

Dear Planning Staff & Commissioners,

I am writing you today urging you to reconsider your proposed denial of the request to remove the sidewalk connection between Hoff Lane and Emory Estates (Condition #6). I am writing on behalf of myself and the other 85 residences of Emory Estates who also signed the petition opposing the sidewalk connection. For reference, there are 110 homes in Emory Estates, so you have greater than 77% of the residences opposing the connection and not one single signature in support of it. I have reviewed all the case files leading up to today's agenda item and would like to share my supporting thoughts on the removal of the sidewalk connection.

- Section 3.04.C that is referenced in the case file states that the intent is to connect neighborhoods to promote walking and biking. Mockingbird Meadows is directly bordered by 4 established neighborhoods yet is ONLY being connected to Emory Estates. There are no proposed connections to any of the others. Mockingbird Meadows is laid out in a singular loop WITH poured sidewalks, perfect for their residents to walk and bike safely within their own establishment, where they know and are familiar with their own neighbors. There is zero need to connect to another neighborhood, especially one without amenities and who is located most distal to any local commercial development/schools. Additionally, Emory Estate DOES NOT HAVE SIDEWALKS and therefore is not a safer option for walking/biking.
- To be clear, we are not opposed to the development itself. However, we are opposed to the recommendation to join two vastly different communities. Emory Estates is an established neighborhood of homes 40+ years old with longtime residents and very little turnover. The lots are large, there is farmland, agricultural use and livestock within the subdivision itself. The neighbors know one another and in which home everyone lives. Mockingbird Meadows is a new "apartment" community with dense rental properties. This automatically leads to increased turnover of residents.
- Also mentioned in the case files from the original filing from 2017 and the current one is the fact that Mockingbird Meadows lies within the Parental Responsibility Zone (PRZ) for Brickey-McCloud Elementary School. Thus the sidewalk is to allow children from Mockingbird Meadows to utilize the bus stop in Emory Estates. There is one bus stop in Emory Estates and it is located at the corner of Hoff Lane and Dave Road. It is utterly unsafe to consider having children of elementary age (11 years and younger) standing at an intersection 3 blocks OUTSIDE of their own neighborhood, out of view of any neighbors who know those children's faces, names, parents, etc. waiting/departing a bus without any supervision. This recommendation on the basis to provide school transportation is simply unsafe to everyone involved. This is negligent at a bare minimum and opens an entire envelope of liability to everyone involved. Should one moment of need arise, no one knows where these children belong to or any contact information/method. I understand transportation to schools is important, but currently we don't even have reliable bus transportation from Halls Middle/High Schools, nor do we have notifications of what bus is running our routes or what times they are scheduled to arrive. The information posted per KCS is not accurate and changes frequently without notice. I'd like to also point out that your proposed written requirement of this development directly violates the Knox County Schools

Transportation Policies that state “**Students within an area of one (1) mile from the school, by the shortest route, are not eligible for and shall not have transportation services provided by the Knox County Schools**” (link attached below). What makes the residents of Mockingbird Meadows any more important than the children of Fortner Lane, Trent Valley, Dairy Lane, Morris Road, Ogg Road, portions of Cedar Crest Subdivision....and the list goes on. If we are making concessions to **deliberately** circumvent the PRZ, shouldn't the PRZ itself be reconsidered?

- I will close with the fact that according to the documents attached to today's agenda item, it appears as though the developer themselves, DR Horton, has applied to have Condition #6 (the sidewalk connection) removed from the requirements. This is a financial and maintenance liability to the county and the developer, a safety liability to the residents of Emory Estates and a direct violation of other county policies.

I feel confident in also noting that there would have been many more people in attendance at the meeting; however, the sign is posted at the end of the dead end road that has zero traffic, outside of the view of the majority of the residents of Emory Estates.

You have before you a petition signed by 85 of the 110 residences in Emory Estates 100% opposing the sidewalk connection as well as a signed application by the developer opposing the sidewalk connection. I urge to do the responsible thing and approve the request of everyone directly involved and remove condition #6 from the requirements.

Thank you for your consideration.

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Link to Knox County Schools Transportation Policy regarding PRZ:

<https://www.knoxschools.org/cms/lib/TN01917079/Centricity/Domain/1040/KCS%20Handbook%20PRZ%20Stop%20Distance.pdf>