

To the members of the Planning Commission,

I strongly urge you to reject this request to re-zone this particular parcel of land. As other commenters have noted, this location is on an extremely congested intersection, and adding a commercial business will only add to it, increasing risks to safety for local residents and commuters in the area. The recent addition of a traffic light has not mitigated the issue, and the population increases with the Belltown development will only further exacerbate it. Numerous serious traffic accidents (including fatalities) have occurred in this stretch of Emory in the past year alone (<https://www.wate.com/video/three-injured-after-crash-on-emory-road/4112118/>, <https://www.wate.com/news/local-news/one-airlifted-to-ut-trauma-center-after-e-emory-road-car-crash/>, <https://www.wbir.com/article/traffic/rural-metro-east-emory-road-car-crash/51-a4ee93e3-1b48-40c4-8f07-c887f121df15>). Additionally, with long-vacant commercial space less than 1/4 of a mile away on Oak Ridge Highway, there is no need for further commercial development.

Lastly, the Knox County Land Use Comprehensive Plan notes that this area of Karns is a "park desert." The Beaver Creek Water Trail was only recently cleared and opened for use in this area (<https://www.knoxtntoday.com/knox-county-opens-third-leg-of-watertrail/>). Commercial development in this location (as it is a Beaver Creek flood zone) will invariably increase pollution and trash litter, nullifying the water trail efforts, reducing public enjoyment of the area, and increasing ecological risk to the area and waterway.