

Dear Commissioners,

My husband and I have lived in the Bluff Point subdivision since 1990 and raised our family here and I serve as the Bluff Point HOA President. I'm glad to see the rapid growth in the Knoxville metropolitan area but more infrastructure planning must accompany this rapid growth, particularly in the Choto area.

I adamantly oppose the rezoning (1-E-24-RZ) to support 5 units per acre for the following reasons:

- The highest density in the Choto area is 3.5 units/acre, with many older subdivisions in the area such as Bluff Point at 0.5 units/acre. The proposed 5 units/acre would be inconsistent with the area.
- All access roads within 3 miles of the subject development are narrow, two-lane roads with limited shoulders:
  - o Harvey Road
  - o Choto Road
  - o South Northshore Road
  - o McFee Road
  - o Virtue Road
- During rush hours, South Northshore Road is clogged with commuter traffic with delays in the Concord Road roundabout to Westland Drive area approaching 20-30 minutes. This presents serious issues for emergency response vehicles.
- With baseball/football games & practices along with visitors to The Cove at Concord Park, traffic (both vehicle and pedestrian) is very heavy on Northshore at the Cove. This necessitates Knox County Sheriff vehicles to be posted at the location to control traffic.

I strongly request that this rezoning request for high-density housing should not be approved in the Choto area unless the traffic infrastructure can be expanded to support the existing (and increased) traffic volume. If, however, this development does get approved for Planned Residential, I request that this proposed development be held to no more than 2 units per acre, consistent with the character of this area.

Sincerely,

Cecilia B. Petersen

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