

I am writing in regard to the proposed re-zoning of the property located at 8802 Sevierville Pike. If approved, the re-zoning would allow 4 houses/acre with an estimated 227 houses built upon completion of this part of the development. 1,300 homes are also planned for completion at a later date.

The Transportation Analysis that was completed in October does not realistically address the additional traffic that would be present on roads adjoining the property other than to state that these roads would be adequate for the additional traffic. This study was based on statistics from 2018 – 2019 using a generalized Florida criterion for an urbanized area and are hardly reliable indicators for this rural area.

TDOT has recently completed a road widening project on Chapman Highway between Highland View and Sevierville Pike that included a center turn lane. This improvement is only a temporary fix to a bigger problem that exists on Chapman Highway. This highway is a main artery to the mountains, to and from work and to shopping areas. It is already congested at any time of the day and would be a nightmare with the additional traffic generated by this development.

This application for re-zoning not only lacks an independent/ "boots on the ground" study of traffic, it also lacks impact studies on the environment. Where is the impact study on streams, wetlands and wildlife? Has the issue of an adequate sewer system been resolved? Has anyone from the school system been contacted to determine how many more students could be enrolled in New Hopewell or South Doyle before extreme overcrowding occurs? Has the sheriff's office or fire department been contacted to determine if there are enough personnel and equipment on hand to be able to respond to emergencies?

Before approving any change in zoning, the developers should be required to provide the impact studies as mentioned above and they should be conducted via independent sources. The current zoning is appropriate for this area and should stay in place.

I respectfully request that the planning commission deny the re-zoning request until further studies are completed.