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**[Planning Commission Comment] 10-SC-20-C /10-D-20-UR**

1 message

**Cathy King** <cathyking1@gmail.com>

Wed, Sep 30, 2020 at 10:05 AM

Reply-To: cathyking1@gmail.com

To: commission@knoxplanning.org

MPC Members,

I live across Dry Gap Pike in Autumn Walk, from this proposed development. I understand our PUD/townhomes are much the same units as Jason Baler has proposed in this new development.

I have two concerns.

The first being the additional traffic that will be on Dry Gap Pike once this project is completed. Dry Gap is a two lane narrow road. It can be very busy during the morning and evening hours as it stands now. With the upcoming changes to the Emory Rd exit on I 75 it will be even busier. (This was witnessed during the sink hole repair at MM 113 on 75 and consequential traffic back up earlier this year. Much of the commuter traffic exited at Cedar Ln and Callahan and came Dry Gap Pike as an alternative to the interstate.)

My second concern is glutting the market with PUD/townhomes. This was done during the last housing boom. Attached housing was very difficult to sell during the downturn and it took several years for the market of this type of home to recover. It would be better for this area to have stand alone housing vs. more attached dwellings. If this project is approved it will put the number of townhomes close to 250 in these two developments.

Thank you,

Cathy King

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