

I am writing to you today with urgent concerns regarding the proposed development extension plan at The Oaks neighborhood on the Northwest corner of Northshore Dr and Harvey Rd that is currently under consideration (rezoning file number 5-L-24-RZ). As a resident of The Oaks neighborhood that would be affected by this expansion, I strongly believe that this project presents significant challenges to the existing communities that demand thorough examination and thoughtful deliberation.

First and foremost, the proposed development raises serious concerns about traffic congestion in our already bustling corner of town. With the addition of potentially hundreds of new residents and vehicles, S Northshore Dr may become dangerously more congested than it already is, leading to increased commute times, road safety hazards, school bus delays, and overall frustration among residents. The morning traffic jams that exist on a daily basis at the roundabout intersections of both Northshore and Choto Rd, as well as the more serious delay at Northshore and Concord Rd, will only be exacerbated by the additional traffic caused by this development.

Furthermore, I am deeply worried about the potential flood risk associated with this development to homes that already exist along the west side of Harvey Rd. Given the recent increase in extreme weather events, it is imperative that we prioritize measures to mitigate flood risk and safeguard the well-being of our community. I urge you to read and consider the beautifully eloquent explanation of this danger already provided by my neighbor Michael on April 30, 2024.

Another critical issue is the threat of deforestation posed by this development project. The proposed construction site contains valuable green space and mature trees that contribute to our neighborhood's ecological health and aesthetic appeal. Clearing this land for development would not only diminish our community's natural beauty but also disrupt local ecosystems and exacerbate issues such as soil erosion and habitat loss.

Moreover, it is essential to consider the cumulative impact of this development in conjunction with the larger neighborhood being planned just across the street from this planned development at the northeast corner of Northshore and Harvey. The simultaneous construction of two sizable neighborhoods, the other to be much larger, in such close proximity could place an overwhelming burden on our community's resources and infrastructure, further exacerbating existing challenges and strain on local services.

In light of these pressing concerns already raised by both resident of my neighborhood The Oaks, as well as residents from other nearby neighborhoods, I urge the zoning board to thoroughly assess the potential repercussions of the proposed neighborhood development project under rezoning file number 5-L-24-RZ and explore alternative solutions that prioritize sustainability, resilience, and the well-being of our community. This could involve implementing measures to mitigate traffic congestion, conducting comprehensive flood risk assessments, preserving green spaces, and fostering collaborative planning efforts with neighboring communities.

Thank you for your attention to these critical issues. I implore you to give careful consideration to the concerns voiced by myself and fellow community members. Our collective future of our beautiful Knox County communities depends on making informed and responsible decisions that uphold the integrity and livability of our neighborhood.