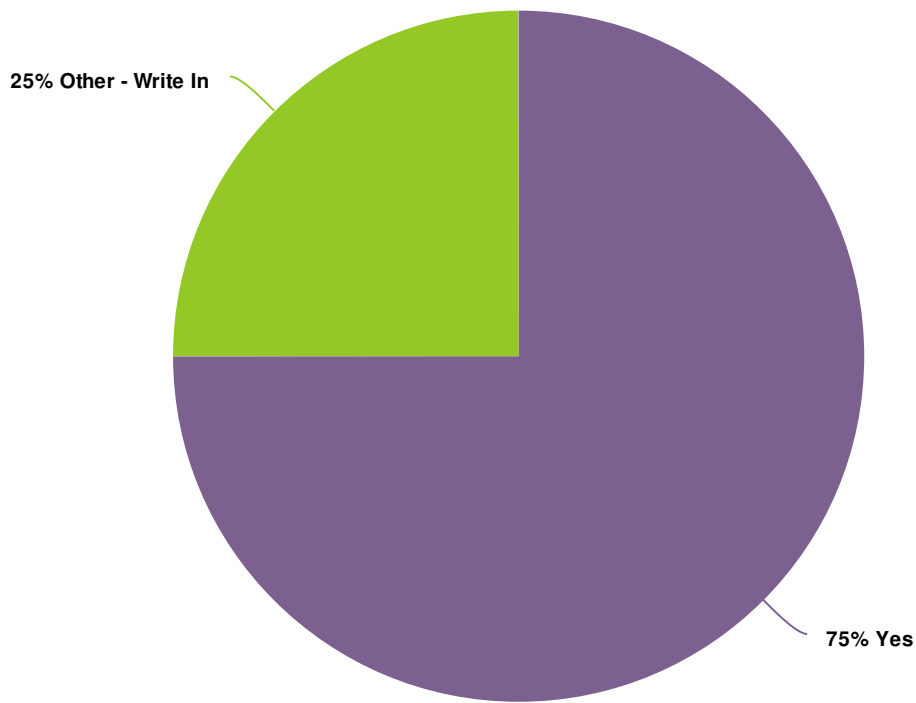
18. Should there be different PR zones that would allow different uses (e.g., PR-1 for single-family houses, PR-2 for multi-family apartments, townhomes, etc., and PR-3 for mixed-use developments)?



Value	Percent	Responses
Yes	75.0%	3
No	25.0%	1

Totals: 4

19. Should developments in the PR zone require a minimum development area? (e.g. 5 acres or more)

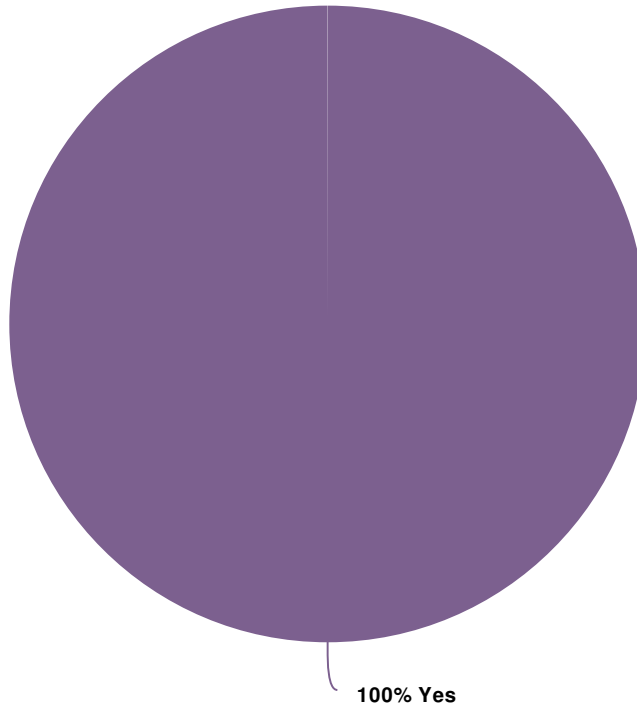


Value	Percent	Responses
Yes	75.0%	3
Other - Write In	25.0%	1

Totals: 4

Other - Write In	Count
Depends on the area	1
Totals	1

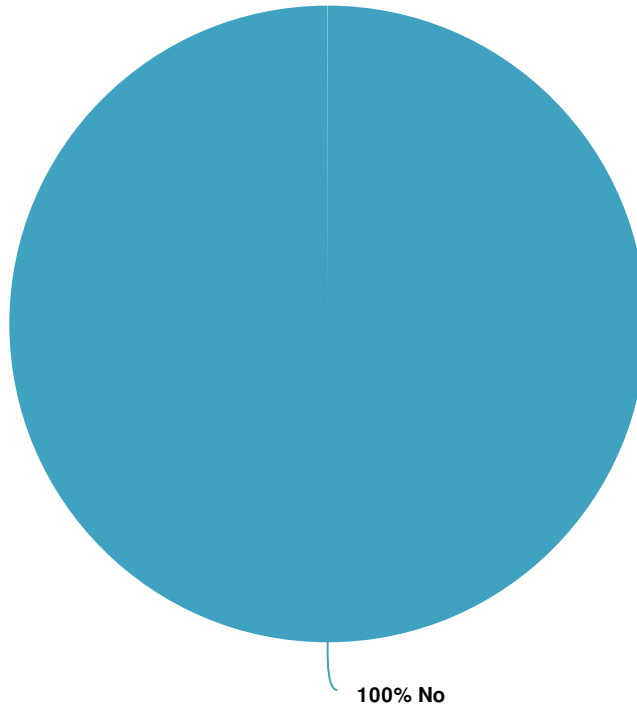
20. Should there be a building height restriction in the PR zone?
Typically buildings are limited to three stories or 35 feet.



Value	Percent	Responses
Yes	100.0%	4
Totals: 4		

Other - Write In	Count
Totals	0

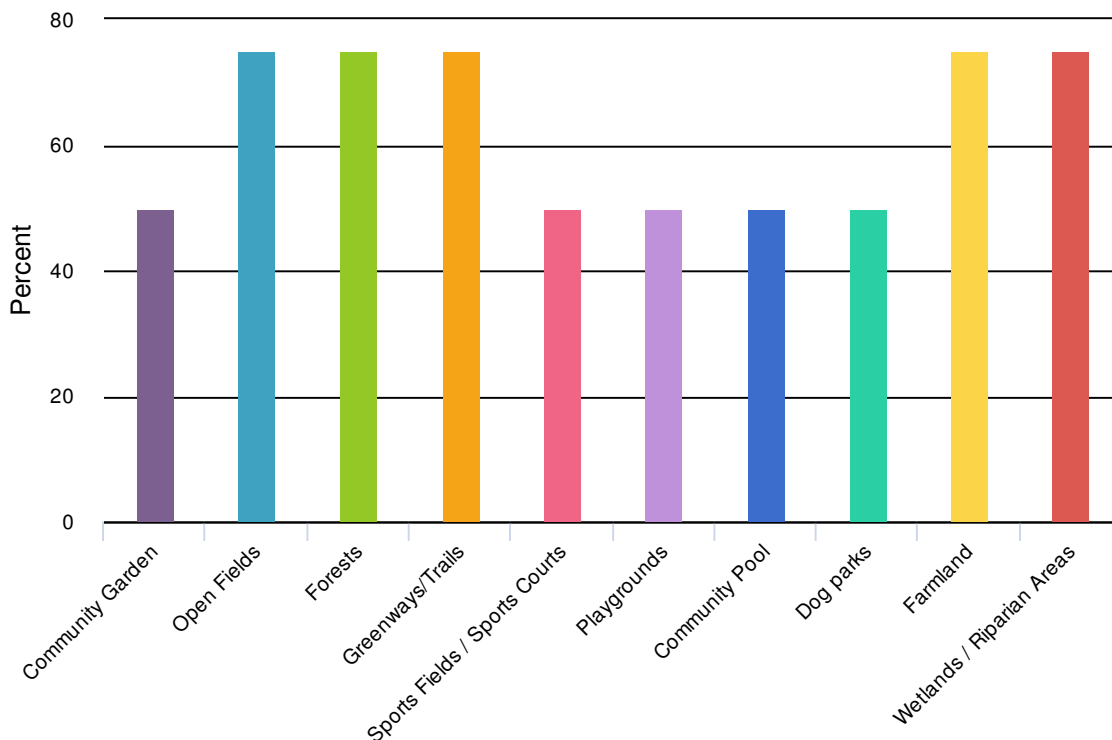
21. Should Neighborhood Commercial development be permitted within the PR zone district?



Value	Percent	Responses
No	100.0%	3
Totals: 3		

Other - Write In	Count
Totals	0

22. What are some potential open space/recreational uses that could be included in the PR zone?



Value	Percent	Responses
Community Garden	50.0%	2
Open Fields	75.0%	3
Forests	75.0%	3
Greenways/T rails	75.0%	3
Sports Fields / Sports Courts	50.0%	2
Playgrounds	50.0%	2
Community Pool	50.0%	2
Dog parks	50.0%	2
Farmland	75.0%	3
Wetlands / Riparian Areas	75.0%	3

Other - Write In

Count

Totals

0

23. Where should open spaces / recreational uses be located?

located
answered
developments
residential

ResponseID	Response
------------	----------

369	Already answered
373	Near to where the residential developments are located

24. Where should open spaces / recreational uses NOT be located?

hazardous
answered
areas

ResponseID	Response
369	Already answered
373	In hazardous areas

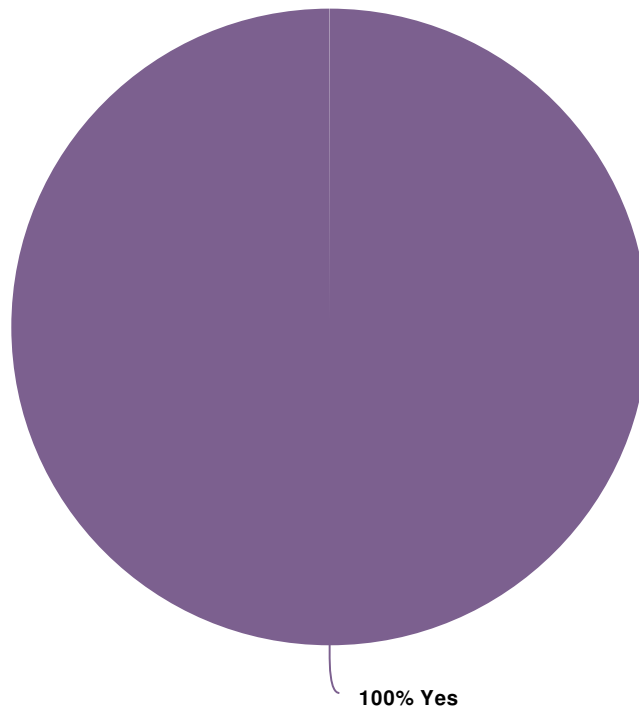
25. [OLD VERSION] Should amenities be identified during the review process or should the developer be allowed to further define the amenities to be provided with the neighborhood?

No data: No responses found for this question.

ResponseID

Response

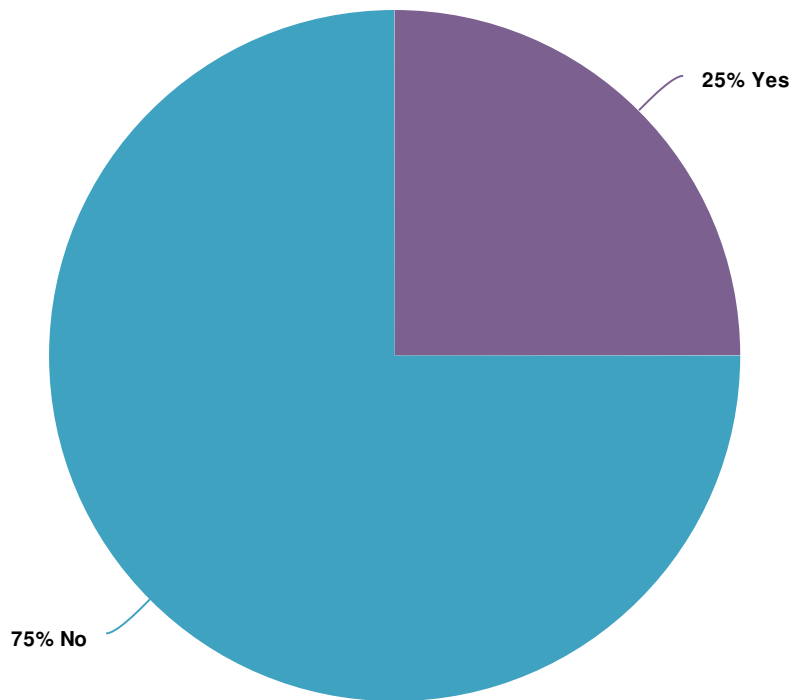
26. Should open space/recreational uses be required to be identified during the approval process?



Value	Percent	Responses
Yes	100.0%	4
Totals: 4		

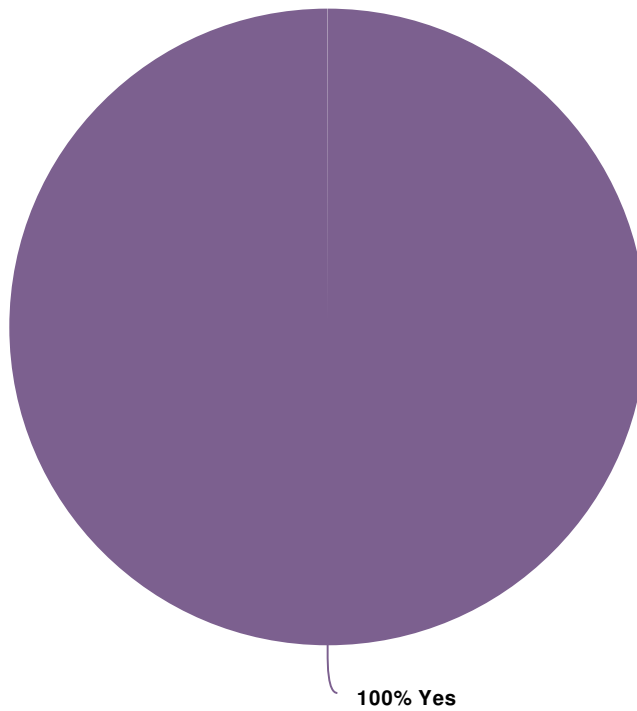
Other - Write In	Count
Totals	0

27. A periphery boundary setback of 35 feet to 15 feet is required in the PR zone district. Should accessory structures (e.g. sheds, in-ground pools, detached garages, etc...) be permitted in the peripheral setback?



Value	Percent	Responses
Yes	25.0%	1
No	75.0%	3
		Totals: 4

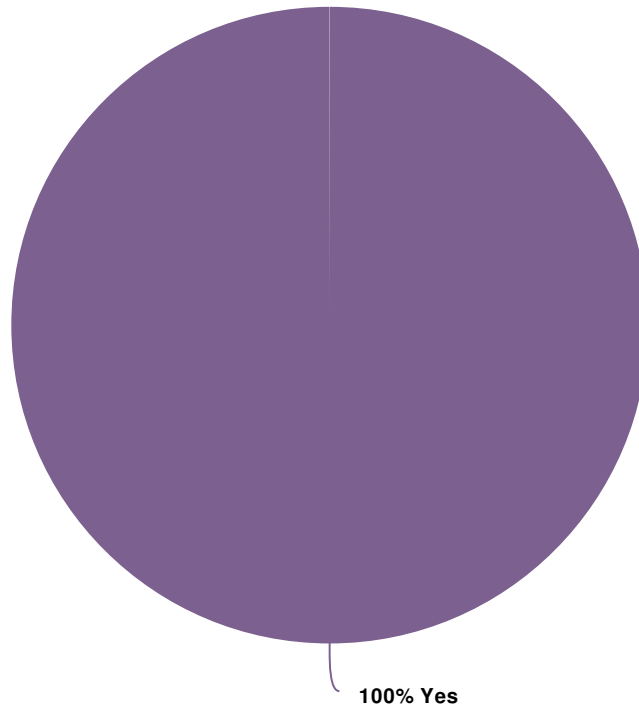
28. If yes, should this be limited to certain types of structures or reduced height?



Value	Percent	Responses
Yes	100.0%	1
Totals: 1		

Other - Write In	Count
Totals	0

29. At the time of application for a rezoning to a PR (Planned Residential) zone district should a concept plan be required to be submitted?



Value	Percent	Responses
Yes	100.0%	4
		Totals: 4

Other - Write In	Count
Totals	0

30. Other comments?

0

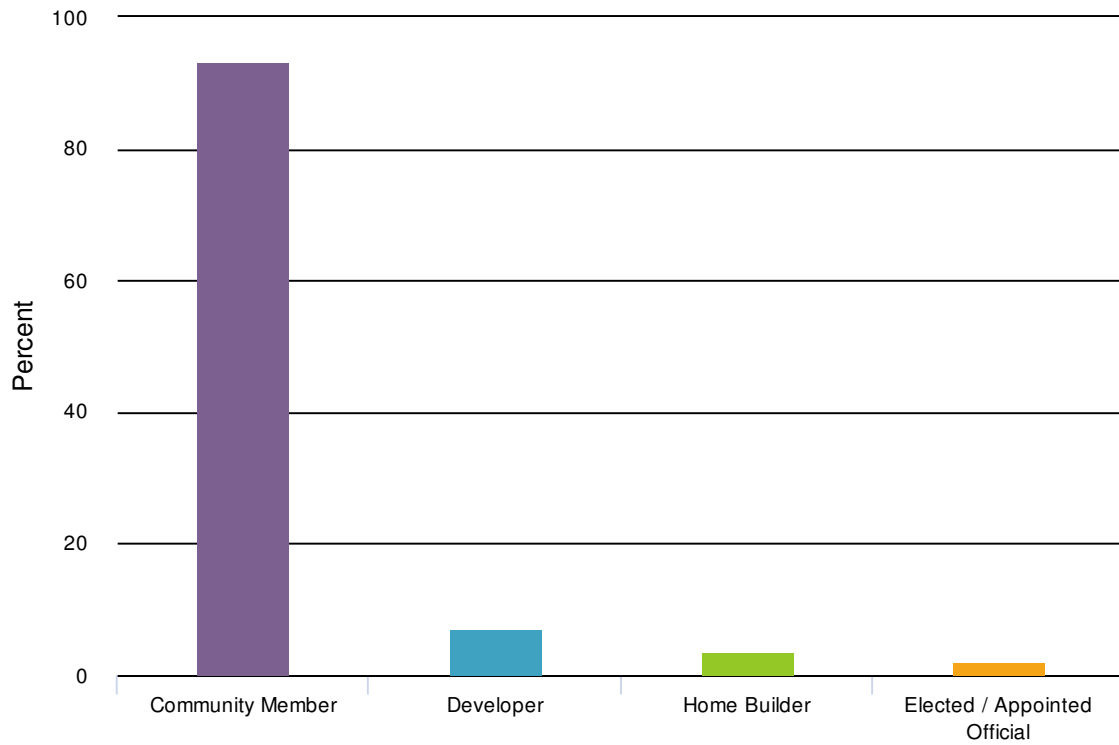
ResponseID





Response

371

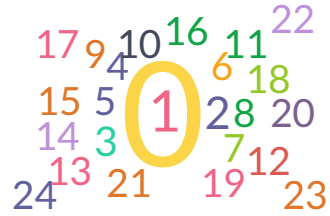
See # 13.

31. Which do you identify as?



Value		Percent	Responses
Community Member		93.2%	313
Developer		7.1%	24
Home Builder		3.6%	12
Elected / Appointed Official		2.1%	7

32. What is your zip code?



ResponseID	Response
22	37931
23	37922
24	37932
25	37931
26	37932
27	37932
28	37932
29	37919
30	37932
32	37917
33	37721
34	37932
35	37932
36	37924

ResponseID	Response
37	37932
38	37923
39	37932
40	37932
41	37918
42	37932
43	38932
44	37932
45	37931
46	37915
47	37919
48	37849
49	37921
50	37932
51	37932
52	37932
53	37932
55	37932
57	37918
58	37721
59	37932
60	37922
61	37932
62	37721

ResponseID	Response
63	37918
64	37918
65	37932
66	37932
67	37920
68	37932
69	37924
70	37918
71	37932
72	37922
73	37932
74	37919
75	37938
76	37932
77	37931
78	37922
79	37932
80	37917
81	37932
82	37920
83	37932
84	37922
85	37926
86	37932

ResponseID	Response
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88	37931
89	37918
90	37932
91	37932
92	37918
93	37931
94	37931
96	37914
97	37922
98	37938
99	37931
100	37932
101	37931
102	37914
103	37918
104	37803
105	37932
106	37920
107	37920
108	37920
109	37920
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111	37920

ResponseID	Response
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115	37931
116	37917
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119	37932
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123	37917
125	37918
126	37919
127	37909
128	37931
129	37921
130	37919
131	37932
132	37918
133	37920
134	37912
135	37849
136	37932
137	37920

ResponseID	Response
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ResponseID	Response
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ResponseID	Response
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ResponseID	Response
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ResponseID	Response
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258	37931
259	37932
260	37923
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262	37932

ResponseID	Response
263	37932
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267	37918
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283	37919
284	37931
285	37919
286	37931
287	37931
288	37934

ResponseID	Response
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290	37922
291	37922
292	37919
293	37920
294	37922
295	37914
296	37912
297	37914
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303	37849
304	37918
305	37917
306	37920
307	37922
308	37915
309	37922
310	37917
311	37919
312	37919
313	37922

ResponseID	Response
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316	37920
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318	37917
319	37932
320	37922
321	37922
322	37920
323	37754
324	37932
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330	37932
331	37914
332	37917
333	37932
334	37932
335	37931
336	37721
337	37914

ResponseID	Response
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339	37920
341	37931
342	37932
343	37932
344	37932
345	37914-4318
346	37914
347	37917
348	37931
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351	37922
352	37721
353	37909
354	37919
355	37922
356	37914
359	37918
360	37922
361	37909
362	37912
363	37934
364	37918
365	37919

ResponseID	Response
366	37922
367	37922
368	37918
369	37920
370	37920
371	37920
373	37917

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 bob att.net aol.com
 yahoo.com hotmail.com
 aobe.com adnanmm tnhome48
 bevdenurs ballhomes.com

ResponseID	Response
22	jwroth@qmwkx.com
25	Ephi278@gmail.com
41	Jgibson8724@gmail.com
42	Linda@smalleys.net
43	AKeller37923@yahoo.com
45	.
47	gdodds@utk.edu
50	Gsmithusmc@gmail.com
51	lyssabz05@gmail.com
55	Janealewis47@gmail.com
65	Mgill9161@comcast.net
68	melrod08@comcast.net
69	2727 Lucky Leaf Ln Knoxville, TN 37924

ResponseID	Response
70	randy@zenithhomes.net
71	Ben.vaughan@siemens.com
72	rhickey@ballhomes.com
86	Emc9889@hotmail.com
91	Cherleeci@aol.com
93	cpowelr@gmail.com
96	ut.grad@hotmail.com
104	mcbruce329@aol.com
105	tnellico@gmail.com
108	judysheffield2@gmail.com
110	Pattd4@Gmail.com
113	Jbstephens1@gmail.com
116	dkbeeler@knoxvilletn.gov
119	Waterandfire11@hotmail.com
120	john.fairstein@gmail.com
122	russ.howard73159@gmail.com
125	mcmoon15@hotmail.com
127	jfierley@bellsouth.net
129	chasepoulton@gmail.com
133	eyesell1mil@yahoo.com
134	tnhome48@gmail.com
135	Faira.jackson.realtor@gmail.com
136	thebledsoeteam@gmail.com
140	sallysellshouses@aol.com

ResponseID	Response
143	Maggier.stevens@gmail.com
147	lisa@aobe.com
149	ckproperties53@fmail.com
152	bob@carexdesigngroup.com
154	gtaylor@instructor.net
159	urbanoasisgregg@gmail.com
161	faobrien57@gmail.com
162	janebullington48@gmail.com
163	gregleton@comcast.net
164	yes
167	xxwaterspritexx@gmail.com
174	1111.daniellemarie@gmail.com
177	Steve@valiantcustoms.com
184	Simmonm@hotmail.com
190	lieufd483@bellsouth.net
195	Rockchalkwxhawk@gmail.com
196	Pbandj101301@aol.com
198	Edytakraj@gmail.com
201	Sdesantis223@gmail.com
202	Sbaker7620@comcast.net
207	amandagesegner@gmail.com
208	lucaswood2889@gmail.com
210	No
212	Hartgirl2440@gmail.com

ResponseID	Response
216	josephsullivaniv@gmail.com
217	natureluva8@gmail.com
220	adnanmm@yahoo.com
224	gtucker@rgc-a.com
225	jwinter@cannon-cannon.com
226	william.w.littlejohn@gmail.com
231	aroschli@gmail.com
232	brenda.w.culp@gmail.com
233	bmoorman@bma-ls.com
234	joebubar47@gmail.com
236	phulette@yahoo.com
237	Cclowers931@att.net
239	laura.hogelin@yahoo.com
240	bevdenurs@aol.com
243	Rjacksonpoppe@gmail.com
244	Teamkreiss@att.net
246	utdebbie@gmail.com
250	michaeltwardy@gmail.com
251	No
257	debraltodd@sbcglobal.net
258	Lrc5595@yahoo.com
262	csnjohn3@comcast.net
268	tonda_j@yahoo.com
270	Jamblecote@att.net

ResponseID	Response
276	Stringfieldjj@comcast.net
279	bb688@comcast.net
280	maseamon@comcast.net
281	Chambers31@gmail.com
282	Millerwhitney41@gmail.com
283	robert@threlkeldhomes.com
284	tnsynergy@gmail.com
287	Lambinvest@gmail.com
288	whitenerteam@gmail.com
291	hleegstra2@gmail.com
295	redriverbird24@gmail.com
296	tnhome48@gmail.com
301	nancy.welch@cactrans.org
302	dlsheward@hotmail.com
304	herschel69@hotmail.com
311	Cristallmount@gmail.com
312	Cmount68@aol.com
313	checkmate0021@yahoo.com
315	vhashe@aol.com
317	gomer2@hotmail.com
320	twerkema@gmail.com
325	glen.glafenhein@gmail.com
328	mjm246@bellsouth.net
331	elizabeth711johnson@gmail.com

ResponseID	Response
332	nixnknox@aol.com
335	mistyndh@gmail.com
339	eyesell1mil@yahoo.com
345	skorb1353@gmail.com
346	ss.davis@comcast.net
350	dane.winborne@pilotflyingj.com
351	elizpatte@gmail.com
354	jtwortham@hotmail.com
359	ron@worleybuildersinc.com
360	swd444@gmail.com
361	bsalsbury@smeinc.com
369	Huffjack@ymail.com
370	Judydeane1@aol.com