

Dear Knox County Planning Officials,

I am writing to express my strong opposition to the proposed development in the Mont Richer subdivision by Walker Enterprises between Phase 1 and Phase 2. My home at 6420 Mont Richer Ave, and the adjoining property at 6412 Mont Richer Ave backs up to the proposed site, and this development would negatively impact the quality of life for me and my family.

The lack of transparency surrounding this transaction to Walker Enterprises is disgusting. The land was sold by the county almost a year ago in February 2024. I never once saw a "For Sale" sign. The land was never made available for public purchase, which would assure a fair price for the seller. There is the appearance of impropriety surrounding this transaction. The county sells parks and rec land to Walker Enterprises for a mere \$5,000 without ever making the same opportunity publicly available to others? Why would the county sell the land for such a small sum of money? I would have gladly paid much more to ensure the land remained undeveloped. Are developers given preferential treatment over others? Has the Planning Commission looked into this sale and are you satisfied that no preferential treatment was given to Walker Enterprises? Everything about this sale seems wrong! The price was far too low, there was no public notice of a sale on the land, and now the land is being subject to rezoning.

The loss of the woods and its wildlife would be devastating to our community. When I purchased my home and lot, I was assured that the woods were owned by Knox County Parks and Recreation and would remain undeveloped. I am deeply troubled by the apparent disregard for the original intent of the land. What changed? So much of Knox County is now being developed that it no longer feels like the place I fell in love with over 20 years ago. I moved from an overdeveloped area and now I fear that Knoxville is becoming a concrete jungle. Houses are being jammed together on small plots of land and grass and trees are rapidly vanishing from the landscape. It would be nice if community leaders would have the courage to say "No" to developers and put the quality of life for its current citizens above the allure of gathering more money in property taxes. Does the Planning Commission no longer care about its residents having access to nature and wildlife? I see members of my community frequently walking through the woods located behind my house. The woods are such a peaceful place to wander and just get lost in your thoughts. If houses are built on the proposed site, access to what remains of the woods would be cut off. It will be a loss for both me and my community.

I urge you to reconsider this rezoning decision and uphold the original intent of the land. The residents of Mont Richer subdivision deserve to retain the beauty and peacefulness that these woods provide.