

To the Knox County Planning Commission regarding the proposed plan for 6-SB-24-C and 6-E-24-DP:

I have serious concerns about the proposed plans for attaching the proposed development to the Highvue Acres subdivision. In your traffic study there are several issues of concern.

- 1) The amount of traffic coming down Boyington Drive and Highvue Drive is a substantial increase in trips per day. If the Parkway Heights development is also routed through the new development, the estimated 2050 trips/day would very likely overload the roads leading through our neighborhood. The traffic study notes that a left and right turn lane would be needed coming off of Bob Gray (both Eastbound and Westbound), but says almost nothing of the impact that this would have on Highvue drive itself or the surrounding roads.
- 2) The traffic study does not assume that some of this traffic will divert down Terra Rossa and Lovell View Drive towards Lovell Road. It is likely, given the overload mentioned above, that many of the vehicles would end up cutting down Lovell View to get to Lovell Road, adding extra traffic for residents and clogging the left and right turns onto Lovell Road. With the additional traffic from the apartments directly across from Lovell View and the new apartments being built on the former US Cellular fields, this could create a traffic nightmare for Lovell View residents.
- 3) An increase of even 1/4th of the project traffic down these residential roads will make walking and biking unsafe for children and families. There are no sidewalks in the neighborhood, and an increase of traffic will increase the danger to our families. Even with traffic humps to slow traffic, there are currently many vehicles that fly down the straight-away of Lovell View even when children and families are present.
- 4) The buffer for the houses on Boyington to Pellissippi provides noise abatement and a visual block of traffic on Pellissippi. Removing the trees to develop these condos and providing direct access to Boyington Drive will make the residential area more noisy and less desirable for residents, likely driving down property values.

For all of these reasons, the commission should resist providing direct access to the Highvue Acres neighborhood for any future developments.

Thank you for your time and consideration to these matters.

A. Gentry