

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

January 30, 2024

As a resident of the Gettysvue community, I am adamantly opposed to the development of proposed high-rise condominiums and urge the Knox County Planning Commission vote to deny this project by voting NO to the proposed development.

I am aware of the need in Knox County for additional housing due to unprecedented growth. I am not averse to housing and community development. However, the proposed condominium complex in the center of the Gettysvue community is extremely problematic. Facts are as follows:

1. That a similar structure was approved over twenty years ago is irrelevant to the current situation. At that time, Gettysvue was sparsely populated. Today, the community is fully built out with single family homes. The presences of high-rise condominiums in the center of Gettysvue will now dwarf neighboring single-family homes by 60 feet or more and does not match the fit and form of the community as it exists today.
2. The population density of the proposed high-rise condominiums exceeds the maximum population density zoned for the neighborhood when the acreage of the condominiums is used as the basis. It is inappropriate to use the acreage of the entire community, including the golf course acreage, as the basis for calculating property density to justify a high-rise condominium within a single-home development.
3. No other community in the County has a high-density structure in the middle of a mature built out community of single-family homes.
4. The vast majority of residents and HOA board members are against this proposal.
5. Most current residents had no reason to believe that such an inappropriate structure would ever be planned for the community and take offense that the community is not involved in the decision-making process.

In summary, this is an inappropriate use of property in an existing built-out subdivision and does not comport with the fit and form of the existing community.