

To: Knox County Planning Commission
RE: 2-B-24-DP

January 28, 2024

As a resident of the Gettysvue community, I am adamantly opposed to the rezoning and development of the proposed high-rise condominiums and urge the Knox County Planning Commission vote to deny this project.

I am aware of the need in Knox County for additional housing due to unprecedented growth and I am not averse to housing and community development. However, the proposed condominium complex in the center of the Gettysvue community will create more problems than it solves as highlighted below. While the condominiums proposed appear to meet population density standards when averaged with the surrounding community of single-family homes, the population density of the condominium property area itself exceeds the guidelines as established by the county for placement within the center of the neighborhood. Simply put, they would be out of place practically, functionally and aesthetically.

Please consider the following problematic issues:

- Violation of the Gettysvue restrictive covenants – each lot is limited to 1 single-family residence not to exceed 2 ½ stories high.
- Current homes neighboring the proposed construction will be dwarfed just feet from the lot boundaries.
- These tremendous structures will not fit aesthetically with the existing neighborhood and will stick out of place
- The resulting traffic within Gettysvue will become overwhelmingly congested as up to 180 additional vehicles on our streets (two allowed per condo unit) will be competing for the same small, two lane, 25 mph roadways at various times.
- The resulting congestion at the entrance and exits of Gettysvue will require additional traffic control to prevent accidents.
- There are no sidewalks in Gettysvue and residents who walk will be subject to increased traffic and threats to personal safety.
- The existing homes in the area where these condos are planned already experience flooding due to poorly designed drainage to handle runoff during rain storms and the building of these condos will only magnify the problem for existing home owners.
- As an example of the problems to be anticipated, one only need look to the condos currently being built at the Ebenezer entrance to Gettysvue. There is persistent congestion in the driveway to these condos . There are insufficient guest parking spaces and other problematic issues for those residents due to the cramped spacing of these condos and driveway access. Similar problems will exist should the proposed condos be built only more magnified.

Please take a moment and put yourself in the situation of living next to the proposed condo building plan to understand the nightmare this project will bring to our community.

Thank you for genuinely and honestly considering these points of opposition to this plan.

Timothy A. Haley, Ph.D.
8952 Legends Lake Lane
Knoxville, TN