

I am writing to state my opposition to Concept Plan 3-SB-21-C (development of Innsbruck Farms at Blake Lane and Ruggles Ferry Pike in East Knox County).

My family has lived in East Knox County for over 160 years and I have lived on Ruggles Ferry Pike for the past 15 years. The recently proposed development is of such a magnitude that it will greatly negatively affect the surrounding community. I question the validity and accuracy of the traffic study previously performed in regards to the location from which the numbers were generated (additionally being during the pandemic with less than even the normal traffic flow). This development proposes to add 482 homes on a rural road that will lead to incredible congestion and a loss of the serenity of the area. I am not against the development itself and understand that growth and development is inevitable. It is the unreasonable number of homes proposed that is an issue. The development does not fit the current character and culture of this rural community and this should be taken into consideration. I understand the need of the developer to be profitable in his ventures, but this should not be done at the expense of altering the surrounding area in such an egregious way. If lot sizes were doubled and the number of homes therefore cut in half, it would be a much more reasonable proposal than what is presently requested by the developer. At the least, more time should be given to further assess this concept plan so that the concerns of the community may be adequately addressed. This development is simply of a scale that is not reasonable for the surroundings area. Please take the time to look closely at the proposal and the associated area and I believe you will come to the same conclusion.

Thank you for taking the time to read over my concerns. I hope you are able to help our community as we seek a way to resolve this problem fairly.

David L. Parker, DDS