

I am writing to express opposition to the proposed zoning changes for the apartment complex development at the corner of Maloney Road and Alcoa Highway. I live on Maloney Road and members of my family have resided in the Lakemoor Hills area for sixty years. Lakemoor Hills touts itself as “the Quiet Side of the River” and indeed it is a desirable residential area. In fact, the Lakemoor Hills Homeowners Association (lakemoor.org) describes it as a convenient location and convenient to shopping and dining options that “are only a few minutes’ drive away.” In fact, the closest grocery store (Publix at University Commons) is about 3 miles away. The argument that this new apartment complex is needed to attract businesses to our area is flawed when our neighborhood is very convenient to most needed businesses except for a gas station. The Alcoa Highway improvements make this access safe and a welcome change that has been years in the making.

However, Maloney Road and the access roads designed to run parallel to Alcoa Highway that service our area are not designed to accommodate unreasonable increased traffic. The proposed apartment complex with 295 units would instantly add family units equal to 65% of current Lakemoor Hills homes. The roundabout at Maloney Road is already overcrowded at certain times of the day particularly during service times of the church across the street from the proposed apartments. The estimated traffic impact is 1739 daily vehicle trips which is a huge number to add to this residential area.

Another major concern is that the current Maloney Road area is heavily treed and this apartment development is not consistent with the surrounding neighborhoods on both sides of Alcoa Highway or with the designation of Alcoa Highway as a scenic route into Knoxville. The apartment complex will be extremely close to the road with parking areas and relatively little greenspace for nearly 300 households. It will be an eyesore as an entry point to adjacent desirable South Knoxville neighborhoods. Its design is not consistent with surrounding areas.

I strongly oppose the zoning change and construction of the proposed apartment complex. I urge you not to approve the requested zoning changes.

Barbara Houchin
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