

4-M-22-RZ

Dear Planning Commission,

As a former Planning Commission (8-years) for the City of Manteca, CA and now resident of Corryton, I felt compelled to share my thoughts on this issue. Below are some itemized concerns:

- Traffic: The fine and concerned Citizens of our community have more than adequately raised a concern about the impact of all additional 4900+ transits on the local roads. This Rezoning Report does assessment the traffic issue correctly however it does not address the issue of increased 'Traffic Friction' which is a common planning term used to describe increased vehicular volume and reduced transit times. If we assume peak traffic is 6AM to 6PM (12 hours at 60 minutes per hour) this 4900+ transits boils out to an additional ~ 7 cars/minute on the main arterial (an additional vehicle about every 9 seconds). We all know the traffic in this area is a challenge; the additional traffic would have an even further negative impact on the local Infrastructure, new and long-time residents and the Environment. The Developer has little concern for traffic once the project is approved.
- Infrastructure: 300 homes do not appear as a great impact to the area, however closer examination reveals a bit more detail. The additional housing will affect community services such as law enforcement, fire, public utilities and schools. Our citizens have raised the concern about the additional population into the local classroom (as one example) and rightfully so but the real question is how will this be paid for? Generally, taxes assessed on the sale of a private property are adequate to offset the increased cost of infrastructure. The cost of the local infrastructure increases annually regardless of the local and global economies. After 4-5 years, the property (if not sold or refinanced at a price higher than original sale price) becomes a tax burden to the local infrastructure. So is there a plan to levy taxes on the homes in this development prior to Rezoning approval to offset this coming increases infrastructure costs? Many new developments (not just this one) have saddled the buyers with an additional and needed tax such as the "Mello-Roos" (ref: <https://en.wikipedia.org/wiki/Mello-Roos>) district which assesses each new mortgage with an additional cost to offset the additional financial load on the local infrastructures. There are many families who want to move to more rural areas to have a 'better life' but they are not recognizing the cost of their relocation on the local region. The Developer has not considered the downstream effect of their action in this report.
- Environment (flora and fauna): This report fails to address the more than 93 federally endangered and threatened species of wildlife that call Eastern Tennessee their habitat such as the Grey, Indiana and Virginia Big Eared Bats? (ref: https://ballotpedia.org/Endangered_species_in_Tennessee) Certainly, this seems a minor issue to developers but encroachment on these local habitats has a negative effect on the entire environment. An example the reintroduction of wolves into Yellowstone National Park reduced the overpopulation of Elk and Bison thereby allowing for regrowth over previously overgrazed areas and improved water quality of the water ways. This is just a small example of environmental change caused by the removal or introduction of one natural element to the local environment. Intrusion of this proposed subdivision will negatively affect the local flora and fauna with invasive species of insects such as mosquitos (normally controlled by the natural food chain) and plants normally controlled by grazing animals both wild and domesticated. Lastly, many creatures and plants of the local environment capitalize on the darkness of night for survival (hunting, breeding, etc.); how negatively will the addition of a couple of hundred LED streetlights (which are full visual

spectrum) affect these creatures that thrive in the dark of night. This report fails to adequately address the actual environmental impact caused by this proposed development.

- Environment (water): A Community's greatest natural resource. The creek that currently runs through the property will have to be re-routed to make way for the development. This report fails to address how/where this change will take place and what the near term effects will be. The report also fails to address flooding. The proposed development lies on property that naturally floods with heavy rains. How will this be managed? There is nothing in the Development Report indicating the use of storm water management systems such as 'percolation basins' to temporarily hold excess water until the storm drain system can adequately remove the excess water. Further, the implementation of 'percolation basins' could also increase the mosquito and other disease carrying insect population which would not only increase from the additional standing water but also propagate exponentially due to the reduction in the local bat population. There is nothing in this report that properly addresses this issue.
- Farmland: This region is cancerously losing its farmland. Longtime residents and founders of this region are slowly passing away as time moves forward and Developers are watching for land-grab opportunities on vulnerable properties such as this. The Northeast County Sector Plan refers to the rural (and delicate) nature of this region. The Plan also suggests placing conservation easements on farmlands to curb development and to maintain the region's appealing rural character. I completely agree. Before the Commission approves the Rezoning, it should consider the outcry of the Citizens and align itself with the Guidelines set down by the Northeast County Sector Plan. Additionally, farmland requires care and maintenance meaning the noise and dust raised by farm machinery is part of everyday life for the farmer. It is inevitable that conflict between development homeowners and farmland owners is likely to happen due to daily farm operations. This is not unlike an airport built away from an urban environment only to have the urban sprawl slowly encroach on the airport at which point the homeowners will complain the airport is too noisy thereby forcing constraints on a facility that was placed remotely so as to not impact regional residents. The same applies here; at some point development homeowners will complain about farm operations and the farmer is likely to take issues with the new residents trespassing on his/her property, thus impacting local law enforcement and the Planning Commission.
- History: The Corryton region has a significant history and its effect on a fledgling United States Native Americans and the Civil War. Items range from German immigrants who homesteaded many properties that are virtually non-existent today. Many of the still existing farms date back 200+ years and should be preserved as reminders of where this community came from.

Development is inescapable and there is nothing wrong with a free economy that allows Developments such as this but it is the local Citizens and their Elected Officials that ensure emotional charge decisions such as this are fair and reasonable to all concerned. On the matter of 4-M-22-RZ which is before you, I strongly urge denial of this development based on the negative impact to the itemized items in this statement and the genuine concern of our Citizens.

Thank you for the opportunity to share my concerns on this matter.

Fred Schumacher

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