

TO:  
Knox County Planning Commission  
400 Main St, Suite 403  
Knoxville, TN 37902

FROM:  
Paul D. Lesko, MD  
1208 Boyington Dr.  
Knoxville TN 37932

SUBJECT:  
Letter of Opposition to Development Plan 6-E-24-DP

Dear Knox County Planning Commission,

I am writing this letter to express my strong opposition to the proposed development outlined in 6-E-24-DP. This parcel of land is ill-suited to development for numerous reasons including safety, terrain challenges, infrastructure, and impact on the environment and wildlife.

#### SAFETY CONCERNS:

The strongest case against this entire development in my opinion are the numerous safety concerns. The current plan routes traffic through Boyington Drive upon which I currently reside. This street is narrow without sidewalks as is the remainder of the Highview neighborhood. Current residents are comfortable using the roads for walking, cycling, and allowing their children to play. This is precisely because of the very limited traffic, few inlets/outlets, and low residential density. These activities will be completely disrupted, not only during construction but also after completion due to the increased traffic volume from the higher density of the proposed subdivision. Consequently, pedestrian safety would be severely compromised.

Other ingress/egress options have considerable safety concerns as well. Entry and exit into Pellissippi Parkway would require sufficient on and off ramps. While this is a designated 55 MPH zone, there are frequent speeders given the proximity to the I140/I40 interchange and the 65 MPH zone. Access via Bob Gray Road is not a good option either. Bob Gray Road, like our own neighborhood, is a very narrow street that has single family residences either directly connected or low density subdivisions that access it. Likewise, there are no sidewalks. Additionally, where this parcel is located, the entry to Bob Gray would result in a blind rise in at least one direction if not both and present serious traffic risks.

#### TERRAIN CHALLENGES:

The terrain for this parcel is a densely established forest on a fairly steep ravine. This would require significant ground work to develop the lot. The entire forest would likely be destroyed. The ravine that currently exists functions well as a drainage path for the rainwater that might otherwise accumulate in our neighborhood. The construction materials and equipment required to develop this parcel properly would be substantial. This would be incredibly disruptive to our neighborhood as highlighted by the other petitioner's comments. Additionally, the soil erosion from the destruction of the forest could pose downstream issues from water runoff.

#### INFRASTRUCTURE:

Safety concerns aside, none of the infrastructure in the area is equipped to handle the volume of traffic that would result from this development. This is explained in the safety section with the lack of sidewalks, narrow streets, and the low density of our existing subdivision. Modifying the existing infrastructure to accommodate

the proposal would require enormous investments expanding Bob Gray road, our neighborhood streets, and the creation of sidewalks throughout. This would likely require new easements for the existing properties. The construction involved would be seriously disruptive to all residents and current traffic.

#### ENVIRONMENT AND WILDLIFE:

As mentioned earlier, this parcel is a dense, fully developed forest. This is not an exaggeration. This parcel and the connected ones along Pellissippi parkway are home to abundant wildlife. Our neighborhood is frequently visited by various rodents, reptiles, deer, turkey, and numerous other species of birds including apex predators. These animals depend on the shelter and sustenance that is offered by the dense forest immediately adjacent to our neighborhood.

Additionally, the density of this forest offers substantial noise insulation from Pellissippi parkway. Destruction of the forest and building condominiums would not only destroy the wildlife habitat but also destroy the serenity enjoyed by the current residents and offer no respite for future ones.

#### FINAL THOUGHTS AND RECOMMENDATIONS:

It seems clear that the only one who stands to benefit from this project is the developer. Current and future residents alike would face substantial safety concerns, noise, lack of privacy, and inadequate infrastructure. It doesn't take a civil engineer to see these flaws, and as a physician I have seen the dire consequences from even minor traffic accidents. Normally, increased development would improve property values, however, given the above issues and those voiced by the other petitioners, I would bet that ours will suffer from this project. There are ample opportunities to develop nearby where these concerns do not exist including many parcels along Lovell road which is much better equipped to handle the proposed density and traffic volume.

I thank you for the opportunity to voice these serious concerns and ask that you deny this application in its entirety. Additionally, to prevent a similar situation from taking the commission's valuable resources in the future, I suggest labeling the parcel as unsuitable for future development.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Lesko', with a stylized flourish at the end.

Paul D. Lesko, MD