

These comments concern 1-N-24 RZ

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

We read the above statement and find it questionable.

As we looked at the map of the area around our subdivision we noticed that all of the subdivisions around the area are low density housing except for the subdivision, Highland Ridge, which is listed as less than 1.47 du/ac.

Having toured and looked at the Highland Ridge subdivision the other day we noticed that the streets were narrow and the lots were small. Most of the dwellings were two storey with a few single storey interspersed. Several thoughts came to mind.

With such a high concentration of buildings and pavement along with a sidewalk on one side of the streets; how is the rainwater, snow melt, etc. expected to be dispersed. We know from experience that a large amount of water that comes down our street and flows into our backyard does not impact West Simpson Road properties but dissipates in part of the six acres adjoining our property causing no flooding or other problems. With the rezoning of the six acres how is this water going to be dealt with?

Our next question is what is going to be done about the trash and garbage generated by the occupants of the dwellings? The Knox County garbage facility on Gov. John Sevier highway is often backed up on Saturdays with people getting rid of their garbage. This is a very real

problem normally solved by waiting until the problem can no longer be ignored and has to be dealt with which is usually too late.

Sewage is a problem for high density subdivisions. In low density subdivisions, each dwelling has a septic tank and field lines to take care of the sewage. In Highland Ridge no such thing can exist so there has to be a sewer service and this service adds to the water bill by the amount of water used. The fee for this sewage almost doubles the water bill. This is an additional fee for middle and low income families and the county mayor is concerned about the costs to these families. Just think of a family with children. The parents get a kiddie pool for the children. When they fill a pool they incur a fee and if they drain it often they incur more fees each time they refill the pool.

We also noticed that the Highland Ridge subdivision has underground electrical service. We dare say that the high voltage lines down Highland View road do not have switches on either side of the feed into Highland Ridge. This means when a tree or big limb disrupts or tears down the overhead lines, the whole of Highland Ridge is out of electric service because service to Highland Ridge is overhead before the connection to the grid of pad mounted transformers. But unlike TV and landline telephones, the electric customers are not charged until power is restored no matter how long the outage lasts.

On another thought, if one of these high density dwellings catches fire and gets to burning intensely, this could cause a fire hazard for the surrounding buildings.

Next, we do not remember the last time we saw a sheriff's deputy cruise down our street and that would be before Highland Ridge was built. Knox County is adding tax base and not infrastructure.

We mention all of these items because these are items that will affect the land use of the six acres in 1-N-24 RZ

Back in the late 60's or 70's there was a study made of why people who were living close together had so much animosity toward each other. The study using mice found out that when the mice were crowded together, they could not handle the loss of some personal space. With the small lots of these high density dwelling subdivisions are you not contributing to this same problem among people?

What we envision for an addition to our subdivision is something such as is already in existence. We do not desire for our property values to decrease because of a less than desirable addition to our subdivision.

Thanks for your honest consideration.