

Good afternoon,

My name is Sam Jackson and I am a resident of Maloney Road. Let me first say thank you for serving to represent the Knoxville, Knox County, and metropolitan residents on the MPC. The burden of public service is not a light one to carry and I am grateful for your service.

I am writing to express my concern with and objection to the proposed development plan at the corner of Maloney Road and Alcoa Highway. While I understand this project could bring in tax revenue to the area, I do not believe it is congruent with the current sector plan, one year plan, or re-zoning request. The area in question includes and adjoins the WR Brakebill, South Oaks, Castle Pines, and Rolling Hills Subdivisions located on/near Maloney road heading east towards Maryville Pike. Our neighborhood is currently zoned Rural Single family. The proposed project would take part of that rural single family and drop a multi family development (300 units) in the middle of our neighborhood. I understand that the sector plan calls for urban growth, however, there must be some buffer between rural and urban areas of our community. There are areas further down Alcoa Highway that fit the description of land needed for such a project. I ask you to please consider the makeup of our neighborhoods that have been in place for many years, 60+ in the case of the WR Brakebill neighborhood, in making your decision. Developments such as this one will lower property values in the area and force many of us to sell our homes.

As currently zoned for office and rural single family, this area is not impacted by traffic that an additional 300-500+ residents would bring to the area. Construction of the Maloney road overpass has already impacted traffic in our area/neighborhood. It should also be mentioned that the infrastructure of Maloney road is not congruent with the proposed development- too narrow, no lighting, and a one lane railroad tunnel that already backs up on Sundays following Mount Olive and Sevier Heights services. Construction for this project was estimated to take 18-24 months, yet our neighborhood is still dealing with construction of the Alcoa corridor.

I appreciate your consideration of my comments and requests and ask you to please protect our neighborhoods by voting against the proposed development on Maloney road and requests regarding zoning, sector plan, and one year plan.

Many thanks,

Sam Jackson  
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