

To MPC Commissioners and City Council:

I live in Saint Andrews subdivision. Before you lies a proposal to rezone Parcel 120HC06, recorded as The Offices at Saint Andrews at 8300 East Walker Springs Ln on KGIS. This is a property that's been zoned Office Park for over 3 decades and directly abuts our wonderful neighborhood.

I, Nick Jackson, as well as the residents of Saint Andrews neighborhood ask you to do the right thing and vote NO to this rezoning. It's the wrong decision, and would be done solely to benefit the developer at the expense of our entire neighborhood and hundreds of tax paying Knoxvilleians. It is zoned office park for good reason, and is the only reasonable use of that land given the constraints around it. MPC should not and cannot allow developers to change zoning and eliminate all buffers to Saint Andrews (SA). This is a lovely area and has been here for 20+ years. The neighborhood is an asset to the City and is a veritable small 4th and Gill environment right off the West Town exit. These are the environments you should be cultivating and protecting. Make no mistake about it – a dense apartment complex will destroy Saint Andrews Subdivision as it exists today and adversely affect the entire area.

This entire process has been wrong from beginning to end. We were told we'd be given notice on the greenway which is along our neighborhood and that any rezoning hearing was typically 45+ days from said notice. We received our notice in the mail on Thanksgiving eve. Now we are told while trying to celebrate with our families during a difficult year we have less than two weeks to attempt to respond. And we cannot even attend this meeting in person because MPC sees in their wisdom to have a rezoning to vote on rezoning. Remotely. In December just days before Christmas. This property has been vacant for 30+ years and zoned OP. The developer built this neighborhood we live in and didn't see fit to build offices or try to rezone it for dense apartments then. Because he would never have sold these homes if they had been there. Conducting this rezoning vote like this appears to – remove obstacles and clear the way for an easy yes vote away from the public eye. My company continues to conduct public meetings, as do many government institutions. And if this meeting were public the room would be filled with Saint Andrews subdivision and West Hills residents saying no right in front of you. SO why must it be voted on today?

Besides the obvious buffer issue and destroying our neighborhood environment and way of life, the following issues also should cause you to vote no to this rezoning:

1. The existing drainage ditch system which lies between SA Neighborhood and the proposed development property floods regularly and has since it Oliver Smith developed it over 20 years ago. Into our yards and homes which lie along the drainage ditch. All the runoff for the YMCA/park area/the interstate and the surrounding basin flows through it and into a pipe which goes through one SA homeowners yard and then across Glenrothes Blvd. It is undersized, not maintained, and has flooded three times in the last 18 months alone (pictures at the end of my yard). Any additional impermeable development of that land and the resulting runoff will further increase flooding on our existing properties. The developer who also built SAHOA has for the last two decades attempted to bully our neighborhood into maintaining this drainage

ditch for him, despite wanting to claim it as available storm support for the new proposed development and actually owning it. Knoxville City Stormwater department to clear and maintain it months ago and nothing has been done.

2. The noise from I40 along our neighborhood already exceeds TDOT noise abatement standards and is unbearable in our yards. That area now has extensive older growth tree and foliage cover. Allowing a developer to remove all that for an Apartment complex with hard scape buildings and parking lot will worsen the noise conditions to unbearable levels. We have been in contact with TDOT over this issue for some time as well. He has now begin removing trees too from the property.
3. This development is far too close to existing properties and will destroy the existing neighborhood atmosphere, security, and sense of community. This will also result in loss of use and massive degradation in current property values. We already have a public access greenway running along the side of the neighborhood and receive a large amount of traffic and associated issues in the neighborhood from it. It is common practice to require office zoning as buffer to an existing neighborhood before transitioning to any larger dense environment.

Existing View from my back deck of drainage area and proposed property (I 40 is behind the trees).



Same back yard June 29, 2020 during another flooding event. February 2020, 2019 both had similar flooding events. We have pictures and data going back to the beginning of the neighborhood with similar flooding. Over 85% of the flow (from a 2 year design storm) through this ditch comes from outside SAHOA.





Proposed Apartment Buildings and rendering. SAHOA is on the north side of this. Note where all apartment bldgs. Are located in the blowup

