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January 29, 2024

Metro Planning Commission
400 Main St SW #403
Knoxville, Tennessee 37902

Subject: **Development Plan 2-B-24-DP**: Golf Villas in Gettysvue

Dear Planning Commissioners,

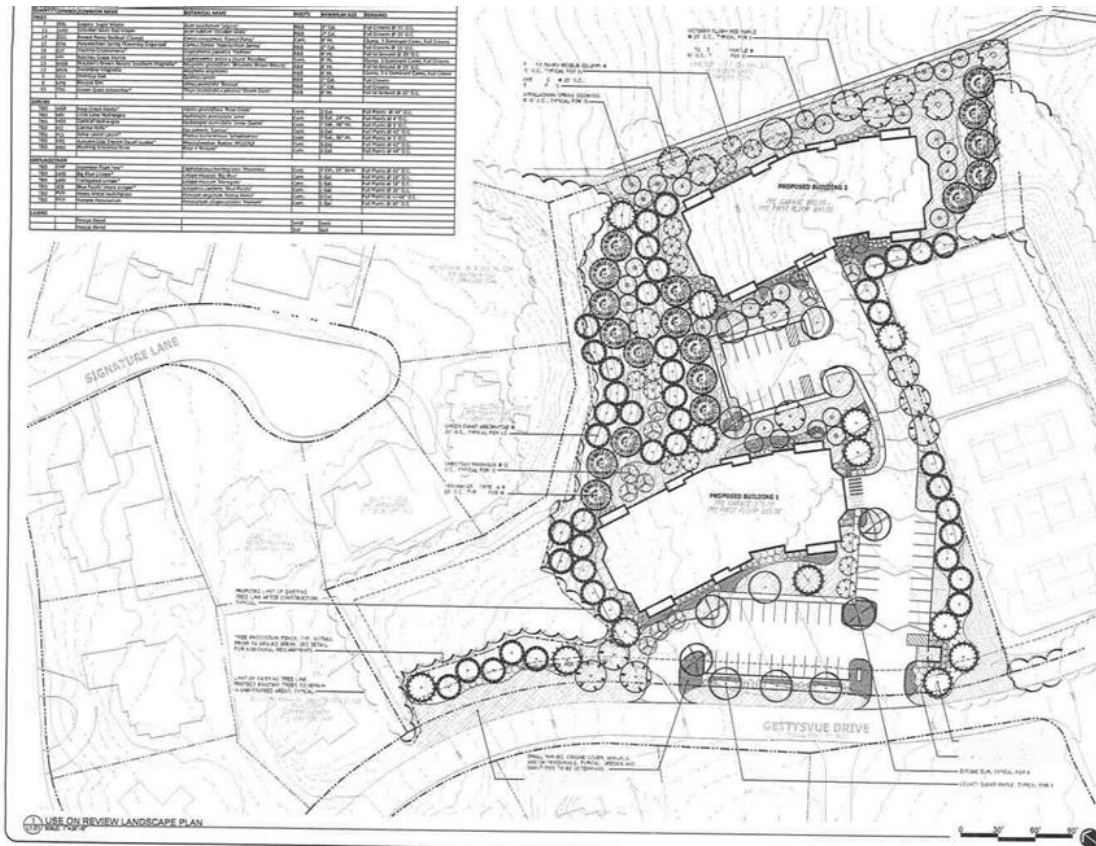
As a homeowner in Gettysvue for nearly twenty years, I fully support the development of the Golf Villas as proposed by Mr. Ron Watkins and applicant Benjamin C Mullins. The revised plans will ensure the units are of the highest quality and will be architecturally consistent with the rest of the community. I am a retired Professional Engineer, I have personally reviewed the current plans and elevations, and it is obvious to me that the units are beautifully designed and sited in a way that will enhance the sloping terrain viewed from both Gettysvue Drive and the 9th fairway.

The rendition submitted by the small percentage of Gettysvue residents who oppose this latest design (see Height Comparison below) is grossly misleading because it depicts the new condos being placed immediately adjacent to existing homes with little or no setback, thereby exaggerating and shamefully misrepresenting the differences in elevation that the development plan proposes.

Height Comparison of Existing Houses with Proposed Villas



Most importantly, the opposition’s rendition fails to include the proposed buffers of existing and new vegetation that will provide ample separation from the three homes closest to the new structures, as shown on the plan view below. The revised development plans have clearly taken into consideration the elevation issue and provide an aesthetically pleasing proposal for both residents travelling on Gettysvue Drive and for golfers along the 9th fairway.



The current development plan meets zoning requirements for density of new construction as documented in the proceedings of the Planning Commission’s November 9th meeting, which also noted there are no height restrictions for structures in the Gettysvue subdivision. Section 8.14 Declarant’s Rights to Complete Development; Rezoning of the Covenants, Conditions and Restrictions for Gettysvue in no way prohibits this development from proceeding. Given that all the opposition’s prior arguments have failed, they are resorting to misleading renderings of elevations, suggesting the “form and fit” of the building architecture is unacceptable, and they simply don’t want to be inconvenienced during the construction. None of these arguments should prevent the development from moving forward.

Keep in mind that it is estimated each condominium will sell for upwards of \$1 million, and the layouts of the 2- and 3-bedroom units are beautifully designed to meet current market demands. Even with the reduction in the number of units from 60 to 40, that still equates to an infusion of \$40-50 million worth of new real estate into our subdivision, creating a substantial increase in property tax revenue for the county, while strengthening the financial sustainability of the club. The plan for the

development still requires capping the number of club members to 450. This will result in 40 current members who are non-residents to be replaced with the 40 new residents of the Golf Villas. The subsequent increase in the number of resident members will thereby *decrease* the amount of traffic entering/leaving the community on any given day and ease parking near the clubhouse, tennis courts and pool.

In summary, I strongly believe that the proposed and revised development plan provides the best use of the remaining space in Gettysvue, and Mr. Watkins' architectural attention to detail is the best option for protecting our home values and providing us beautiful and aesthetically pleasing new construction. With my heartfelt respect for you, my neighbors, and Knox County, I ask you to support the revised development plans for the Gettysvue Villas project.

Michael Tulay, P.E. (ret)