

July 6th, 2021

MPC Board Members

RE: Case 3-SB-21-c

Board Members,

Please use this letter to strongly oppose my opposition to the 480 – 500 home development Innsbruck Farms in Strawberry Plains. The following are my thoughts as well as thoughts being shared throughout our community.

1. The overwhelming concern throughout the Straw Plains community is the current traffic flow and how 4,400 to 5,000 additional trips down N Ruggles Ferry Pike and the feeder roads to Andrew Johnson Highway will effect the safety of our residents. Right now, the feeder roads (Cash Road, Burris Road, Wooddale Road) are not wide enough to support the current traffic flow today much less the additional trips from adding up to 500 homes with two to three vehicles per home, not including visitors and delivery vehicles. As a daily driver down these feeder roads you have to slow down and pull over to pass another passenger car, and if there is a delivery truck or school bus, you need to stop and get over off the road to allow a safe pass. This is not only dangerous for our community, but extremely dangerous for our children on school buses. **This alone should be of the utmost importance and concern – the safety of our children.**
2. First responders and sanitation. There are not enough police officers and fire rescue support to double the residency in the Straw Plains / Ruggles Ferry Pike area. The concern is adding 480 to 500 homes to the area which does not have the infrastructure to be safely supported by our tax dollars. It is without question the crime rate will increase significantly as the area will impacted by outside theft and violent crime. Sanitation is already an issue Trash collection in our area is already overwhelmed as our weekly pick up is at dusk. We cannot have an abundance of trash on the side of our streets for days or weeks without pick up. There is now way the current sanitation companies can accommodate an additional amount of homes in Innsbruck Farms.
3. The current utilities are in question if sewer, water, electric and natural gas can support this type of growth. KUB states they “think” the current electrical grids, pipes and water pressure will be okay – **again “they think”**. That is not an acceptable response for the existing homes in the area. This could be a disaster for current homeowners if any of these utilities are overloaded beyond their capacities.
4. The builder / developer Blaine Cristman is a custom home builder which to date has not built more than 6 homes in a 12 month period. I personally am in the Building Products Industry working for a Wholesale Distribution Company. He may not be aware of the massive shortages and delays currently in building products. Overseas shipments that normally take 3 months to arrive are now taking 6 to 9 months. Lumber prices are at an all time high and are on allocation. Window manufactures have announced lead time up to 25 weeks (PGT Windows). PU Foam supply that is use as the core for steel and fiberglass doors, as well as other building products is on allocation. Plumbing and electrical supplies are also in short supply and scarce. When you are a custom home builder at 6 homes per year, you do not see or plan for these setback and delays. These types of delays, which there is no end in sight and are going to get much worse as we are on the front end of this issue will cause businesses to fold which could leave an eyesore in Strawberry Plains.
5. The density of the Innsbruck Farms development does not compliment the existing rural homesites. Moving here from Miami a year ago I have seen firsthand how a development like this can destroy what was once an acre or larger home community. Areas like Straw Plains are constantly getting overrun by large developers. Don’t let this happen to this community – make the right decision to scale down this project to an acre per home minimum to keep with the rural community environment, plan ahead to make the feeder roads much safer for our community and children, take the time to fully inspect the utilities and fully vet this builder and his capacity for this type of large scale development.

I would like to thank all of the MPC Board Members in advance for hearing all of the Strawberry Farms Community and hearing our grievances with the development and the impact it would have in our area.

Bo McVay
8536 N Ruggles Ferry Pike
Strawberry Plains, TN 37871
bomcvay@aol.com
(786) 679-1223