

Date: Saturday, December 4, 2021

TO: Huber Properties, LLC/ John Huber
Shubert Family Limited Partnership

From: Residents of Amherst Rd., Francis Rd., Helmbolt Rd., and Creekhead Drive and
Surrounding Roads * 34 residents attended *

Subject: Property Development Application/Knoxville Planning Commission
10-R-21-RZ; 10-1-21-PA; 10-1-21-SP

Area residents are well aware and understand the need for continued growth and development of property in the area, but the initial proposed property development would significantly change the character of the community and would create multiple safety issues.

Community residents would like to present our property development requests for your consideration:

- Maintain the existing zoning regulations/LDR—low density residential/single family residential...important to maintain a minimal impact on roads and surrounding community. We oppose the applicants' request for RN-5 zoning.
- Although this community has witnessed significant growth in the last 30 years...no changes to the area warrant amending the Northwest Sector Site Plan/Community already supports a major affordable housing complex on Francis Road (The Pines).
- Any changes to the current green space and forested areas will severely impact multiple environmental issues, such as erosion, flooding, pollution, noise and further destruction of creek beds.
- No property development entrance or exits should be placed on Francis Rd. or Helmbolt Rd., which are rural connector roads with multiple blind spots and curves.
- Maintain a green space buffer zone for existing home owners in order to abate noise and visual issues.
- Request the existing speed limit on rural roads be reduced or- at the very least- install speed breaks on the roads (e.g., the length of Francis Rd...from intersection of Old Amherst Rd. to Helmbolt Rd.). Currently, severe pedestrian and vehicular traffic hazards exist and will only be exacerbated with an additional housing complex. The addition of sidewalks along this part of the road would enhance the safety of pedestrians, especially school age children.
- If the development will be connected to the City of Knoxville Sewage, such as being offered to residents on Sevier Rd. and Amherst Rd., provide residents on Francis Rd. the opportunity to participate.
- Residents are concerned with decreasing property value as a result of the proposed property development.

We look forward to the opportunity to work with Huber Properties, LLC and the Knoxville Planning Commission in improving the quality of the proposed property development.

