

March 6, 2021

Dear MPC Members:

RE: **Case 3-SB-21-C**

This email is to serve as my formal opposition to the **Innsbruck Farms** development currently being reviewed by the MPC.

The following are my concerns regarding this proposed development:

1. Housing density proposed is ridiculous and if approved might be the densest in Knox County. The number of houses per acre is way too high and has to be reduced.
2. As proposed the new development would add 50% growth to Ruggles Ferry Pike. There are great concerns that the current electric, water, sewer and gas utility connections cannot accommodate such growth without major upgrades.
3. The traffic study performed is flawed. The study was performed on the Andrew Johnson end (East end) of Ruggles Ferry Pike only:
 - a. The Andrew Johnson end of the road is far less traveled and was measured during a pandemic when overall traffic numbers are down.
 - b. The only road enhancement mentioned is for Burris Road. Other surrounding roads like Cash Road are not wide enough to accommodate a car and a school bus. Other surrounding roads will need to be reviewed to make sure that they can accommodate the additional 1,000 cars a day.
4. The 8-foot setbacks discussed in the proposal allow for 16 feet between occupants. This type of density is normal for metropolitan settings, not for a rural environment like Ruggles Ferry Pike.

I am not opposed to development; however, we would like the development to complement the existing rural surroundings and not create safety concerns for the existing residents of Ruggles Ferry Pike.

Thank you for your review of my concerns.

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