

1109 Graves Road

Strawberry Plains, TN 37871

March 6, 2021

RE: 3-SB-21-C Innsbruck Farms – OPPOSED TO PROJECT

To Whom It May Concern:

I live at 1109 Graves Road. I am strongly opposed to the projected build of Innsbruck Farms. I have lived in the Ruggles Ferry area for most of my forty-five years. Most of my family lives in this same area. The following are the reasons I am in opposition:

- Safety
 - Ruggles Ferry is suppose to be a 40 MPH street; however, I am uncertain that most travelers of this street are aware of the speed limit.
 - Estimated by the developer is an estimated increase in 4400 trips per day. I think this is a far lower number that what would be realistic with adding ~480 homes. It is my understanding that the traffic study only included East of the project; I would suspect most residents to work in the Knoxville area necessitating an evaluation West of the project. From what is known, it stands to anticipate a 50% increase in population just in the Ruggles Ferry community.
 - Children and adults love to exercise by walking on our streets; again safety is a huge concern!
 - The proposed main entrance has a limited view. With an increase in traffic, it would further compromise safety in this area.
- Farmland
 - My family is rooted in farming. Although the developer and land owner seem to not recall but my uncle is still a farmer. My nephew also farms. I am concerned about his livelihood, along with his safety when he is traveling by tractor with the proposed extra 4400 trips per day down Ruggles Ferry.
- Property value/Density of Project
 - Most residents in this area have at least 1 acre of land; many have tracks that include 5-10 acres. We own 6+ acres on the Holston River. I am concerned this project would decrease my property value.
 - People move to this area for the rural feel of the area in the suburbs of Knoxville. We are not interested in a West Knoxville type neighborhood.
 - I would like to request that no more than one home per acre be allowed for this project.
 - The developer states he has not handled a project of this size in the past.
- Community
 - Impact on our school system: it would be zoned for Carter Elementary – I have a student and classroom size is already at 25 students per class in the fourth grade. This school was built without anticipation of an increase in growing subdivisions in this area. We already anticipate a new development on Asheville Highway at Neal's Landing. How

will the school system handle an influx of students at this level. Carter Middle and High Schools would also be affected.

- Environmental
 - Concern over pollution from the holding ponds and runoff. As a resident on the Holston River, we anticipated ~7 acres of land when we originally bought our property in 2011. Once the land was surveyed we only have ~6.5 acres due to erosion of the river bank. With removing trees for this project, that will further compromise our investment in this area.
 - The implication of destroying natural habitats for the animals. The deer, fox, turkeys, raccoons, ground hogs – where do they go as this area is developed into 1/3 of an acre plots? There was no mention from the developer of trying to preserve any of the trees already existing. How about the air quality when we reduce trees. The entire ecosystem is being affected.

In summation, I understand that growth is inevitable. I would even support growth of a decent size, preferably lots of 2-3 acres per lot to keep in the uniqueness of this coveted area. But if it is possible to consider one house per acre, I think that would improve the overall support of this project. Please support our community and prevent this development as anticipated from moving forward.

Sincerely,

Shannon Shelley