

Word has been going around that another new development is being planned on Tipton Station road near South Doyle High School. Our area of the county has been growing lately. The Woodcreek Reserve subdivision is expanding, there's a massive subdivision be graded and built as I type this and there's 2 large DR Horton neighborhoods being built in the area as well. However, there are several factors that need to be considered before allowing this new one by Clayton.

This first is school zones and the capacity of those schools. Of the above mentioned neighborhoods, three are zoned for Bonny Kate and all are zoned for South Doyle High. Neither school has seen an improvement or expansion in years that I know of. The meeting regarding this Clayton neighborhood mentioned planned renovations at Bonny Kate, but these need to be honestly done before any more families move to the area. I know Bonny Kate operates at capacity as it is and already has portable classrooms. South Doyle already has campus buildings on both sides of a somewhat busy road I, which required an expensive crosswalk to be built.

Traffic around the two schools, since they are close together and on the same road, will greatly increase with the influx of population. Are there plans for more cross guards? More security presence during school drop off and pick up? Are more buses being budgeted out by the county? These things need to be considered before we add another 65 homes to an area experiencing capacity already.

Flooding can be an issue as well. My neighborhood, Woodhaven, sits beside this tract of land being slated for this subdivision. The back of my neighborhood has a flood plain. I will include below some aerial photos taken in 2021 after a series of rain storms. The back of our neighborhood, along with parts of French Memorial park do see flooding sometimes. However during a heavy period of rain, that flood water can back up to the Clayton property. If they are given the green light and start to grade and prepare for the foundations of houses, this will change the lay of the land and flow of the water, potentially making flooding more severe downstream. The removal of vegetation, a required part of excavations for homes, will also cause some erosion.

Another aspect is area wildlife. We routinely have bear sightings near my house, sometimes as close as just four doors down. Any new build neighborhood poses the threat of loss of habitat to animals. Most animals can cohabitat somewhat peacefully among humans. However, some animals such as bears and wild cats can pose a threat to humans. People in my neighborhood have had sightings of these kinds of animals in their backyards and have taken pictures using security cameras. I will include a couple of those photos below. Remember, this new neighborhood will be right next to mine so residents there will experience the same encounters.

Another aspect is the price values and therefore tax revenue of existing homes in the area. These homes are planned to be around 1500 sq ft, making them some of the smallest homes in the immediate area. Although they're modular homes and not outright trailers, many people have been calling this planned subdivision a "trailer park" with the impression that it will be

cheap. Trailers unfortunately have that reputation. These two facts will drag down the values of nearby homes, which also means the county may not be able to justify the appraisals they use to tax the homes already here.

Also, what if the housing market turns? I realize the housing market has been hot here in Knoxville for a few years now, but what if that changes? Interest rates for mortgages are going up and prices are higher as it is. I'd hate for the neighborhood to be built and then have few buyers. A half-vacant neighborhood can bring about a whole host of issues, especially with property values and security.

Traffic that's already in the area needs to be considered. Asides from the improvement of the intersection of John Sevier and Alcoa, no other road improvements are being done. John Sevier needs longer turning lanes or to be widened to a four lane road already. Traffic lights already need to be installed on this road because turning left at times is difficult. Tipton Station gets congested as well.

Lack of existing infrastructure also needs to be considered. Everywhere I look in the Bonny Kate area, I see new houses being built but no new gas stations or grocery stores. There's no new parks or improvements to the existing park. There's no increased presence by KCSO to keep the area safe. This sea of houses will hold thousands of families all going to the same grocery store and same gas station and fighting for a parking spot at the playground for their children. While these things aren't absolutely necessary, they do impact the quality of life. Let's not just add houses to an area in the hopes that someone will buy them, let's first make that area attractive to buyers.

I hope the group takes all this into consideration for this project.













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