

After many discussions with neighbors, engineers, environmentalists and research - we have come to the conclusion that this development should not move forward the way it is proposed.

The land is categorized (by the county) as highly unstable due to unstable soil, the slope is more than 25% in many areas and under hillside protection. Removing the vegetation that would be required to extend the road, drive construction equipment in, and build 22 homes would be dangerous for this volatile plot of land. Removing the vegetation could cause heavy erosion and significant changes to groundwater and runoff.

Has a soil study been conducted? Has the city arborist been consulted for plan approval? Has a wildlife study been conducted? We see a ton of wildlife in our beautiful neighborhood including owls, bats, foxes and deer who would lose their habitat if this land was developed.

Do these developers and engineers have a track record of success with building developments on a steep slope the way this property is? We recently had a construction truck flip trying to build one home in our neighborhood on a slope on Starmont Trail. We can only imagine the dangers with disturbing such a large slope.

Furthermore, neighbors in both Fair View and Timbercrest do not want our roads connected as it will GREATLY impact the traffic on our streets. Has a traffic study been conducted to determine the influx of traffic? Neighbors in Timbercrest have already requested speed mitigation measures in our neighborhood, adding a hundred more cars daily will only worsen the existing issue.

We, as a neighborhood, understand the need for more housing in Knox County, but these planned homes will not be affordable to the average Knox Countian and will not serve the current need for attainable housing. So we see no need to rush along a project that has not been thoroughly researched. We urge the planning commission to postpone a decision on this development until all research has been done and all avenues explored to ensure this doesn't end in disaster.