

I am writing to express my vehement opposition to the proposed property development project/rezoning request within our community at 2814 Tipton Station Rd. As a longtime resident of South Knoxville, who cherishes the character and integrity of our neighborhood, I find it imperative to voice my concerns regarding the detrimental impact this project would have on our community.

First and foremost, I am deeply troubled by the apparent disregard for ethical business practices surrounding the traffic count that was done on Tipton Station in March. It has come to light that the reported traffic data used to justify the project's feasibility may have been manipulated or misrepresented. Such deceptive practices not only undermine the integrity of the development process but also betray a lack of respect for the concerns and well-being of the local residents. The traffic count was done during spring break, so a true count was not determined of the traffic that flows Tipton Station every day during the school year. REDO the traffic count while school is in session and SENIORS are present, so a true and accurate count is recorded. MAKE IT MAKE SENSE!!

Furthermore, the specter of gentrification looms large over our community with this proposed development. Gentrification threatens to displace long-standing residents, many of whom have called this neighborhood home for generations. The influx of affluent newcomers often leads to skyrocketing property prices, forcing out lower-income families and eroding the socioeconomic diversity that is the lifeblood of our community.

As a community, we cannot allow our neighborhood to become a casualty of unchecked development driven by profit motives and short-sighted interests. We must prioritize the needs and interests of our residents, safeguarding the unique character and heritage that make our community a special place to live.

A little back story, my grandparents owned this property at 2818 Tipton Station Rd since a recorded date of 1956, but it was sometime in the 1930's in which they started our family on this land. My dad and all but one of his brothers were born in the house they built, which resides right in the middle of the property in this proposal. What bothers me the most is that for well over 60 years my grandparents and their children have devolved and taken care of a garden at 2814 Tipton Station Rd.

Since 2016, my parents have lived at this property and the tradition of tending to our garden has remained the same. Every year my dad works the ground, plants the garden and as a family we take care of it. We share what we grow within the South Knoxville community because that's just the kind of people we are. We give to our neighbors and friends because at the core of our community in South Knoxville, we truly care for each other.

I say all of this because we have never been told that we could not use the land for our gardens in over 60+ years, and suddenly there is the potential of 400+ houses being built that will ruin the agriculture we so lovingly care for. The proposal for 400+ houses on this property is outright

asinine. There is currently a project on John Sevier Hwy that is in the process of building 172 houses half mile from this property. Not to mention the project in the works for Pickens Gap for potentially 84 more new houses to be built.

Our community does not need this kind of fast-moving growth. Roads within the area will not be able to handle the influx of traffic, nor will the schools be able to handle the children of 400 + families joining the school system. Let's mention again that the traffic count was done during spring break when kids are not commuting by car or bus back and forth to school. Redoing the traffic count when school is in session and ALL students are present is the ONLY way to provide an accurate representation of the already busy roads that run through this neighborhood.

DO IT RIGHT! Please don't make our community suffer from greed!

Also please review the builder for said rezoning - please go to D.R. Horton Complaints on Facebook (and all other Facebook pages that have all the tragedies that people are living with because of this builder), to see the many complaints listed from all states this builder has built in and the results of their shoddy craftsmanship. Florida, Arkansas, Arizona, Georgia and many more.

Please look at all the complaints filed with the Better Business Bureau - 416 complaints filed in the last 12 months alone!

[D.R. Horton America's Builder | Complaints | Better Business Bureau® Profile \(bbb.org\)](#)

In conclusion, I urge you to reconsider and ultimately deny approval for the proposed property development/rezoning request.

Thank you for your attention to this matter and for taking into consideration those of us who reside in the area. We beg you to take us into consideration as we live here and will have to deal with the disastrous effects this will have on our small community.