

To the members of the MPC:

I respectfully oppose the rezoning request for the property in question, for the following reasons.

1. The request of 5 dwelling units per acre, and the staff recommendation of 4 units per acre, is significantly in excess of the densities of surrounding property. The immediately adjacent Springwood Circle subdivision has a density of only 2.7 units per acre, and others are even less.

The proposed development would be two to three times as dense as existing zoning/development, and would result in an immediate, drastic, and irrevocable change in the character of the neighborhood. There would clearly be severe encroachment on existing Springwood Circle homes, as well as the adjacent church property.

2. The tract is irregularly shaped and the slopes are significantly steeper than can be used for the contemplated development without very significant grading/disturbance.

The issue of stormwater disposition from the impervious surfaces of the development should be a major issue in the consideration of the project, but it seems to have received no attention at this point. Without large stormwater pipes and a detention basin on the property, runoff will be directed onto the portion of the church property now designated as the West Knoxville Community Garden, thence across Meeting House Road, and into the Glen Arden subdivision, a lower-lying area.

3. The additional traffic and turning movements onto Jenkins Road from the staff-estimated 330 extra trips per day will be very consequential, particularly at the morning and evening rush hours. Average daily traffic count on Jenkins Road in 2020 was 1056. Thus, the amount of traffic would be increasing by roughly 30%.

Although it may not be obvious from maps, Jenkins Road has several crests and curves which result in dangerous blind spots at existing subdivision and driveway entrances. Sight distance for the traffic going in and out of the development and existing developments should be addressed by the staff.

The rezoning request should be denied.

Very respectfully,

John Cutcher