

These are some of the concerns, but not all, raised by our Holston Hills community.

1. **Traffic Impact:Volume Increase:** Anticipated heavy traffic due to 569 apartments and 77 townhouses. The traffic study does not come far enough into Holston Hills. Chilhowee is going to be how the residents will get to I40 going east, Kroger's, the Library, Lowe's, Home Depot and our 2 drug stores.  
**Road Conditions:** Riverside Road, which struggles with two-way traffic currently, requires urgent improvement. The new entrance on Riverside Dr will be right up against a home, a fence will be needed to stop the headlights shining in their home all hours of the night.  
**Entrance Points:** Three planned entrances (Delrose, Brooks, Riverside). Discussion of turning lanes for Delrose and Brooks and these going in for all the construction trucks & workers before the development is started.
2. We also feel the need for proper **bike lanes**. Delrose is heavily traveled in the Spring and Summer by different bike groups.
3. **Parking Issues:** Estimated 2-3 cars per unit, with only 840 parking spaces planned for potentially 1288 to 1932 cars.  
Potential overflow parking concerns because they will not be able to park on Delrose, Brooks or Riverside Dr.
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5. **Community Concerns:** Amenities (pool, green areas, dog park) are deemed insufficient for the large population and impractical for shared public use.
6. A potential strain on **infrastructure**, with minimal focus on how benefits outweigh issues raised by residents. Are they going to keep some of the old trees that are on the property or bulldoze them and plant new young trees that will take years to reach a decent size?
7. **RN6?** Not happy about rezoning for even more density.