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[MPC Comment] February 8th agenda

1 message

Smith2, Joe <jsmith@skmes.com>

Thu, Feb 8, 2018 at 9:43 PM

Reply-To: jsmith@skmes.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Hello, I attended today's meeting but was unable to speak due to time constraints. Referencing item #29 - 2-C-18-RZ ; I live at 7305 Hammer Rd which would be across from the back corner lot of the proposed site. I have several concerns.

- 1) Noise pollution from interstate traffic would be a problem. As it is now, the trees on the acreage serves as a noise barrier for the existing residences in the area. Who wants to hear a Jake brake at 3 AM ?
- 2) Light pollution will be an issue as well. In the city it's accepted but county residents prefer to see the stars at night rather than artificial light.
- 3) Brakebill Road is already very busy, narrow, and dangerous. It also floods often.
- 4) The number of units per acre (9) would be astronomically too high. We don't have the infrastructure in our area for that many homes in this area. This area has not built up in the past as much as other areas around Knoxville due to the high amount of limestone. It doesn't drain well.
- 5) Interstate exit and on ramps on I-40 exit 398 would back up causing a dangerous situation. Strawberry Plains Pike is basically a truck stop area, so that adds to the cluster of vehicles. I think after a traffic study is done we will find that there is no way this area could accomodate this many homes.
- 6) This area is zoned for Carter schools which are already at capacity. I dont think new schools or expansions are in the budget.
- 7) Wildlife; there is an existing ecosystem of animals and plants in this 100 acre site. Where will they live ? Where will our fresh clean air provided by the vegetation go ?
- 8) Property values of existing residences will go down. I can see 10 to 15 houses being built as reasonable to maintain the existing layout, but that many structures would make the community become very city like which is not desirable to most prospective buyers.
- 9) Crime; we all know that when you cram that many people together that crimes will go up in our community.
- 10) Reason to move; After speaking to some of my neighbors, I am hearing that if this ridiculous amount of housing goes in, first on their, and my agenda will be to move to Jefferson or Sevier county and give them our tax dollars. We love the Carter Strawberry Plains area just the way it is, unmolested and with a strong sense of unity amongst the community.

Respectfully,

Joe Smith

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This message was directed to commission@knoxmpc.org