

January 11, 2023

Dr. J. David Bull  
8323 Lake Village Circle  
Knoxville, TN 37938

Re: Development Plans 1-B-23-DP, 1-SC-23-C

Dear Commission Members,

I respectfully write to you to articulate my concerns regarding the above referenced development plan, as I will be unable to attend the scheduled hearing. Thank you for the opportunity to address the Commission.

Consistent with concerns communicated by fellow neighbors, please direct your attention to the following:

1. The proposal is inconsistent with Policy 9.3 cited in the County General Plan Development Policies. Specifically, the proposal would directly impact an existing neighborhood and community. The building plans and density are not consistent with surrounding homes and properties. Moreover, the rental development will likely negatively affect adjacent property values, including those properties directly behind the proposed development in the Timberlake community. Such a dense development would also contribute to noise and light pollution. The potential also exists for erosion from the grade adjacent to the property line.

Consistent with Policy 9.3 and to minimize the impact on existing neighborhoods, at a minimum, the developer should leave trees and vegetation intact in the required thirty five feet of peripheral setback areas.

2. The proposal is inconsistent with Policy 9.2 cited in the County General Plan Development Policies, as the development would directly negatively affect trees, woodlands, and wildlife habitat. Our family has personally viewed a variety of wildlife in the current wooded acreage, including various species of birds, deer, turkey, squirrels, chipmunks, skunks, groundhogs, raccoons, snakes, foxes, coyotes, and a myriad of insects. At a minimum, a study should be completed to assess the impact of such a development on wildlife and wildlife habitat.

3. During the time my family and I have lived at our current residence, there have been multiple traffic fatalities at the Emory Road/ Greenwell intersection. What data currently exists documenting the impact of the proposed development on traffic volume and associated risk? At a minimum, a traffic impact study should be completed and made available for public view.

I commend the Commission and Knox County for fostering opportunities to develop new residential properties. Having been involved in residential developments and rental properties, I can acknowledge the potential benefits for both the developer and the County. However, I am

concerned about the proposed development's impact on nearby neighborhoods and wildlife. I respectfully request a response to the above concerns.

Sincerely,

Dr. J. David Bull