

OPPOSITION TO GETTYSVUE CONDO PROJECT

1-28-24

I was born and raised in Knox County, left as a young man, and in 2005 my wife and I returned to the community we now call home. Sadly, the quiet enjoyment of our home and our financial security are now under attack, and we are calling on the Planning Commission for support.

Mr. Ronald Watkins of Gettysvue Partners, LLC has proposed constructing two condo buildings in the Gettysvue neighborhood, on lots designed to accommodate four single-family homes. Each building would be four-stories high and contain twenty dwelling units, rising well above the surrounding homes.

This is an ill-advised and egregious proposal that will enrich a few at the expense of many. This project is unsuitable for a host of reasons:

- **Violation of the Gettysvue restrictive covenants** – each lot is limited to 1 single-family residence not to exceed 2 ½ stories high.
- **Fit and Form** – high rise condo buildings do not adhere to the architecture and beauty of our community. It is for this reason that we all signed onto covenants that restrict us to single-family residences no more than 2 ½ stories high.
- **Increased traffic** – This will add nearly 100 vehicles to our streets (two allowed per condo unit). It is currently difficult to exit/enter Gettysvue, and increased congestion can be expected on Ebenezer Road and Westland Drive, thus affecting adjacent neighborhoods as well.
- **Increased stormwater flow** to areas already experiencing flooding.
- **Density** – exceeds maximum density zoning for community originally 1 to 3 units per acre.
- **Visual detracting** – harms views from the street and dining area of the Club.
- **Expect that the construction period could take as long as 3-5 years** based on current market constraints, as evidenced by construction of townhomes located at the Ebenezer entrance to GV.
- **Decrease in property values** is expected both during the construction period and after occupancy is granted.
- **Added strain on utilities and public services**, i.e.,
 - Fire, ambulance and police response will be diminished,
 - Utilities strained, such as water, sewer, electric, gas, etc.
 - Project will exacerbate existing water drainage issues.

I respectfully request that Knox County not extend any type of assistance to the project, and that planning commissioners deny this project application.