

Dear Planning Commissioners,

I am writing to express my strong opposition to 6-SB-24-C, 6-E-24-DP, and 6-C-24-TOB which refers to the proposed rezoning and development of a parcel of land adjacent to Pellissippi Parkway and Highvue Acres which will also affect the Lovell View Subdivision. I believe it poses significant issues for our neighborhoods that have not been addressed by the developer or the commission. Therefore, I am completely against routing additional traffic through our quiet and children friendly neighborhood. Here are my primary concerns:

1. The Rezoning

Under the premise of Bob Gray being the main road for entrance and exit from the proposed condos, this parcel of land was approved to be rezoned to residential. However, after rezoning, the traffic study was performed, and the Bob Gray entrance was nixed due to line-of-sight issues that were deemed unsafe. If you look at the current Bob Gray entrance to the neighborhood, it too provides line-of-sight issues, yet this proposal would have 900 more entrances and exits a day (that's not including the heavy equipment that would use that entrance during construction). Provide a detailed explanation of the specific issue. Include any relevant data or examples to support your point. If the original plan had been for routing through our neighborhoods, would the rezoning have been approved? If not, then why now? Would exiting out Bob Gray and/or Lovell View require additional stop lights further delaying traffic on these roads?

2. Quiet Neighborhood

Removing the trees, which create a sound barrier between the neighborhood and Pellissippi, from this area will increase the noise for our neighbors that are immediately adjacent to the proposed condos and substantially increase the traffic on their "dead-end" roads. Also, if this is approved, there will be construction activities with large trucks carry building supplies (on neighborhood roads that weren't designed for a constant barrage of heavy equipment), construction noise will be high for those adjacent to the proposed development, and our quiet neighborhoods will be no more. Also, where will the construction workers park and what route to walk to their work locations?

3. Family Friendly Neighborhood

We are in an established neighborhood that is family friendly and is turning over to younger generations that will have many children growing up in these neighborhoods. These older neighborhoods do not have sidewalks and/or enough streetlights. Our children also play on these streets, ride their bikes, play basketball, and walk these streets to go to their friends' houses to play. There are also many walkers, bicycles, dog walkers and occasionally runners that use our streets. With school-aged children riding on school buses, often in the winter months going to unprotected school bus stops in the dark, are we risking our children with an increase in traffic for those going to work (some running late!!). Increasing additional traffic will decrease the safety margins in our neighborhoods. We already have had speed bumps installed to slow down traffic. If I remember correctly, there was a study to determine how many walkers were in the neighborhood and it was based off using smart watches. My question is how many people use smart watches (and how many children)?

4. Increased Traffic on Main Roads

There are many new apartment buildings going up and there will be an exponential increase in traffic on Lovell Road, Bob Gray, and Dutchtown. What is the plan for future consideration to deal with the traffic congestion. Already there is so much traffic congestion on Lovell Road near I-40, Parkside Drive, and Kingston Pike going towards Farragut. This may reroute traffic to Snyder and Yarnell to Campbell Station and those road will become more congested.

5. Property Values

If this proposed development goes through, how will this affect our property values; and if negatively, what is our recourse to regain lost wealth? Those immediately adjacent to the proposed development may have dire consequences to sell properties at current values due to construction and traffic issues while those who are doing the development will increase their own personal wealth.

In conclusion, I am against this proposed plan to have traffic routed through our neighborhood and would have been against the rezoning as well if the whole affected neighborhood had been notified. The regulations and laws should be updated to include whole neighborhoods, not just those within so many feet (400 feet?), as these proposed changes do affect the whole neighborhood. Therefore, I urge you, Commissioners, to reconsider and oppose this proposed development. It is essential to develop a more balanced and thoughtful approach that truly addresses the underlying issues of community growth without causing undue harm to our neighborhoods.

Thank you for your attention to this matter.

Sincerely,

Wade Adams