

## **Opposition to Innsbruck Farms File Number 3-SB-21-C**

I live off Ruggles Ferry Road and I am very troubled about nearly 500 houses being built in our neighborhood.

My immediate neighbors and I all own at least 5 acres of pristine east Tennessee land.

The houses closer to the proposed subdivision are beautiful, golf course homes with an acre or more between each on.

It's the type of neighborhood where kids feel safe, neighbors visit on porches and people feel safe walking along the road soaking up the sunshine and enjoying the fresh air.

We love land, trees, peace, quiet and space between ourselves to stretch out and breathe deep in east Knoxville.

If you drive along Ruggles Ferry Road, you'll notice beautiful family farms and road signs to watch out for tractors on the road.

We love the simple, uncomplicated, uncluttered and QUIET life out here.

482 homes would create a traffic nightmare on this little road and end our peaceful solitude along the Holston River.

It would end our country way of life with extra traffic and hoards of people buzzing around.

It would max out our local school's capacities to provide quality education for our kids.

The size and quality of houses within Innsbruck Farms would reduce our current property values.

This is a neighborhood where the newer homes built in the last 20 years are 4,000-5,000 square foot.

Innsbruck Farms homes would barely be what... ~ 1,200 square foot to fit 3 houses per acre.

Please take the time on a lovely Sunday afternoon to walk, bike or drive around our relaxed, east Knox County neighborhood and enjoy our Holston River views towards House Mountain.

And please vote to reduce the houses to 1 per acre (or ideally 1 per 2 acres lol).

We would welcome 100 new neighbors but 482 is insane.

We do not want to become Turkey Creek East.

Thank you!

**Whitney Nicely**

**Whitney Buys Houses**

**865-309-4500**