

Dear Knoxville-Knox County Planning commission,

I am writing to express my strong opposition to #10-L-21 SP; #10- R-21 RZ; #10-1-210PA, the proposed development by Huber Properties, LLC and rezoning of the 16.6 acres owned by Schubert Family Limited Partnership. While the local community may be unable to prevent development, that in itself will be detrimental to the area. I am completely opposed to the addition of multi-family housing that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community.

Traffic is a major area of concern. Our community roads are narrow and have limited sight visibility. With the new developments of office and medical buildings on Middlebrook pike at Dick Lonas and Old Weisgarber, traffic on Francis Rd. is already a concern. Traffic continues to increase and my road is often used as a thru road to avoid back up on Middlebrook Pike. Cars continuously speed down Francis Rd and cause concern when trying to get out mail, enjoy our property , and walk my dog. In general, the area traffic is continuing to increase, and heavy traffic is already common at times in our community, which should be considered when considering the approval of the proposed rezoning and development.

Schools in the area are already reported at overcapacity. As a Knox County School teacher, access to a quality education is my top priority. Overcapacity makes this challenging. Please take this concern into consideration when approving multi-family dwellings that will exacerbate this situation.

The planned development of the property should consider the impact to local wildlife habitat and nature. Wildlife and nature are one of the reasons that I love our community. The trees that will be destroyed will impact my privacy and take away the wildlife I enjoy.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. After talking to several neighbors I was disappointed that only a few received the notices. There

was no indication of where the notifications were sent. I understand that this is a courtesy, but think all impacted by the proposal should have been notified.

According to your website, Use On Review requests should: “ Be compatible with the character of the neighborhood including the size and location of buildings in the vicinity, not significantly injure the value of adjacent properties, and not substantially increase the level of traffic into the neighborhood.”

I urge you to disapprove of the proposed rezoning and development, and I know my opinions are shared by many.

Thank you for your continued service and support of our communities.

Best regards,

Rena Grantham

20 year resident of this community