

Ruggles Ferry Community Association

8538 N Ruggles Ferry Pike

Strawberry Plains, TN 37871

July 5, 2021

MPC Commissioners,

As President of the recently formed Ruggles Ferry Community Association (RFCA), and on behalf of a very large contingent (over 750 have signed petition in opposition) of neighbors in the Ruggles Ferry community, we strongly plead that this application be denied.

The developer has not been willing to compromise on key requests that this community has asked to be considered. His best answer has been that "the dollars just don't work". After canceling a May 19, 2021 meeting and months of requesting another meeting, the developer finally agreed to meet on July 1, 2021 with representatives of RFCA and discuss changes. This meeting came only after he had submitted the revision to MPC on Friday, June 25th. The revisions were minor and resulted only in a 6 or 7 lot reduction.

In the words of former MPC attorney Steve Wise, (March agenda review meeting time 1:58 to 2:04:30) regarding the RA zoning component of the application, Mr. Wise said that the MPC Commissioners have greater leeway and even the obligation and responsibility to make sure this development is "a harmonious development" with the surrounding area. Also in the same March agenda review meeting, Mr. Wise said that the economic feasibility of a project is "utterly in appropriate criteria for assessment". The high density of this development is not even close to being in harmony with the area. Commissioner's hands "are not tied" regarding density of this development. Also, because of the unwillingness of the developer to give serious consideration of our requests, RFCA would like one

more chance to meet and try to come to common ground, we would ask for MPC Staff or MPC to recommend a postponement.

RFCA also has a proposal from Cannon & Cannon to perform another traffic study and expand on the traffic study done by AJAX at the developer's request. We held on executing this study until after our meeting with the developer, however the developer canceled the May meeting. If MPC would grant a postponement, we are prepared to move forward with performing that study to provide RFCA and MPC additional insights on the traffic and safety impacts of this development. The Ruggles Ferry Community is not anti-development. We only ask that development is "in harmony" with the area and that the rural character be preserved as mentioned in the 2010 sector plan and the 2017 East Knox Community Plan. PLEASE, PLEASE deny this application.

Respectfully submitted,

Herb Anders, President

Ruggles Ferry Community Association