

Knoxville-Knox County Planning

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Francis Woods Townhouse Association

1701 A,B,C,D
1703 C&D
Francis Road
Knoxville, TN 37909

Re: Proposal development by Huber Properties, LLC
16.6 acres owned by Schubert Family Limited Partnership
Planning Commission File Numbers #10-L-21 SP; #10-R-21-RZ; #10-I-210PA

Dear Knoxville City Planning Commissioners and Council,

As a 24-year resident at 1701 Francis Road, Condo D, Knoxville, TN. 37909 and representing not only myself but also our Condo association; "*Francis Woods Townhouse Association*" we are in opposition to changing our current zoning from Agriculture/forestry/vacant-low density residential/single family to RN-5/Multiple Family/Office.

1. This area should remain zoned as Agriculture/forestry/low density residential. The current zoning is precisely why we moved to this area and bought our homes. We want to keep low density residential and agricultural /forestry to preserve our local wildlife habitat, open meadow, and forest. We want to protect and uphold our current way of living. We have lots of wildlife in the area, and a development of that size will destroy their habitat and the community we have chosen to live in. Any planned development of the property should consider the continuing impact to local wildlife habitat and to our community overall.

2. There is no need for the zone change because there has not been a change of circumstances to warrant a change in the Northwest sector plan for the past 25 years I have lived here. Schools in the area are already at capacity, and the council should not approve multi-family dwellings that creates or exacerbates our school system. *The traffic surge that the rezoning will create during morning rush hours will also negatively affect safety for children, since students walk to school in the mornings. There are no sidewalks or wide enough roads to handle the population increase.* There is sufficient land elsewhere in the city for multiple family/office use, preventing **urban sprawl** that detracts from our overall cities appearance. Our current zone and neighborhood does not have the existing infrastructure to support a change in zoning and would end up being much more costly than building affordable housing in an already zoned Medium to High density area, that has the infrastructure to support the planned development.

3. We request that the planning commission work toward preserving enough attractive, affordable, updated housing choices within the already developed zones within our city. Ensuring that our public policies favor affordable housing development where infrastructure already exists. We are against excessive spending on infrastructure that promotes urban sprawl that detracts from the overall appearance, use of the land and ultimately becomes an abuse of taxpayer money and is another example of excessive spending. A zone change is not be appropriate in this area with no bus line or infrastructure to support it, especially if another part of town already has the services and can support the same type of development the proposed zone change will allow.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions within our condominium association along with many other neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

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

Best regards,

Regina Roberts & Francis Woods Townhouses