

Bob Gray Subdivision is not a neighborhood like Lovell Heights & Highview Acres but rather a bad idea of a complex of “townhouses” or rental property for the most part, not established homes in the traditional sense. 94 of the townhouses are proposed on the 9+ acres adjacent to our neighborhood and Pellissippi Parkway.

The increased traffic flow in and out of this development will inundate our normally peaceful neighborhood and reduce the safety margin we know and enjoy. This will significantly erode the living conditions of our community and end what we know as a great quiet neighborhood composed of long established modest working class permanent homes.

This will also significantly impact home values in the neighborhood. Real estate agents that we have spoken to agree, that houses located along a thoroughfare like the one proposed here will decrease the value of the adjoining residential properties due to the increased traffic. That means reduced safety, more noise and deterioration of the roadway itself. These are not desirable elements of a permanent home neighborhood and property values will reflect that. Our taxes just went up, and our property value will go down, will we be compensated with a tax adjustment from the county?

The increased traffic will also pose a tremendous safety threat to children walking the street to the school bus stops, both in the morning and afternoon. There are no sidewalks or designated walkways, crosswalks, signage, etc. to control the increased flow of traffic at those times. These are our children and we watch for them and even facilitate their safety because they are ours. This new flow of traffic would be indifferent and be less prone to be as conscious as we are. In that, who will be responsible for providing the additional safety measures i.e., sidewalks, crosswalks, lights, signage, etc. required to mitigate the increased flow of traffic and ensure the safety of our children? The contractor, they are causing the issue by turning a low traffic volume neighborhood street(s) into a major thoroughfare? The county, as traffic laws apply?

Crime will also rise in the area. No matter how you say it, as ugly as it is, the introduction of non-resident, temporary workers and then temporary “residents” traveling through the neighborhood will invite more instances of theft, burglary, vehicle accidents and possibly other crimes such as stalking, assault, rape and abduction. It happens all the time, we read about it every day and we don’t want to increase the possibility of it happening here. Will there be an increased law enforcement presence in the area to mitigate these concerns?

The proposed property development lends itself to non-permanent property-owning transient residents, leaving the ultimate responsibility of the quality of the adjoining neighborhood(ours) to us. The increased traffic flow/congestion and the dangers it brings is just a part of the problem. Extra traffic at all hours (not your neighbors) extra commercial delivery and services, extra noise and refuse are sure to follow even after the destruction caused by construction is over. By the way, construction and the associated heavy equipment transportation and use will take a toll on our streets as a starter.

This is such a bad idea, so many concerns to be addressed that the solutions to can’t possibly be anticipated and planned for. There is already a major housing development next door on Lovell Rd. and another starting literally yards away that will have an effect on the area. Would you want this in your front yard, on your street where you and your family live? The proposal is 6-SB-C_6-E-24-DP_ Revised Bob Gray Road Subdivision TIS-6.7.24.

The link is: <https://knoxplanning.org/cases/6-E-24-DP> or <https://knoxplanning.org/cases/6-SB-24-C>