

Greetings and respect to the Commission,

While I am not opposed. to growth done the right way, I have huge pause on two issues of the West Gallaher Ferry review.

One: Entering and egress, and traffic on a road that is extremely dangerous already and requires diligent attention when driving before any development. 88 residents will already be dealing with 100 plus houses coming at the corner of West Gallaher and Hickory Creek...and this request of 200 plus, in question, is one mile interior of the West Gallaher Ferry road's thin peninsula. Additionally, there is no way to prohibit folks coming further down West Gallaher Ferry to the dead end TVA property, which quickly changes to one lane, and includes life threatening embankments that do not allow two car passage. This subdivision would create a dangerous hazard that does not even meet standards for a two person household driveway. Knox county must weigh the liability hazard to our children and families by this development without investing in a road structured to handle the density on West Gallaher Ferry road , which today before development does not meet the standards for function.

Two: The water feature of this property, Melton Hill lake is not able to handle but a very few watercraft with right ways due to shallow depth considerations and size. Additionally, the run off of the steep topography of this 100 acre property would be at a destructive velocity, potentially devastating Melton Hill Lake consideration, as parcel funnels directly to the lake. The TVA Melton Hill watershed has been through much to preserve and clean for wildlife, natural flora, and fish, and maintain clean water. TVA Melton Hill watershed is buffered by natural land on the Anderson County side which offers an experience in nature, and animal habitat, that is becoming so RARE for recreation and observation. This experience is so important and is why our national parks have become very contemporary discussions for concerns to protect. Again, as special remark with emphasis added....this is a parcel at the mouth of a water locked peninsula. Such a delicate entrustment should be well considered, as well as defined to those of us who have been long in process to join the Tennessee Valley Authority to keep Melton Hill as it was intended. In totality, this has the potential to compromise our beautiful Tennessee water feature, I hope that this project is studied carefully as TVA has been relentless at our watershed to protect the amazing environment of Melton Hill.
Janice Halliday

For those interested in observable wildlife to this small peninsula that only provides egress by water or entrance of West Gallaher Ferry; We have Bald Eagles, Red Fox, Gray Fox, Tennessee bobcats, white tail deer, coyote and the list goes on and on of protected wild life.

Peninsula woods are full of a plethora of birds: Bald Eagles, pileated woodpecker, water birds, including great blue herons, mallards, wood ducks, and American coots, Melton Hill lake is an Audubon dream.

Fish: Trophy Musky or Jacks that are travel worthy and delicate

Note:"TWRA / TVA has documented 28 different species of fish on Melton Hill Lake.

Predominant fish species are musky, striped bass, hybrid striped bass, white crappie, largemouth bass, and skipjack herring. Melton Hill is an extremely dynamic body of water with daily fluctuations in depth and temperature. These factors are controlled by the TVA's release schedules and water needs for hydro electric generation.

These release cycles can wreak havoc on musky fishing as they often cause sudden changes in musky locations. These daily fluctuations in water temperature and depth often lead to unusual patterns emerging." Note: storm water runoff consideration
<https://www.tennesseemuskyfishing.com/post/melton-hill-reservoir>

