

Dear Planning Commissioners,

I support the proposed medium density residential project located on Maloney Road. The project is in keeping with the south sector plan and will be the first step in the revitalization of the commercial areas between Maloney Road and Montlake Drive.

I have practiced planning and architecture for the past 50 years. In 1973 I was involved in the initial concept for the Alcoa highway connector to improve safety and development of commercial and residential areas along the corridor. I am now a resident of Lakemoor Hills and have been involved with the Lakemoor Hills Homeowners Association effort working with the TDOT, City of Knoxville and Knox County to develop a plan for development for both commercial and residential adjacent to the improved Alcoa Highway.

I also participated in the design workshop which explored what type of developments would best support the neighborhoods.

Four design teams composed of property owners, businesses, planners, architects, and developers. The design teams used the South Knoxville Sector Plan as a starting point to evaluate future development in the target area. Each of the four design proposals included medium density housing comprised of apartments and condominiums. The addition of housing in the corridor adjacent to the Alcoa Highway is paramount for the future development of amenities to support the neighborhoods on both sides of Alcoa Highway.

The proposed apartment project appears to be of a high quality design for medium income professionals as target renters. The project focuses on the use of green space buffers to ensure a pleasant transition to the neighboring single family housing. Also the green buffer will extend the already planned landscape improvements for the Maloney Road intersection Commissioned by the Alcoa Highway Beautification Council. The project located will minimize impact on existing residential roads. The apartment residents can easily access Alcoa Highway to travel north or south without driving into the residential neighborhoods.

I had the opportunity to work with a developer, JC Nichols company, who developed the Country Club Plaza and surrounding neighborhoods in Kansas City. The country club plaza project started in 1923 and to this day it is still a very successful and desirable area in Kansas City to live and shop. The development model used by the JC Nichols company was simply to build the housing and commercial area as close to the same time as possible. The neighborhood housing adjacent to the plaza was comprised of apartments, condominiums, medium sized homes and large homes. Our area has the same single-family housing mix in place. All we need to do is to add apartments and condominiums to support commercial activities. The construction of quality designed apartment housing is the first step towards accomplishing design concepts proposed by the four workshop teams. And as a property owner of 2.5 acres in Lakemoor Hills, I will look forward to a condominium in the area for my retirement years.

I hope you give this proposed project your support. We in the neighborhoods around the Alcoa highway look forward to working with the city and county to insure future quality development along the Alcoa Highway corridor.

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