

Roger and Julie Hancock
8542 N Ruggles Ferry Pike
Strawberry Plains, TN 37871

March 5, 2021

Knoxville-Knox County Planning Commission
ATTN: Mr. Mike Reynolds
400 Main St SW #403
Knoxville, TN 37902

RE: Subdivision Concept Plan 3-SB-21-C (Applicant: RC Ruggles, LLC)

Dear Mr. Reynolds and Planning Commissioners,

We oppose this high-density development to occur across the street from our residence for several reasons:

The high density of small lot sizes among the design, which will result in an unsightly view, destroy the environment, increase traffic issues not only on Ruggles Ferry Pike but within the neighborhood if not properly constructed with sufficient road design such as parking on the street which only brings to trouble within the neighborhood itself. We don't need increased crime in this area.

We moved here from West Knoxville as my back yard was turning into a 4-lane road, I am sure you are familiar with the Ball Camp Pike extension project. We moved here for the peace and tranquility of the neighborhood and to enjoy the farmers in the area as my husband grew up on a 100 acre farm, so we respect the rural community that we are fortunate to have found a home within.

The impact on utilities of electricity, sewer, telephone service would be overwhelming. Just last week we lost power twice, what will that be like with 482 new homes! The impact on the schools in the area would be huge also.

The increased traffic would be at least 1000 new vehicles if not 1500 as kids drive too within households so it could even be up to 2000 depending on the family size that moves in. That is if the lots all sell. What if they do not sell? We would be left with bare land to look at. Someone said this may take up to 10 years to complete, what if it never gets finished and is just left behind.

We enjoy the birds of many species and not to mention to see the stars at night. When I first moved to west Knoxville in the Ball Camp valley, I could see the stars at night but then all the development took that away so when we moved here and looked up, it was incredible. I would hate to see this taken away from those that enjoy it. What happened to protecting the hilltops?

We would appreciate, at a minimum, the consideration of a community plan that is more commensurate with the existing layout of this rural community, i.e. 1-2 acres per house or more as some homes in this area have more acreage.

Sincerely,



Roger and Julie Hancock
865-898-8512