

From: bern_kirk@att.net
Sent: Tuesday, October 19, 2021 8:53 AM
To: 'contact@knoxplanning.org'
Cc: 'Garyt.net Kirk'
Subject: Proposed Property Developments 10-L-21-SP and 10-R-21-RZ and 10-I-21-PA

Dear Commissioners,

We are Bernadette and Gary Kirk. We reside at 1608 Helmbolt Rd., Knoxville, 37909. We have done so since May, 1977. Our property is near Helmbolt's intersection with Francis road. In the 44 years we have lived here Helmbolt Rd. has gone from having about ten cars a day pass by our house to an average of more than that every waking hour. It has gone from being a peaceful, country road to one resembling a major thoroughfare. It does not need, nor can it handle a greater amount of traffic.

The traffic on the part of Francis road that passes our property was busier than Helmbolt when we moved in, but actually seems to have decreased since the removal of the old wooden bridge that connected across the railroad to Amherst Rd. and the redirection of the traffic to Amherst Rd. The traffic that remains is mainly restricted to the residences along that part of Francis which has not changed much since 1977.

The proposed development of Huber Properties, Inc. fronting on Helmbolt and Francis Rds. would increase the traffic exponentially on both roads. In fact, with the changing of the zoning from "agriculture/forestry/vacant-low density residential/single family to "medium density residential/office-affordable housing it will increase the traffic to the point of its being dangerous, not to mention costly to maintain.

It should also be pointed out that the property under consideration fronts on the railway. Putting lots of affordable housing on it will result in lots of children in the area of what can be called an "attractive nuisance," aka, a danger for children.

As a last point, when the Pines subdivision was put in on Helmbolt above our home over two decades ago, there was a lot of flooding that resulted. Silting continues to occur and covers up our driveway when it rains. My neighbors along Creekhead say that their area experiences flooding already. The concern is that the proposed development would exacerbate the problem for them and, indeed for much of the rest of the residents of the area.

We urge you to deny the petition to change the zoning to preserve the character of the neighborhood, prevent an unbearable increase in the amount of traffic resulting in an increase in danger and the possibility of an increased danger of flooding to current residences. In addition, we urge you to consider in your deliberation the danger of putting a number of children in such close proximity to the railroad.

Thank you for your time and consideration.

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