

I honestly am not sure where to even begin. I purchased my 102 year old home on McClung in 2020. I exclusively looked in this area to buy my first home because I wanted to be part of the rejuvenation and revitalization of the South Knoxville.

The neighborhood and roads are very closely stitched together so when I was made aware by a fellow neighbor of Mr Cockrill's plan to put in 99 more residential dwellings I was shocked. My shock then quickly turned to concern as these plans included raising three/four additional buildings on the small sight along with 130 parking spaces? We are a small family neighborhood and the current infrastructure is not capable of handling that many more individuals. We have existing sewage and flooding issues that are not being addressed and the electrical grid goes out pretty regularly. More concerning to me as those issues 'can' be fixed is the amount of people he is proposing be relocated to this dense area. His current proposal will completely alter the dynamic of our neighborhood. COMPLETELY. Not to mention the amount of green space negatively impacted, the whole reason for our urban wilderness initiative, along with the wildlife.

I wholeheartedly agree the building cannot remain abandoned and am 1000% for using the EXHISTING structure for some sort of living space but believe mid to high end condominiums to be a better option/fit by only utilizing the current structure.

When meeting with Mr Cockrill he made it a point that he 'does not need to do this, he enjoys rehabilitating historic buildings'. If that is truly the case there should be no questions as to what would work for both the developer and the neighborhood. This neighborhood CANNOT absorb this type of development. PLEASE do not allow this rezoning to take place. You will loose the whole purpose of trying to flip this area of town. A number of neighbors including myself have already started to consider leaving the neighborhood if this 'development' goes through.

Thank you for your time.