

As a resident of Gettysvue, I again encourage the Metropolitan Planning Commission to deny this rezoning request for the exact same reasons from the November 2023 decision. There is no credible reason to change the zoning from Low Density Residential to Medium Density Residential / Office. The request is inconsistent with the surrounding land development and does not meet the criteria for Medium Density Residential / Office development. Specifically, Medium Density Residential / Office should be used in areas between commercial development and low-density neighborhoods. In addition, Medium Density Residential / Office should be served by mass transit. None of these criteria has been met. In addition, the proposed change is inconsistent with the Southwest County Sector Plan's land use classification. Specifically, Medium Density Residential / Office land development is recommended along arterial (unimpeded high-speed movement) or collector (moderate capacity road up to 45 mph) streets. Also, Medium Density Residential / Office is intended as a buffer between commercial use and low-density residential use. Changing a couple of acres in the middle of an established low-density residential neighborhood is in direct contradiction to the Southwest County Sector Plan.

In addition, the proposed change is in direct violation of the Gettysvue Restrictive Covenants which require one single family residence per lot. All the current homeowners are in compliance with these restrictions. Given the significant investment that all of us have made, many of us (including real estate professionals) conducted our due diligence prior to the purchase of our homes. The possibility of high-density apartment-style buildings over parking garages in the middle of an established neighborhood that has been largely built-out since 2008 is unimaginable to the current residents.

I urge the planning commission to also consider the additional reasons to deny the rezoning request:

- Our subdivision already experiences severe drainage issues, and this proposed development will only exacerbate these problems.
- The traffic in the neighborhood is already dangerous to walkers and children alike. We do not have sidewalks and there are many blind hills and curves. The addition of almost 400 daily trips (based on the prior estimated traffic impact from the MPC) is not acceptable. In addition, we already have issues with speeding and increased traffic will only serve to worsen this problem.
- Turning left onto Ebenezer or Westland from any neighborhood exit is already dangerous and increased traffic will make this more of an issue for our residents.
- The proposed apartment-style structures do not match the current design, form, and fit of the neighborhood. The structures will tower above single-family residences that share a lot line.
- There have been no upgrades to existing utility systems to accommodate the addition of multi-tenant housing in the neighborhood.
- There will be a negative impact on property values for every resident in the neighborhood – especially for those homes within sight of this proposed development.
- A development of this size would no doubt take several years of significant construction activity introducing noise, blocked streets, and other unwelcome nuisances.

- There is no other example in Knox County that I can think of in which high-rise apartment-style residences have been built on just a few lots in the middle of an established neighborhood.

In addition to denying the current request, I urge the planning commission to send a strong message to Mr. Ronald Watkins that any future proposals of a similar nature will also be denied. It is unfair for the current residents of Gettysvue to constantly live with the possibility that our neighborhood will be ruined by this type of project. Hopefully our concurrent legal battle will soon put an end to the injustice of Mr. Ronald Watkins' reign over the homeowners association. The control of our neighborhood should be rightfully passed to elected residents who will work in our best interests.