

I would ask the members of the Planning Commission to please consider the zip code of the commenter when taking these online comment submissions into account; there seem to be a lot of people without 37914 zip codes showing up to support this development. They will not be affected by this and have likely been encouraged to comment because of some association with either the developer or the architect.

This development in its current form will be bad for the surrounding community. The public benefits they propose do not meet the criteria the city provides for the Planned Development process and are simply apartment complex amenities with no benefit to the wider community. The increased noise, traffic, and reduction in privacy that the rest of the community will experience as a result will reduce quality of life and enjoyment in the surrounding area.

I support the planning staff's findings in the report-- there are plenty of ways to accomplish their stated environmental and aesthetic goals for this project while still working within the RN-4 zoning. The presentation of this plan is formatted as a threat to the local community meant to silence public input-- "give us these zoning exceptions, or else we'll build something ugly" instead of a serious attempt to provide some benefit to the area. Their representatives reiterated this point of view in person at the community meetings at Williams Creek Golf Course.

Their attempt to create a road that empties onto Riverside Rd would have a negative impact on all of the surrounding properties. They are attempting to shoehorn a busy road that could carry as many as 800 commuters a day in between our house and the house next door via an RN-1 flag parcel unsuited to this application. This would interfere with the specifications of the RN-1 zoning that are supposed to shield property owners from through traffic and incompatible land uses.

I hope the Planning Commission will follow the staff's recommendation and deny this proposal in its current form.