

Unfortunately, Knox County Planning continues to approve one high density development after another with little or no regard as to the impact on existing residents. Seems nothing has been learned from this approach which has, in recent years, resulted in a complete overpopulation in the Hardin Valley area as well as deep West Knoxville, which is already stretched to its limits with the influx of new residents. And now, here we go again trying to cram a multitude of homes onto a rural piece of farmland surrounded by narrow country roads with grossly inadequate infrastructure to support it.

With up to 5 units per acre, this proposal is asking for an even higher density than exists in the surrounding area. Even though a precedent of 3.0 - 3.5 units/acre has been set in the Harvey Rd./Northshore area, it is not too late to stop the runaway train! *This level of development excess only benefits the developer, leaving current residents to deal with traffic issues, dangerous/inadequate roads, overcrowded schools, reduced availability of medical, police and other emergency personnel, and ultimately **higher taxes required to fund this "progress"**. This is no way to manage growth in a rapidly expanding county. This is not "planning."* This is rubber stamping development proposals under the guise of existing precedent. **No planning required here!**

Now is the time to correct some the wrongs that have gone before instead of continuing down this unsustainable path while destroying much of the beauty we have enjoyed in this area and for what.....the almighty dollar? If you do insist on rooftops on every piece of farmland in Knox county then I would suggest that it would be completely irresponsible not to first establish the infrastructure to support it. The "build it and they will come" and all else will follow mentality is a disservice to existing residents, who must suffer the aftermath of your actions.

The following is a bit of an insight as to how an adjacent county is managing the development dilemma. The Loudon County line is just 1/4 mile from the Harvey property. In 2021-2022 while under pressure by developers, several Loudon County Commissioners formed a Planning & Zoning Study Committee and hosted neighborhood forums in various districts within Loudon County, getting input from residents on how they thought development should proceed. What a novel idea actually involving the residents in decisions affecting their quality of life! The results were overwhelming in favor of controlled growth. The end result was the elimination of PUDs (Planned Unit Developments), which in Loudon Co. at that time (2022) allowed for 2.5 housing units per acre. The majority of Loudon Co. Commissioners are earnest in their efforts to preserve the rural nature of our community and current residential zoning now allows for only one 1 unit/acre. Knox County Planners could certainly take some pointers from their adjacent county's approach.

Many couch this development mania as a necessity to provide more affordable housing in the area. However, the home prices at other nearby Cook Brothers developments are \$600,000 and up. To me at least, that fails the test of affordability for the average buyer. And now, a proposal for densities up to 5 units/ac absolutely fails the test of responsible, appropriate, well considered growth in an area of this country that deserves better.

I propose that the Knox County Planning Commission deny any further rezoning proposals in this immediate area until adequate infrastructure improvements are made.