

I strongly oppose this application. I write to you as a licensed civil engineer in TN, NY, and VA, with years of experience in reviewing documents as a professional on behalf of planning boards. I also write this as a homeowner with a shared property line to the subject property. My opinions are based on my professional judgement but are certainly influenced by my proximity and impact.

1. Gettysvue is a community of single-family homes, 1 dwelling unit per lot, except for townhomes and attached structures in specific and planned areas. These units, along with the single-family homes were constructed in a way to naturally blend into the unique architecture of the neighborhood, in fact at first glance, the structures that are not single family detached are mistaken for such. Each home in Gettysvue is held to a standard outlined in the covenants established for the community and fall within the size and restrictions of the current zoning. Each home is unique and individual, but none stand out, rather they blend as a neighborhood. The planned development is exactly the opposite. They will certainly be the tallest structures in the development, the largest structures in the development, and will be nearly identical in architectural characteristics. Bottom line they do not fit.

2. The applicant is relying on the MPC interpreting the density in aggregation and not as an individual application. They are stating that they meet the zoning requirements because the zoned area in aggregate has not exceeded the total maximum density, therefore they can build to a much higher density than the surrounding areas to use up that "remaining" capacity. That is not the intent of the zoning, nor in the best interest of the community. What then would stop me from demolishing my home and erecting a structure to "use up" the available capacity. Surely that would not be permitted by the MPC nor allowed by the covenants in the community. Why is this applicant any different. MPC should not be setting a precedent for this interpretation.

3. It is evident that the applicant will continue to put modified designs in front of the MPC with the same intent each time - to construct a large density complex and maximize his return on investment regardless of impact to the community. Each time the residents have strongly opposed such due to its impact on the community.

4. Impact to my home. When I purchased my home, despite all research, there were no plans or approvals and no renderings or other documentation of an apartment complex being built adjacent to my property. The applicant will state that he was transparent, and his plan was always to build villas as indicated by the plan. However, the plan he references shows a note for future villas. No size, density, or other substantive information provided. Miriam Webster defines a villa as: " 1. A country estate. 2. The rural or suburban residence of a wealthy person, 3. British: a detached or semi-detached urban residence with yard and garden space." Villa in the case used by the applicant is misleading at best. Please see the attached photo sketch from my backyard. I have sketched in the building based upon the scaling of the provided drawings and landmarks on the plan set. Not only is this providing a major eyesore to my property from the size and height of the structure, but I am also gravely concerned about a reasonable expectation of privacy for my young children with a large structure with windows and patios looking directly into my property, and more importantly their rooms. The proposed just doesn't fit the community.

Finally, there is no other area in Knoxville that would provide a precedence for this type of development, and approval of such would open the MPC up to future developments with similar interpretation and design, running the character of neighborhoods, communities, and the overall master planning the MPC was ultimately chartered with.

This property has its place within the Gettysvue community, and should be developed in kind with the community, not developed to destroy it.

William Deane, P.E.

Below is a sketch based on the provided information, of the impact to my property by Building 2 of the development.

