

I am writing today in regards to the proposed development (3-SB-21-C) named "Innsbruck Farms" that is planned to be located directly across the street from my house at 8612 N Ruggles Ferry Pike. The development as currently proposed is a horrendous plan and will have a significant negative impact on the surrounding community.

First the sheer size of this development is absurd. 482 dwellings is a HUGE number for anywhere in our district but especially for the quiet and rural setting on Ruggles Ferry Pike that has been selected. 482 homes will bring an enormous amount of traffic in front of our home specifically but also for every home on Ruggles Ferry or on the few feeder streets we have that connect Ruggles Ferry to Asheville Highway. I don't have the exact numbers but I would imagine that 482 homes would be more than the rest of houses that live on the roughly 6 mile stretch of Ruggles Ferry from the Little White House to Andrew Johnson Highway including all feeder roads COMBINED. From my research it seems that Carter Mill and Carter Ridge are the 2 largest developments in our area in terms of number of lots. Carter Mill has 132 lots and Carter Ridge has 100 lots. Innsbruck Farms is planned to be nearly 4 times larger than Carter Mill and nearly 5 times larger than Carter Ridge.

This type of development is unprecedented in the Carter area. Innsbruck Farms has a proposed density of 2.8 dwellings per acre. Using the MPC Density Tracker I found that only two subdivisions in the Carter area have a density close to 2.8 dwellings per acre. Pine Grove has 2.5 dwellings per acre as does Creekstone. However, the similarities in these two developments and the proposed Innsbruck Farms development end there. Creekstone while having a density of 2.5 dwellings per acre only has 43 lots. Pine Grove has only 60 lots. Innsbruck Farms as proposed dwarfs these developments in number of lots and it has an even higher density of 2.8 lots per acre. Also another major difference between these two developments and Innsbruck Farms is the direct access to a highway. Creekstone directly accesses Strawberry Plains Pike. Pine Grove's entrance is a mere 1,545 feet away from Strawberry Plains Pike. Innsbruck Farms has no direct access to Asheville Highway or Andrew Johnson Highway. Earlier I mentioned Carter Ridge and Carter Mill developments which are the largest in our area in terms of number of lots. According to the MPC Density tracker both developments are less than 0.4 dwellings per acre while Innsbruck Farms is 2.8 dwellings per acre meaning they are more than 7 times as dense.

Another negative impact of this development is the amount of traffic it will bring not only to Ruggles Ferry but the surrounding streets as well. The traffic study mentions having to add traffic lights at both ends of Ruggles Ferry but the backroads around the development will be burdened by this development as well. Burris Road, Arms Road, Pleasant Hill Road and Cash Road are the roads that are used for the people in this area for their daily trips that don't take them east on Andrew Johnson or West on Asheville Highway. These roads are used constantly by the people that live in our area and they are very narrow. Oftentimes one car must come to a complete stop to let another car pass or even pull off into someone's yard in order for another car to pass on the opposite side of the road. These roads in their current shape would not be able to handle the traffic created by this development. For myself and others in the area we do

not travel to the ends of Ruggles Ferry for many of our trips and must use these roads daily. For example, trips to the local schools, the hardware store, the gas station, to church, the vet, the grocery store or to go to a restaurant on the 398 exit all would require use of the feeder streets I have listed and not using the exits of Ruggles Ferry where traffic lights will be installed. On top of the issues listed above the development would also mean the addition of THOUSANDS of trips per day added to Ruggles Ferry.

The stretch on Ruggles Ferry from Graves Road to Andrew Johnson is one of the most beautiful areas in all of Knox County. Many of the people who chose to live in this area did so because it is quiet, peaceful and rural. The proposed development would change the feel of the area drastically and create non stop traffic down our road especially in front of our home. My opinion is that no thought has been given to the impact on the surrounding community based on the proposal as it stands today. This plan has been developed with one goal in mind which is to get as many lots on this piece of property as possible.

Respectfully,

Justin Grubb