

The site layout map supplied by the attorney for Turner Homes clearly shows the dramatic and devastating impact MDR rezoning would have on the low-density subdivisions adjoining this narrow parcel of land. Every property owner with a back yard bordering this property would have a line of townhomes built within just a few feet of their back yards, all down the line.

Look at the layout plan. There is negligible space between the proposed townhomes and the back property line. No fence would block the view of rooftops running in solid lines directly behind our back yards or reduce the noise of several residents packed in as tight and close as possible. The negative impact not only on property values but quality of life of every current homeowner would be severe.

The builder's attorney states that, "The Schaad Road improvements will increase transportation capacity and safety for the area..." No, it will not, not as far as this new subdivision is concerned. The proposed MDR development will be 900' south of the intersection improvement. All the coming and going and dodging and braking will occur on Andes Road, a winding, narrow, outdated road with too many sirens already.

The attorney also points out that the proposed MDR "is an extension of an existing MDR sector that is contiguous to this property on the north." This sector is less than 1/4 of the total parcel boundary. The vast majority of this 14-acre property is enclosed by LDR (low density) neighborhoods. It does not "make sense" to pour a narrow funnel of high density housing down through the center of established neighborhoods.

Those of us who own homes here knew that someday this vacant property would be developed, but as a low-density neighborhood, as designated, to blend in with our own. There is room for many, many new homes to be built on LDR land, not as massively profitable as squeezing in as many buildings as possible (which is the primary financial goal here, and those who profit will live somewhere else) but certainly enough to improve and support the value and quality of life in Knox County.

It would be so much better if this narrow parcel of land could be dedicated to an open green space for local communities, with walking trails, play areas, etc. With such limited availability, it would add tremendously to the quality of future development.