

RE: Benjamin C. Mullins O/B/O Hilton Capital Group

2400 & 2600 Merchant Dr and 5291 Oakhill Drive

Parcel ID 80 J B 021, 023 & 024

1-C-21-RZ C-N and AG/HP to RN-5/HP

I have been a residence of the Norwood Community my entire life at the same location. Our community has seen an abundance of growth throughout the years. Being a Realtor, I understand communities grow and the demand for housing in Knoxville, both the rental and home buyers aspect are in demand. I do not oppose growth but we must be sure that the roads will be safe to travel and carry the impact the growth brings. The property at 2400 & 2600 Merchant Rd. is not the proper location for the development of a 216-250 apartment complex because of several issues in this particular area.

Within exactly one mile of this proposed site we have 4 apartment complexes: Northpark with 121 units, Clear Springs with 109 units, Willow Creek with 133 units, and Creek Ridge Apartments with 95 units. We have plenty more apartments in the Norwood Community. These four units are within one mile of this proposed apartment complex, with Northpark being exactly one mile from the proposed site. The other three are within ½ mile from the proposed site. We have more than our share of apartments in this area of our neighborhood.

This is a total of 458 apartment units that currently impacts traffic on Merchant Rd daily. This proposed development would add another 216-250 apartment units. This section of Merchant Rd is a two-lane secondary arterial road. The current infrastructure of Merchant Rd. currently creates traffic congestion and this area cannot handle additional traffic this development would generate.

Wilkerson Rd. is directly across from this proposed development. There are 366 single family homes that feed onto Wilkerson to get in/out of their neighborhood plus we also have a daycare center on the

corner of Wilkerson and Merchant. These 366 single family homes are only 0.6 miles of Wilkerson, assuming the residences on the upper end of Wilkerson will cut through to Melstone. The residences already have a difficult time turning left from Wilkerson Rd onto Merchant Rd. and it is unsafe due to the current infrastructure, but homeowners do not have much of a choice and made do with what is currently there. Please note that 12 streets feed to Wilkerson and those 12 streets have no choice but to feed to this lower end of Wilkerson.

Then we have Melstone Rd. which is 0.3 miles from Wilkerson Rd. There are approximately 326 single family dwellings that Melstone feeds to Merchant Rd.

Yes, these 692 single family home-dwellers could go out of their way to travel several roads throughout their neighborhood to cut across McClain to Clinton Highway, but this traffic cutting through neighborhood backroads increases traffic on the neighborhood streets to a degree much greater than it already is and then we have an issue of McClain backing up to turn onto Clinton Highway where there has been no infrastructure to accommodate this additional traffic.

The above 1,150 residences (apartments and number of homes in Wilkerson Rd and Melstone neighborhoods) does not account for the other five side streets that carry homeowners from their homes to Merchant Rd.

At one of the developer meetings, traffic was the big issue. The developer mentioned putting a turn lane into the proposed complex. A turn lane into this proposed complex will still not resolve the amount of additional traffic Merchant Rd will incur. It will not stop the additional traffic traveling from the development to the Clinton Highway/Merchant Rd. intersection. It will not alleviate the traffic flow when existing homeowners and apartment dwellers are attempting to pull out onto Merchant Rd.

The Clinton Highway/Merchant Rd intersection was recently restructured for better traffic flow, but traffic flowing from the Pleasant Ridge side of Merchant to Clinton Highway still backs up from

the traffic light to past Norwood Library in rush hour traffic. It can take 3 lights to cross Clinton Highway. This additional traffic from this proposed development will add to the vehicles traveling to the Merchant Rd / Clinton Hwy intersection and back traffic much further down than the library.

The developer had mentioned to the Norwood Homeowners Association he can still build 216 units on the nearly seven acre front portion that is currently zoned C-N without any rezoning, which he could. This currently zoned C-N partial needs be reevaluated by MPC due to its existing location. The C-N zoning was carried over to recode from the old code Commercial zoning from years ago when the community did not have all the development we now have this area and Merchant Rd only carried a fraction of the traffic it now carries.

I am asking MPC to take a long hard look at this rezoning proposal to rezone the current C-N zoning on the seven acre partial as well as the Agriculture/ HS zoning for the remaining property in order to build a large development. Please consider a zoning that will not impact traffic as this 216-250 apartment unit would do and please consider providing safety on this heavy traveled secondary arterial road that is traveled by more than just the residents of the Norwood Community.

Please keep Merchant Rd. safe.

Respectfully submitted,

Debbie Phillips

Norwood Homeowner