

## 5-K-24-RZ | 2814 Tipton Station Rd.

Comments objecting to the developer's rezoning request Tipton Station Rd.

Myself and my father, David Grigsby, 20-year tenant at 2828 Tipton Station Rd. directly adjacent to the development property in question, strongly oppose this rezoning request, and submit that a density of no more than 2 homes per acre is appropriate for this location and consistent with the surrounding community. A density of 440 homes on 88 acres at this location in this community is drastically inappropriate and concerning for the following reasons:

1 - Type of road, density of traffic, speed of traffic. This is a winding two-lane backroad with no shoulder to spare. Having spent 20 years of time watching cars pass by the location that will be the entry/exit for this development (the edge of my father's property), my dad and I can attest that traffic is steady and vehicles FLY by this location, most going 10-25 miles over the speed limit. Serious wrecks will assuredly happen with a steady stream of 1200+ residents trying to pull in and out of that location at all hours. I am told that the traffic density testing was (strategically) performed during Knox Co. Schools spring break, when traffic is lower. This would obviously yield erroneous results that don't reflect the true density. The community deserves, at the very least, fair and accurate traffic density testing to inform this rezoning request.

Further, congestion at the intersection at Tipton Station and Martin Mill (another 2-lane road) will be awful, as it's already difficult to turn left there towards John Sevier. Expect long lines, and then even longer lines at the red light by the BiLo at John Sevier for those turning left onto John Sevier.

2 - Poor fit with residential character of the community. 88 acres of low-quality units packed in like sardines would be a painful contrast to the longstanding residential character of this beautiful and peaceful, semi-rural, agricultural community. The land is simply beautiful and serene, and the current zoning of 1 home per acre (as I understand it) honors and preserves its beauty and character. As my dad's property backs up to this property, we are familiar with the peaceful, heavily wooded character of the tract of land to be developed, and the woodland wildlife inhabiting it. The development as proposed would simply be an eyesore and assault to the aesthetic, peaceful character of the surrounding community, setting an unsightly downhill precedent.

3 - The low quality of the development. I am told the development to be built will be DR Horton. These developments are known for their low quality, cheap builds, made to hold up maybe 30 years. They are an invasive species, void of originality and character. Emanating an aroma of dysthymia, they are the embodiment of apathy and exploitation by greedy developers. The thought of 440 such structures at this location inspires hopelessness. This community needs and deserves higher quality housing than what DR Horton is known for. We need more housing but not this kind of housing. We need

tasteful, thoughtfully considered housing that seamlessly integrates into the fabric of the community. This development is more a colonization by a virus.

4 - Disproportionate strain on Bonny Kate Elementary. How many children would inhabit a development of 440 homes? I'm guessing 500-1000. Bonny Kate is already over capacity and absolutely ill-prepared for such an influx of students.

5 - Ecological impact. I am no expert but based on the impact of other similar developments (off John Sevier) and how they have polluted local streams, I worry for Stock Creek. I also worry for the environmental impact and disruption of the ecosystem from clearing 88 acres of woodland. The ecosystem needs trees and people need trees - for shade, protection, oxygen, the company of wildlife, and for mental health. 5 housing units per acre leaves little to no room for trees, adding to the depressing and predatory nature of these types of hyper-dense developments.

The residents of the Tipton Station Rd. community understand its character and understand what would be demoralizing to its character. This rezoning request would be one of those things, an offense in numerous regards. The community advocated for the agricultural zoning in the past for good reason. My dad and I stand by the current zoning as appropriately conservative for the community's character as well as limiting strain on current resources. Or if compromise cannot be avoided, two homes per acre would be most appropriate, especially for the conservation of the land's priceless and lifegiving trees and wildlife.

Thank you for the serious consideration of these concerns.

Holly Grigsby  
David Grigsby Sr.  
2828 Tipton Station Rd.