

I am writing in regards to the November 12 MPC meeting, agenda #20 11-D-20-SP and 11-I-20-RZ. I am asking that you deny Agenda Item #20 for 5 dwelling/acre and approve only 3 dwellings per acre. PLEASE set a precedence to builders for this area's future development.

I live in Magnolia Pointe Subdivision off Coward Mill Road at 10457 Laurel Pointe Lane. As a 15+ years resident of this area, I am indeed a part of the early growth. I moved to the area because I saw the great potential in the lands and development here. I knew that growth would come and at the time I welcomed that growth. I welcomed the growth because I believed there would be some consideration to the beauty of the area as growth happened. I am writing because I am very disappointed.

Roads are being improved but are still not adequate to handle the potential developments. Outside developers are buying land and are being allowed to toss up homes that look cheap but have high selling prices. They shave off the land removing every tree and elevation with no consideration to the natural topography of east TN. Houses are being built that look cheap, subdivisions where every home is exactly the same, with near zero lot lines. My concern is for the future and what this means for Knoxville.

In 2018 the commission approved another property on Coward Mill @ 3.5 dwellings/acre. This subdivision is currently under construction. The homes being built are on tiny lots, I'm guessing no more than 4-5 feet between houses. Magnolia Pointe is 3.5 dwellings/acre but the lots are much bigger than this new development being constructed. I don't understand this math, is anyone checking these developers? If developers are taking liberties with 3.5/acre, what does 5/acre look like? Are these condos that are being proposed for Agenda item #20? This same builder proposing #20 is building just down the street near Oak Ridge Hwy and Emory Road. That subdivision will have ~200 homes, the other dev. referenced above is over 100 homes. I am asking that you help regulate and stop the over development in this area. There is still a lot of land in this area and a demand for more homes similar to those in Magnolia Pointe, Reagan's Landing, and Hardin Fields. The last 2 homes that sold in Magnolia Point sold in less than 1 week and over asking price – there is a demand.

I have attended several of your public meetings in person and my impression of those meetings is that the Commission has an attitude that if a person or developer owns land then they should be able to do with that land whatever they want. I was personally told "You got yours and now you don't want anyone else to move out there". That statement was verbatim said out loud by one of the Commissioners in a meeting in 2018. That statement is totally NOT true and NOT the impression that I want to give you today. The Commission approves the general land use but it seems that is where the administration stops. I'm writing because as my elected representation I am asking you to look at the bigger picture for the Karns/Hardin Valley area, to regulate and approve future building with the considerations for Knoxville's future. I am asking that as elected Commissioners you STOP and consider what all growing areas across Knox County are going to look like in 10 years. I'm asking you to force sidewalks and green space. I'm asking you to help regulate not just how many are being built but also what is being built. I'm asking you to make Knoxville a place that visually people want to relocate their families and businesses. A place where people visit and think this looks like a nice place to live, the people in charge of growth knew what they were doing.

One thing is for certain, you can not go back and do it over. Please be my voice now to ensure my neighborhood stays a great place to live.