

I am opposed to the proposal File # 12-A-20-RZ to rezone the portion of West Hills from OP (Office Park) to RN-6 (Multi-Family Residential Neighborhood). The addition of 216 new apartments and 5300 average vehicle trips per day will be a burden on the West Hills neighborhood and a detriment to those living there now.

The rezoning report for this property states that "1. RN-5 zoning should not cause any adverse effects for surrounding properties." However, this statement is incorrect. The increase in traffic, noise, and congestion associated with the development will be severe and will exceed that of the property's current planned use for an office park, as well as be a huge change from its current undeveloped state. The rezoning report recommends "a new traffic signal at the existing intersection of N Gallaher View Road at E Walker Springs" that will only further impede traffic flow in this already busy intersection.

Most importantly, the project will have an adverse effect on our well used and much loved greenway system. Much of the value of homes in the West Hills area derives from the neighborhood's walkability, and easy access to parks and extensive greenways. As a 25+ year West Hills resident, like many of my neighbors, I use the section of greenway through this property several times a week for running and biking. The greenway is always in use, attracts bikers, runners, walkers, and family groups of all ages. The property contains a vital link between the Jean Teague Greenway and West Hills Park on the east, and the Caveat Station and Ten Mile Creek Greenways to the west.

The rezoning plan does not address preservation of the greenway either during or after any development of the property. Despite its proximity to I-40, the section of greenway on this property is one of the most scenic in the west Knoxville system and is also one of the few shaded greenway sections available to residents.

I remain opposed to the rezoning proposal for this property as a detriment to the West Hills neighborhood and would prefer that any rezoning be targeted to preserve the property for its current recreation use.

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