

As a former Giffin student and long-time resident of South Knoxville, I support this project. With all due respect to neighbors who have concerns about density and sewage issues, I don't think these problems are unsolvable. I suspect that a project this size will bring with it necessary upgrades in this regard.

Some neighbors are concerned that this so-called "subsidized housing" will bring crime to the area. Frankly, I think that take is ungenerous and untrue. We need affordable housing in South Knoxville - full stop. In fact, affordable housing is desperately needed in every city in the USA. I personally live within walking distance of a similar apartment complex behind Shoney's as well as Flenniken Landing. I'm within a 5-minute drive of the similar complex behind Captain D's.

My family has never had a problem. Crime is not worse because of the people living there - full stop. Crime is worse in South Knoxville because of mostly transient people (some homeless, some from other states) who are choosing to hang around and make trouble in our neighborhood. This is a massive problem that requires a lot of help from a lot of agencies, both city and county. They're doing a lot to help, but it's not yet been enough.

With all due respect to the neighbors who are afraid this project will reduce property values; I invite you to read some local real estate forecasts for the next few years. It's likely South Knoxville property values will continue to skyrocket. Knoxville is a premium place to live, and SoKno, with all its amenities, is red hot. Affordable housing next to single family housing is already the standard in a lot of big cities, anyway. I lived in Atlanta for 9 years. It is common for affordable apartments to be literally across the street from "nice" homes. Everyone had a good standard of living (infrastructure, grocery stores, etc.) and property values remained high.

I agree with some of the traffic issues. I am concerned about Buford Street. Buford is nearly impassable now with all of the cars parked in the street. Adding density to this particular road could be a safety and gridlock mess, but again, I think that could be solved.

I'm also confident that this project could be designed with the Urban Wilderness loop and sustainability in mind. I'm also sympathetic with neighbors who are having issues with sewage. I didn't know about this problem before, but again, a major project like this would likely require a major upgrade to sewage anyway. I'm hopeful there is a solution.

The truth is, Knoxville is growing, and people are moving here in droves. We know the saying, "You can't make more land." I don't think it's realistic to expect that South Knoxville will remain untouched. Personally, I think that this project helps to solve the serious problem of more affordable housing. I like being in a neighborhood and a city that is part of the solution. I agree there are some sizeable issues that need to be resolved, but I think developers and neighbors both can win if we listen to each other's concerns with open minds. There are a lot of smart and thoughtful people in South Knoxville!