

Please DO NOT APPROVE rezoning for higher density housing of up to nine residences in the 1.9 acre property in our neighborhood. (12-L-22-RZ to PR 5 units/acre)

The current owner of the house (David Cheban) has done a lot to fix up the house and property for his elderly parents and we appreciate the hard work and money that he has put into the property.

BUT we are NOT happy with the proposal to rezone for higher density residences.

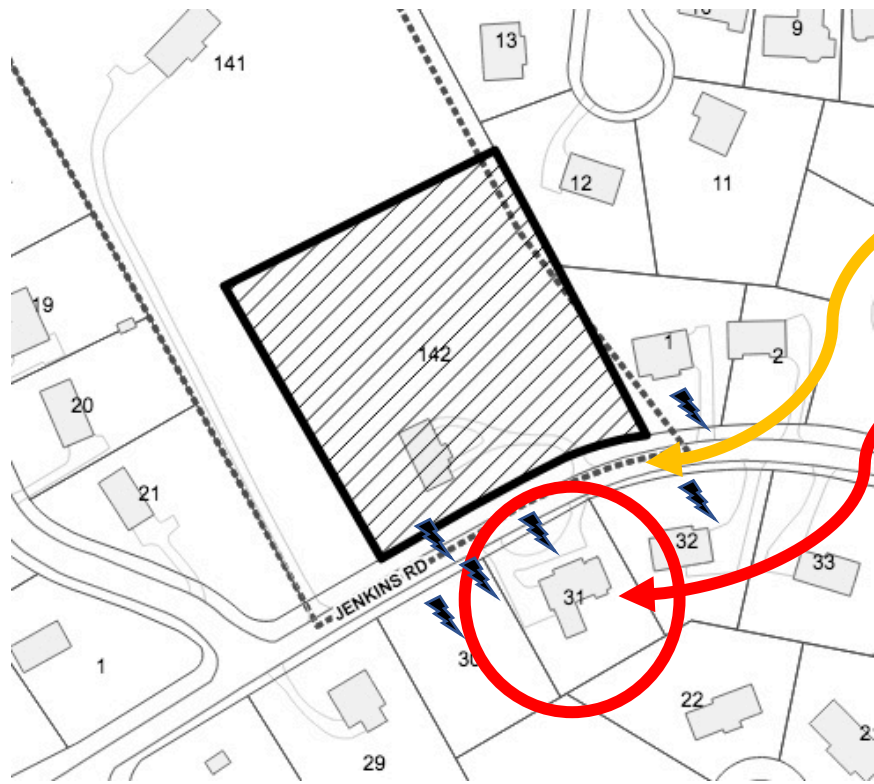
Our major concerns are:

1. Jenkins road already sees a lot of **through traffic** at speeds routinely exceeding 40 mph (often at 50 to 60!) (Posted at **30mph**) and adding to it with turning cars right at one of the several blind spots on Jenkins won't help. In fact, rather than adding to the problem, **traffic calming devices should be implemented**, such as stop signs at Summer Spring Road and Capitol Blvd.
2. Apartments will experience a lot of **resident turn-over** and a consequent lack of care for the property or neighborhood and long-term commitment to safety and neighborly respect.
3. Since the property is directly across from our house and since it sits at a slightly higher elevation, car **lights would pan across our house** repeatedly as the multiple residents come and go.
4. Apartments tend to attract younger couple and Jenkins Road is **NOT suitable for children** to play near or run into the street (see items 1 and 5). My neighbors won't let their grandchildren play in the front yard for this reason.
5. **Jenkins Road has no shoulder** which promotes accidents. Several cars have run off the road into my yard, my lot and my neighbors yards. To this point, the house at 7531 Jenkins lost their mailbox just this weekend (11/18-19) due to a careless driver. (see drawing, below).
6. **Storm water drainage** is already an issue with no drainage ditch on that side of the road leading away from the property. Water from the road flows into my property and the my neighbor's at 7528 Jenkins.
7. Jenkins Road and all of the subdivisions along it are **single-family dwellings** and apartments are not an appropriate addition to our neighborhood. (This also applies to the property at 7912 Jenkins Rd).
8. Apartments right across the street from my house **will not improve my property value**. More cars, more noise and more resident turnover are all undesirable characteristics for neighbors.
9. Most of us in the neighborhood would not be opposed to building a couple **houses** on the 1.9 acre property, but some of the same issues would still arise and need to be addressed.

Please do not approve rezoning for higher density housing of up to nine residences in the 1.9 acre property in our neighborhood.

Glenn & Melanie Pfennigwerth

7700 Jenkins Rd. (Lot 31 across the street on zoning request document, see below).
Knoxville, TN 37931



Blind Spot

My house

⚡ Car Crashes