

FILE NUMBER 12-A-23-UR

Neighborhood Response to Rezoning Proposal for 4608 Harrell Lane

Thank you for your service and sacrifice to Knox County as a commissioner, and thank you in advance for considering our comments on this particular rezoning proposal. We, the undersigned, own, rent and live close to the 4608 Harrell Lane property that is up for rezoning to allow duplexes. We wish to voice the following concerns:

- To the best of our knowledge, this is the last property in the Temple Acres neighborhood, specifically Harrell Lane / Harrell Circle / Daisy Mae Lane area, that is available for development. ALL the properties in the quiet surrounding area are single-dwelling and single-family homes. The closest duplexes are NOT in the neighborhood but are located on the much busier McCloud Road.
- The lot sizes in this area are quite large. All the properties to the left, right and across the street from 4608 Harrell Lane are nearly a full acre or more. We are concerned that by changing the original subdivision's designed lot sizes and allowing the ONLY multi-unit complex in the neighborhood to be built, our property values will plunge.
- Harrell Lane is the sole connecting street to Harrell Circle - meaning one way in, and one way out. It does not have sidewalks and is one of the few flat roads in the area; therefore, many people from the entire area ride their bikes, walk, jog, walk their dogs, push strollers and allow their children to play on Harrell Lane. It is the kind of safe neighborhood in which YOU would enjoy living. We fear adding 6 living units will introduce potentially 12 plus cars onto our short stretch of road, not to mention numerous deliveries vehicles coming and going several times a day. As a result, the above forementioned recreational activities may cease to exist due to serious safety issues.

We support the development of the property at 4608 Harrell Lane BUT as a single-dwelling, single-family home; at which point, we would graciously welcome our new neighbor. In summation, this issue is VERY important to the residents whose names are affixed below, even though they are not able to attend the public hearing. We respectfully ask you to consider the concerns of all those listed to be equally as important as the voices of those who are physically present at the hearing. Please allow us to retain our "Mayberry" neighborhood of single-dwelling, single-family homes, and help us protect our property values. We therefore ask you to reject this zoning request to allow duplexes on Harrell Lane. We eagerly await your decision.

Thank you,

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New & Additional Comments (added 1/10/2024):

We, the (103) undersigned, collectively and respectfully disagree with several comments on the recent USE OF REVIEW REPORT (DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW) which state:

- 1) B. "...does not impact existing neighborhoods and communities"
- 3) A. "The proposed duplex are of similar...character" of the neighborhood
- 4) "The use will not significantly injure the value of adjacent property"
- 5) A. "Traffic volume in this neighborhood will not be substantially increased as a result of proposed development"

In response to the above, we strongly believe the building of 3 duplexes on an acre lot in our subdivision - which is comprised of only single-home/single-family homes - WILL indeed impact our neighborhood. Firstly, duplexes are NOT of similar character with the neighborhood. Secondly, our property values, in our opinion, WILL devalue. And lastly, the traffic volume WILL be substantially increased (the estimated traffic impact is 76 average daily vehicle trips per the Planning Staff's admission).

If these determinations are approved, then the nearby residents are the ones who pay the price, and our street and neighborhood are permanently changed. The staff's study may possibly look logical on paper, but it does not consider the "heart and soul" of the community. One has to live here to know the "atmosphere" of our neighborhood. In summation, we all want what is best for the neighborhoods in which we live, as do we here in Temple Acres. Many of our residents have called this subdivision home for over 50 years. Please give us the opportunity to say what is best for the area we love and know so well.

Our updated list of **103** neighborhood residents follows.

Thank you,

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**1/10/24 UPDATED LIST OF 103 NEIGHBORHOOD RESIDENTS IN OPPOSITION TO:
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Neighborhood Response to Rezoning Proposal for 4608 Harrell Lane**

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