

RE: 7-W-24-RZ.

This Evans Rd Property is completely Unsuitable for a large development, and these are the reasons why that I see:

We call this the TSUNAMI EFFECT... these large developments

- Community is completely Opposed to this kind of density!!!! Our Current Density is 1 house per 2 Acres...NOT 5 UNITS per acre.....Did we not just spend 2 years on a new growth plan??? Hello???
- TMP's 8802 Sevierville Pike development should NOT come into the calculations for Density @ 5 Per Acre (Its Being Contested by a Lawsuit...Daniel Sanders, Esq.)
- Evans road is only 14'4"... Ill-Suited for 120 Units
- Traffic Effect on Sevierville Pike: 120 more Houses will equal 1200 new trips a day on a very narrow 18' road with no shoulder on this feeder road.... Chapman HWY is being overloaded with many, many NEW **SUPER SUBDIVISIONS**
- Maps don't show it, but all the stormwater and spring water overflow runs thru this property creating a year-round swamp and water conveyance from uphill Bowers Field drainage to Hines Creek
- There is a pond across Evans Road that once had a very active Beaver Dam (Someone destroyed this Dam in the last 6 months.... I won't name names but we all know who did this)
- This pond NOW over flows across Evans Road in an approximately 30 foot wide swath due to the new grading at Bower Field... TMP owns both of these Swamp Properties... they are both part of the watershed!!
- This property is also a Hillside Area
- No sewer exists for the proposed 120 units
- Services in our area are EXTREMELY TAXED... Emergency Police Calls have a 35 minute response time, Schools are at Capacity NOW, Emergency Ambulances can take up to 2 HOURS to ARRIVE (this will lead to certain death in our Community)
- Money for all the infrastructure needed for new housing will come from Current Residents... We know NEW/HIGHER TAXES are coming!!!! Our county is Broke

The Massive Cumulative Effect of ALL SUBDIVISIONS and Future Commercial: Recently Built, Under Construction, Recently Approved, Numerous Developments in Process and several we know are Coming Very Soon!!

1. Highland Ridge (Recently Completed) **185 Houses**... AWFUL Due to CLUSTERING and very lax and substandard building standards
2. Chapman Condos (Being Built Now) **120 Multi-Family Condos**... These poor people who will rent or buy here will NOT BE PERMITTED to turn Left towards Knoxville on Chapman HWY... They will turn Right and find a place in Seymour to make a UTURN to go to Knoxville! **This is a Planning Dept Disaster!!!** County Commissioners *MUST NEVER APPROVE SUCH IDIOTIC DEVELOPMENTS!!* **GOVERNMENT MALPRACTICE!!! I wonder what Sevier and Blount County officials think about**

Knox County literally kicking the can down the road (into their counties) on this critical over-crowding of Chapman Highway issue???

3. 8802 Sevierville Pike (In a Law Suit) **257 Houses**... another crazy approval! This property sits next to an Industrial Park (Whoever Voted for this should be ashamed)... Remember too that the adjacent property with is an extremely steep, land-locked property and a swamp was used to get an additional 100 houses for CLUSTERING (Smart little trick used by the developers to Skirt lower Density... and everyone in Government Goes Along with it. Current Residents are OUTRAGED!!! More **GOVERNMENT MALPRACTICE!!!**
4. White School RD STEEP Hill Side behind Bower Field **330 Units – all Multi-Family...** I guess Planners decided to not Follow the New Growth Plan on this one!!! What happened to “When the People speak... Government LISTENS”? All the Commissioners are going to let these Developers Cluster in order to AVOID THE OBVIOUS... NO ONE WOULD BUILD ON THIS HILL!!! P.S. these builders received for free approx. \$4 million in Soil & Grading
5. Tipton will now be burdened with (in Process) **400 New Units**... The Current Residents Overwhelmingly OPPOSE this HUGE and Innappropriate DENSITY!!! This is Nuts!!!! New Growth Plan???????
6. Simpson x Chapman Housing & Commercial (Approved) **35 units + Commercial**... We offered a better solution for this Development but were rebuffed by Commissioners & Developers—when will this process start including Citizens’ INPUT?? We are very Frustrated!! Many residents are scared of the traffic on Chapman, yet the Government keeps greenlighting ALL DEVELOPMENTS!!!
7. Evans Rd x Sevierville Pike (in the Process of rezoning) **120 Units**. This is not suited—the road is only 14’4” wide, much of the property is a swamp & water conveyance, it will add EXTREME DANGER to Travel on Sevierville Pike, Density is NOT consistent with our Current density of 2 houses per acre or the New Growth Plan!!!
8. Bower Field Commercial... This Impact will add significantly to the Traffic on Chapman HWY and the EXTREME DANGER already existing there!!! ***Plus there is OVERWHELMING OPPOSITION from a wide Swath of Knox County Residents***
9. TMP has another 4-5 acres off Highland View (coming Soon @ 5 per acre) **25 units** at least. More Chapman HWY Traffic, additional stress on already overburdened services & infrastructure. Not Consistent with 1 house per ¼ acre
10. I believe TMP will get rid of the Golfing Range and More Commercial Units will Be Expanded and Added to Current Strip Mall... This Will Add Yet MORE Traffic and MORE Danger to Chapman HWY

Grand Total of New Housing 1472 Units & 2 New Commercial Developments plus 1 Expanded Commercial Development... this will add 14,720 new trips a day on the MOST DANGEROUS ROAD in EAST TENNESSEE!!!

Traffic

- It seems no one is looking at this whole area being hit by a Huge TSUNAMI of Houses, Apartments, Multi-Family Units and Additional Commercial on both sides of Chapman HWY

- **Various and Significant Issues and Dangers are currently exist and will only be made Significantly worse... Crossing Chapman Hwy, turning onto/off of Chapman Hwy, and Traffic on Chapman Highway will all become more deadly**
- **The turn lane is just a flimsy bandage on this ever-increasing danger.**
- **New Condos won't be turning left on Chapman Hwy, but will be FORCED to do U-turns in Seymour**
- **The U-Haul Business has been informed by Sheriff they are NOT PERMITTED to use the turn lane... They must go down to Bower Field and do a U-turn in order to be on the same side of the road to enter their Business!**
- **Valley Grove Church at Simpson Road hires off-duty deputies to Stop traffic on Chapman in order to safeguard parishioners' safe entry onto Chapman after services... how ridiculous this situation is!!!... and it will be made so much worse with nearly 15,000 more trips a day in the near future.**

Emergency Services

- 35-minute response time for an Emergency Call to Sheriff Dept
- 2-hour response time for Emergency Ambulance Service
- Fire Department will be strained even more than now
- Our Schools tell us they are at CAPACITY NOW!! A new school at Hopewell was promised over 20 years ago... that Never Happened!!

Other items

- Our Brand New Growth Plan is not being followed!!!
- Community Outrage!!! 99 % DON" T WANT THIS DENSITY
- Taxes will be going up in the next 2 years... the county is BROKE and the Bonds Re-payment are coming due!

******Please DON'T RECOMMEND NEW SUPER SUBDIVISION ON EVANS ROAD**