

I strongly oppose this application. I write this as a homeowner with a shared property line to the subject property.

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. A villa is not an apartment complex, which is clearly being proposed here.

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. 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. They do not fit.

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.

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.