

*Alcoa Highway
Beautification Council*

Linda Billman
*Martha Washington Heights
Neighborhood Resident*

Valerie Biberdorf
Lakemoor Home & Garden Club

Gene Burr
Lakemoor Hills Resource Council

Dr. Rosemary Burr
Lakemoor Hills Garden Club

Dr. Karen Franck
*Lakemoor Hills
Homeowners Association*

Kathy Proctor
*Lakemoor Hills
Homeowners Association*

Holli Eckert Rogers
Lakemoor Hills Garden Club

Christa Rosenberg
Anchorage Neighborhood

Dan Slagle
*Martha Washington Heights
Neighborhood Association*

Dr. Kostas Triantafillou
*Lakemoor Hills Homeowners
Association*

June 28, 2021

Knoxville Knox County Planning Commission - RE: 7-21-RZ

Dear Planning Commissioners,

The Alcoa Highway Beautification Council is made up of neighborhood representatives and residents from both sides of Alcoa Highway. We have worked directly with TDOT, the City of Knoxville and Knox County over a number of years to ensure that the Alcoa Highway expansion, once it is completed, will benefit the residents. Our input too TDOT has included requests for pedestrian access across the bridges, continuation of the Knox-Blount Greenway, inclusion of roundabouts rather than 4-way stops and the development of a landscape plan to be executed by the city after construction is completed.

Additionally, we funded a workshop in July 2019, in conjunction with East TN Community Design Center, to study the depressed commercial corridor between Woodson Dr. And Maloney Rd. Through this workshop design professional, developers, residents, business owners, MPC staff and others came together to conceptualize potential development schemes for these properties. The outcomes from this effort combined commercial activities with multi-family residential, hotel, grocery store, restaurants and other services. Developers involved in the workshop pointed out, that to support these commercial services, this area of south KNOXville desperately needed increased population.

The apartment development proposed by Dominion Group directly addresses this need. The location of the project, at the intersection if Alcoa Hwy and Maloney Rd., provides an ideal transition between single family residential and the commercial corridor. Traffic generated by the apartment complex should have minimal impact on the existing residential area because the complex is directly adjacent to the major travel corridor to reach either downtown Knoxville or Blount County.

Our group has worked tirelessly to ensure the commitment by the City fo. Knoxville to provide landscaping at the roundabouts and other locations along the new Alcoa Highway expansion. The developer of this apartment complex indicated at the neighborhood presentation their commitment to enhanced landscaping and buffer zones as part of their development too tie to our landscaping efforts.

I was pleased to hear from Knox County School Board member Kristi Kristy who assured the attendees at the public meeting that the South Knoxville schools had plenty of capacity to accommodate the amount of school aged children who would live in the new apartment complex.

We believe that this is a high-quality design that is targeted to medium income professionals and it will be a welcome addition to this area of South Knoxville. We support this development and hope that the planning commission will do what is necessary to allow its construction.

Sincerely,

Kathy Proctor, Chair
Alcoa Highway Beautification Council

