

Dear sirs/madam,

There are many reasons that this whole neighborhood of long-time residents is against this road to attach to our neighborhood but my first thing to make clear is that I believe that this proposal was deceiving to begin with... Meaning the original proposal was to tie to Bob Gray road, if the powers that be were doing these jobs, they would've made sure that doing that was feasible according to traffic requirements that they were very well aware of prior to deciding to rezone the area. I have to ask "WHY WAS THAT STUDY NOT DONE BEFORE YOU REZONED"? If they would have done what they were SPECIFICALLY responsible for we wouldn't be having this debate because it would have never been approved. It was conniving, wrong, and suspect to say the least and should be investigated or at the very least revoked and the agreement to rezone overturned....

This study done by traffic engineers is inaccurate, misleading and in no way reflects true research of the area. 25 cars additional per day, and an average of 5 kids added to the area when adding 100 apartments is what the study concluded. That alone speaks for itself: logic, common sense, and accuracy was apparently absent that day. The truth is pretty easy just to guess: the truth is that over 1500-2000 cars will pass through this area per day, 100 apartments, at the very least will add 20-30 kids. Their study must have been for how many one year olds would be added to the area.

The reasons this is a horrible solution:

1. Safety - this is of paramount concern for myself and many throughout not only Boyington, Rockley Road, and Highview, but for the areas that weren't included in any study like Terra Rosa, Lovell view, Alameda, and even high Meadow. All of these roads will be affected, and traffic will increase exponentially. Meaning it becomes very unsafe for a neighborhood that is full of kids, full of bicyclist, full of people who walk and jog every day, not to mention all of the dog walkers. And it might not have crossed anyone's mind as to the fact that many people park on the neighborhood roads, how is that going to work? It's not feasible at all.

2. Feasibility to follow through with this plan will create massive traffic issues in those neighborhoods, not to mention the already overflowing amount of traffic that exist in the area right now. Especially on Lovell road and Pellissippi Parkway. In the past 6-8 years within a mile and a half of my home on Rockley Road growth has exploded..... To the east The Freemans housing development, and the Gray Eagles housing development, and the Hamilton Farm housing development have added over 200 full-size homes complete with families in each of them. Then to the west, you have Lovell Crossing apartments off Yarnell rd with almost 300 units, Grantham Place housing added another 11 homes complete with families and kids, and Greystone Point Apartments containing 111 family sized townhomes and apartments, further down we have what used to be a soccer complex that has been converted into The Retreat apartments containing 230 1,2 & 3 bedroom units. In total over 2300 1-2-3bdrm (family sized) apartments and close to 700 full sized family homes. 5k worth of driving back and forth in one day. That's an amazing amount of growth in a very short time with infrastructure struggling just to get by today! This mind you, is less than one and a half mile circle from the center of my house. Growth has exploded and then some in our area in that time. Too much has become way too much. The area cannot handle this much.

3. Is the developer or government going to reimburse us for the inevitable property value loss in our area because of this? It is expected that value will decrease no less than 20% over the next 5 years because of this project.

4. TDOT and our commission/govt will eventually close access to Parkway Heights condos and then 150+ more units will be tied into that development as well... meaning 4-5000 back and forth auto trips per day in just our neighborhood alone, not to mention that within 3 miles 1000's of new apartments have been built on the hills surrounding us.

Solutions:

1. Don't build it. We're overwhelmed by growth now! Traffic is bumper to bumper all the way down to Turkey Creek every day, not to mention Pellissippi backups, I-40 backups, the whole area is exploding beyond capacity and you just let them keep building. Go further west where there is plenty of open land. Common sense is just missing or has been overlooked completely.

2. If it must be built, and because our supposed commission/govt entities failed to do an initial study to realize bob gray wasn't feasible and actually failed to do their jobs, let them or the developers eliminate the "line of sight" issue by topping/leveling the Bob Gray rd from Highvue to the overpass and alleviate

the line of sight issue completely so that they can stick with the original proposal to tie into Bob Gray rd. It's a simple solution that seems to make TOO MUCH sense to our commissioners/govt (employees of the people supposedly). A few (3) driveway re-pours of concrete and everyone is happy. Though traffic congestion will still be a problem, our neighborhood will remain safe.

3. Egress, and ingress going to Dutchtown road doesn't seem to be a solution since it's exploded with new businesses as well(even more traffic)and you can bet your bottom dollar TDOT will add to the misery by closing off access to Parkway Heights Condos, just like they have closed off all cross overs from Solway to Lovell rd except for Faith Promise Church.

This is a bad idea and will effect all of our families safety, our property values, not to mention will inflate traffic to create a bigger problem that we're already facing now, and I can't see my wife and I and 10 year old going for a walk, a bike ride, or walking our dogs in the neighborhood. And that's what makes a neighborhood a neighborhood.

Thank you for your time.
Please don't do this
Rhonda, Bentley and Addie Day
1114 Rockley Road"