

January 3, 2024

Metropolitan Planning Commission
Knox County TN

To Whom It May Concern,

We, as residents of The Oaks Subdivision and whose property ends at Harvey Road and Northshore, adamantly oppose the development of 1630 Harvey Road/Parcel ID 169 09 which is right behind our property.

We have lived in our house for 3 years. In that short time we have had a decrease in water pressure, tremendous slowing of internet speed, and an increase in traffic. Yet another development will exacerbate all these issues and make an already dangerous road even more crowded. The rate of growth is not sustainable with the lack of funds, or the will, to improve roads. Given the terrain and the park, it is likely not possible to widen south Northshore or add shoulders. As of today you can't even see the lines on Northshore in the dark especially when it's raining. And with no shoulder this presents a significant problem to all drivers. Just the other day a huge tree fell across the road – it wasn't raining or windy. It just fell, likely due to the dump trucks and tractor trailers that travel Northshore to construction sites already in progress at a high rate of speed. Traffic was stopped or slowed for hours while crews cut up the tree – which by the way is still laying on the side of the road across from and in front of the YMCA. No one maintains this road and yet more houses are being considered? Other trees that have fallen have laid in piles on the side of the road for months before being removed.

There is a sharp blind curve where this development is supposed to be built. It is impossible even in winter to see any vehicle you are meeting on this curve and many drivers use both lanes because of speed or the size of their vehicle. In the summer it's nothing to meet several lawn service trucks pulling trailers with mowers. Many of the trailers tires are straddling the lines in the middle of the road and the drivers do not mind that you have to get out of their way. To quote one who commented on Nextdoor.com: "Our lawn mowers are more valuable than a lot of cars on Northshore." Apparently they feel they are justified in running other vehicles off the road.

Even if the entrance to the development is on Harvey it will still mean more cars in that curve and people trying to pull out onto Northshore or Harvey near a 4 way stop. It will mean more school buses and there is no safe place for one to stop on the road at that intersection. Posting signs with the speed limit is useless. I think we all know that. A round about is not the answer either. Too many drivers seem to feel it is not their responsibility to look, slow down, or yield to oncoming traffic.

Another subdivision in this area is unwelcome and foolish unless roads are improved and fixed. Personally we don't want to see the lights of a subdivision behind our house and have to hear the traffic behind our house. It is a shame to spoil this rural area with yet another housing development that will take away what we moved there to get away from. A few houses in that area would not pose a problem but many absolutely will. Tennessee used to be an agricultural state and farms were coveted. Big money from where ever seems to be the only thing Tennessee is now cultivating.

Respectfully,

Tim and Nancy Kirkland