

Our property at 7253 Evanel Way is adjacent to the parcel for which rezoning is being requested. We are writing in opposition to this rezoning request. The primary reason for this opposition is that we believe Planned Residential (PR) would be the wrong classification for this parcel. As shown on the applicant's documents, all parcels abutting this property are zoned either Agricultural (A) or low density residential (RA). Rezoning this parcel to PR creates an zoning "island" inconsistent with adjoining parcels.

Another major reason for this opposition is that of traffic safety. According to Mr. John R. Thompson in a neighborhood meeting on July 29, 2021, the current traffic counts on the section of West Beaver Creek Drive serving this proposed development are approximately 10,000 cars per day. The case file of this rezoning request estimates that an additional 448 trips per day will be generated by residents in the proposed development. While a 4.48 percent increase in traffic count may seem modest, each of these trips involves a turn into or out of the proposed development. Each of these turns represent a potential collision on a section of road ranked 60 of 554 on the list of "most dangerous" road segments in Knox County. In fact, there have been 43 crashes in this segment in the past five years. This is according to information supplied to Commissioner Terry Hill by Mr. Jim Snowden, Senior Director of Engineering and Public Works for Knox County. One need only drive this section of West Beaver Creek Drive once in each direction to become aware of the blind hill just Northeast of the proposed development entrance and the blind curve just Southwest of the proposed entrance. We have lived here nearly 30 years, and there have been at least three traffic-related deaths in this short section of roadway during this time.

A third reason for this opposition is the increased pressure on an already inadequate stormwater drainage system in the adjoining Lazy Acres subdivision. This was alluded to by Mr. Thompson during our community meeting on July 29, 2021. He indicated that stormwater retention ponds and sediment retention basins would be constructed to insure that no more water flowed into Lazy Acres after development than did before development. This was stated somewhat more clearly to Commissioner Terry Hill by Mr. Jim Snowden, Senior Director of Engineering and Public Works for Knox County. He stated that his office would work "to ensure the predevelopment flow **rates** are maintained post construction." In other words, stormwater retention basins only limit the rate at which flow leaves the development; they do NOT reduce TOTAL flow. What this means for many property owners in Lazy Acres is that we should expect the water running across our properties and Evanel Way to not run any deeper, but it will run for a longer period of time as the retention pond(s) empty. Then there is the maintenance issue: What assurances will be in place to insure that the retention basin(s) receive appropriate maintenance in a timely manner?

Finally, we would also like to address the wildlife environment aspects of the requested rezoning. We are certainly not suggesting that Mr. Nelson bears sole responsibility for providing wildlife habitat, but we simply point out that "Agricultural" lands are more wildlife friendly than residential areas and that this rezoning/development does come at a cost to wildlife environment.