

Where I believe in property owners having the right to develop their property, I am opposed to this high-density development. I have lived in this neighborhood almost my whole life and own property on Graves Road. So I have seen quite a bit of development over the last almost fifty years. Ruggles Ferry Pike is already a main source of travel to Knoxville and adding this volume of traffic on it along with the supporting roads of Burris, Pleasant Hill, Cash, and Wooddale will be extremely dangerous for the existing population, farm traffic, school bus traffic and stops, pedestrian walkers and bikers, along with the wildlife in the area. There is still farm traffic on these roads that will be dangerous for everyone. There are no shoulders on these roads and it will be a very high risk to have +1000 vehicles on the roads more than once a day. The infrastructure isn't structured to support this density.

To take traffic beyond just Ruggles Ferry, there is already a development at Neal's Landing where I've heard over 200 houses are being added. This pushes all Knoxville/interstate-bound traffic volume down Asheville Highway. This is already an extremely heavily traveled road that is dangerous now with the crossovers and intersections and very few turning lanes. There are wrecks at these intersections regularly.

To take into account with this development you must also look at human population too. What is the plan to evolve the police protection and fire protection for this area? How does this impact the power, water, sewer, and gas infrastructure in place for the existing residents? What about internet service? I can't even get appropriate service to my house now. How does this increased population impact the Elementary, Middle, and High School volumes at Carter? The Elementary & Middle schools already have 600+ students each with the High school having over 800 students. Many of these classes already have between 25-30 students and are extremely crowded. How will adding nearly 500 families to this population impact the already crowded schools?

This development really needs to be revised to not be a high-density development. Something more along the lines of what East Knox County represents and can support.

What other high density developments are there in this end of the County? People move to East Knox County to escape the population of West and North Knoxville.