

February 6, 2022

Knox County Planning Commission

Mayor Glenn Jacobs

Subj: Planned Loy Farms Community, 12320 S. Northshore Dr.

File Number: 2-SC-22-C / 2-E-22-UR

On behalf of the homeowners represented in the Montgomery Cove Homeowner's Association, we would like to formally submit this letter in opposition to the planned community listed above – specifically, Loy Farms, a planned detached residential subdivision in far Southwestern Knox County.

For the past 10 years, our community – and others surrounding – have seen significant development of the area, both residential and commercial, with dramatic impacts on traffic to the point that our community residents cannot even make it out of the neighborhood onto Northshore Rd. at varying times of the day due to high traffic at high speeds. This condition has a negative impact on our community, our quality of life, and the safety of all drivers – especially elderly and young, inexperienced drivers who resort to taking undue chances just to exit the community. For these and the following reasons, we are in opposition to this community development:

1. **To date, we are not aware of a traffic study** that would measure the current traffic flows as well as the projected impact of this new development. This will surely result in additional congestion on Northshore, particularly during rush hour, which is already a high risk proposition for anyone living in this area.
2. **We are not aware of any discussions about a potential turn lane addition** to Northshore Dr. which would allow for the free flow of traffic past turning vehicles.
3. **Housing density is becoming of greater concern**, particularly in light of the dramatic increases in housing in this immediate area, as well as surrounding areas such as Virtue Rd. and McFee Rd. Why do we keep trying to crowd more housing into spaces that were not originally planned or zoned for that?
4. As mentioned above, **it is almost impossible to get out of Montgomery Cove on North Shore Dr** now--do we need a traffic light or how is it going to function?
5. From a development perspective, **we are concerned about the added stress** on the already strained water supply (we already experience pressure fluctuations), as well as the effects of the added strain on the sewage system, and added noise and light pollution. Despite pledges and promises by the developers of Northshore Markets, the light pollution and early morning (trash dumpster emptying at 6am) noise pollution reduces quality of life for those who originally purchased based on a more pastoral setting.

Bottom line – our community is very much against this development due primarily to the stated impacts above, and their subsequent erosion of the quality of life of our residents. Please do not allow this development to go forward at your February 2022 meeting.

Montgomery Cove Homeowners Association Board of Directors