

PC meeting 11-10-2022; 11-A-22-PD

Submitted November 3, 2022

As a 35 year resident of Washington Heights subdivision, the proposed development of Belltown next to our subdivision should not be allowed without substantial alterations. Knox County government seems to be pushing the development of as many subdivisions with as many homes as physically possible without adequate considerations of the catastrophic ramifications to the existing residents' way of life.

Beginning development without the necessary preplanning would become a travesty and tragedy with irreversible lost opportunities. Please do not get pressured into a decision that doesn't adequately address the concerns of the residents within the immediate area who would be negatively impacted the most.

When building a home, one starts with the plans, then the foundation, followed by the rest of the construction. This should be the goal of all future land developments. The major issues, such as the potential disastrous effects on our roads, schools, utilities, and losing the rural feel in the immediate area, need to be resolved before the first bulldozer tears up the soil and destroys mature trees merely to be replaced by concrete.

Knoxville Geographic Information System reported June 26, 2022, that this development of an estimated 3000 – 4000 people would result in more people than the population in downtown Knoxville in 2020. That alone raises a red flag causing many people to be crammed into less than 300 acres.

The detailed traffic impact study dated September 21, 2022, clearly indicates how important it is to plan now and prepare in advance. The study on page 42 indicates by 2030 the projected impact will increase AWT (average weekday traffic) from 13,370 to 20,000, a 49% increase as a result of this proposed subdivision. The study indicates additional analysis needs to be done when schools are in session since the first count was done on one day only on June 14, 2022. Please take this very detailed report into consideration, as it clearly indicates major road changes will be needed. These changes must be done before the subdivision is built to have minimum negative impact to our community.

Jeff Welch, in an article in the October 27, 2022 issue of the Knoxville News Sentinel, stated how important it is to prepare now for the future. He talks about smart growth which means better growth. The needs of our community need to be considered with planning and implementation to be able to react to the changing needs of our community. The beauty of the open green spaces and relatively low taxes continue to attract new people to our community. Green spaces are important to our environment, as well as controlling drainage and water and air quality.

If Belltown is developed as proposed, those green spaces and mature trees will be lost forever to a sea of concrete. This development has merit; however, it is not the

PC meeting 11-10-22 comments for 11-A-22-PD

appropriate development for this area of Emory Road unless the plan is altered significantly.

The map of the proposal looks like the footprint of a major mobile home development and not the anticipated great place for new home owners. The majority of the single family homes lot sizes would be less than $\frac{1}{4}$ acre. Please compare this to the many existing subdivisions within a 5 mile radius with lot sizes typically having a minimum footprint of $\frac{1}{2}$ acre or more.

In my opinion, additional planning for smart growth needs to be done before final approval is warranted on this development. The issues include: roads and traffic, schools, utilities, water run-off, potential increase in various illegal activities from a significant increase in the number of households, noise pollution from a proposed amphitheater on the south side of Emory Road, and conforming with the nature of the existing homes and subdivisions in the immediate area, to name a few.

I would like to suggest that the commercial development and all the multi-units on the south side of Emory Road be eliminated, or at the very minimum, reduced in scope significantly. The proposed 525 plus single family homes on the north side (215 acres) should also be redesigned with the final goal of a maximum 250 single family homes allowing for decent size lots similar to the immediate neighborhoods. This would allow those homes to enjoy a lot size of a minimum of $\frac{1}{2}$ acre and not have their home 25 feet from their neighbor.

Option two would also eliminate the commercial development on the south side of Emory; use that land for additional single family homes that were eliminated from the original 525 planned on the north side of Emory Road.

This development should be required to maintain the same character of the existing neighborhoods with a minimum no commercial development and multi-unit housings and reducing the quantity of single family homes dramatically.

Please come up with a plan that addresses all the above issues. That means listening to the immediate communities and addressing the major problems and not destroying our enjoyment of this area with this proposed project.

Thank you for your consideration,

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