

After reading the comments here I agree with the residents of this area. Here are my main concerns:

1. Each side of Delrose through that stretch has public utilities on either side. The fire hydrants are on one side of the street, and on the other side has all of the power and communications lines with massive steel poles so in case one gets hit by a car that it can withstand the impact.

2. According to consumersshield.com, in 2022 each household had approximately 1.83 cars: <https://www.consumersshield.com/articles/average-cars-per-household> - Therefore, if there are 1,000 households, there will be approximately 1,830 more cars traveling that area of Delrose making at least 1 round trip per day, if not multiple round trips per day

a. This will result in either:

i. Much more traffic on a 2 lane road (1 lane traveling each way) each day

ii. Delrose will have to be widened

### **Questions:**

1. That area of Delrose was recently repaved at the City of Knoxville's expense. Should this development be allowed, the equipment and truck running across that road will require it to be repaved when this project is complete. Who will bear the expense of that? Will the development company pay for that as the taxpayers already paid for that, and any additional tax revenue from this development should not be spend on that area of road.

2. Who will bear the expense, if Delrose is widened, of relocating the Fire Hydrants on one side of the road, and the Power/Communication poles on the other? Or, will the power/communication lines be buried underground as a result of this? If so, will the development company be responsible for bearing that expense, or will it be the taxpayers? Please keep in mind that this means that the yards of the homes on that side of Delrose will be reduced due to this widening and there will be an expense to buying that land, as well as hauling away all of the poles, etc.

### **Alternative Solutions:**

1. Build 15 homes @ 2acres a piece, and tie them into the golf course and have custom homes built. An area like that would increase property values in the area, help the golf course as the residents could/would most likely spend money there, and the problems listed above are reduced.

2. Reduce the # of units significantly

Please do not allow this development, in it's current form, to be approved. The residents on that road, as well as those that travel that road will be inconvenienced greatly and property values in that area may drop. With the new stadium soon to open, let's have a community on this side of town that draws people to East Knoxville and in the city.

Thank you,

Stephen