

Dear MPC Members,

I am highly opposed to this proposal (12-A-20-R2, 8300 E. Walker Springs LN). Based on first hand research, I am greatly concerned this proposal will have undoubtedly a substantial, negative affect on my property value and way of life here at my home and St. Andrews Subdivision/West Hills community. Based on personal research, this proposal if approved will significantly lower my property value, significantly increase the already overbearing noise pollution coming from I-40, as well as potentially create a significant rise in crime in our neighborhood. Quality of life will be extremely negative and adverse.

I spent considerable effort researching what affect this proposal would have on my property and subdivision/community. I spoke with several realtors, property appraisers, sound engineers, members of law enforcement and just individuals looking to buy homes (and what was important to have or avoid in a property). The potential impact of this proposal was overwhelmingly negative, conclusive, and substantially detrimental to me as a home owner and member of St Andrews subdivision and West Hills community.

The proposal would no doubt adversely lower my property value, make the interstate and surrounding noise dramatically worse, and cause me to worry for my welfare, that my home and neighborhood would be potential victims to the rise in crime from this proposal if allowed to come to pass (which history and statistics overwhelmingly show when this type of proposal has been allowed to be done).

I moved to this subdivision and community cause of the excellent quality of life, consistent rise in property value, and relatively free of fear of home owner or individual crime. Please imagine if this was your home/community, as I am confident you would not only be greatly concerned, but also oppose the threat to your quality/way of life and home ownership the proposal would have for you personally as well!

In the past, the proposal sponsor, assured St Andrews Subdivision that this type of proposal would NOT be proposed since we were all greatly concerned. I respectfully ask the MPC to hold the plan sponsor to their word and commitment on the assurances made to many home owners and residents of this community. As resident, home owner, and tax paying citizen of this city/county, I implore the Commission to reject this proposal completely and entirely. This proposal is not good for the residents and home owners of St Andrews, West Hill community, and our city/county as well.

Respectfully,

Gary Greenwald, 200 Kirkwall Lane, Knoxville, TN 37909

"I also have spoke with civil engineers and those environmental experts on what affect this type of proposal would have on potential flooding. All were unanimous that this type of proposal, if approved with alarmingly increase the threat to my home and the other homes in the subdivision. The Green Way, water runoff due to rain/storm weather simply can NOT handle the substantial increase in water and flooding threat the proposal would have.

The last flood we had came up to in front of my home on the street, so naturally I am very concerned that the proposal would put my home in flooding danger. I have attached some pictures of the flooding that previously occurred earlier this year. Flooding would again lower my property value, even possibly make it difficult to ever sell.

So again, I implore the MPC to reject this proposal."













Kirkw