

My partner and I are residents of the 2800 block of Brooks Avenue which is directly behind this proposed development. While we have been very supportive of progressive organizations like “Yes! Knoxville” in promoting affordable housing for the lower income families in Knoxville/Knox County, we have serious concerns about this development and the attempts by Yes! Knoxville and other special interest groups to push this plan forward, in spite of the concerns of residents who actually live in the community. We trust the staff and members of our planning commission – we trust your judgement and opinions in these matters, and we trust you to do the right thing. We recognize and appreciate the concerns that MPC staff brought up during their review. A post by Yes! Knoxville on Reddit states that the planning staff “got this one wrong”, yet my partner and I believe that the concerns and recommendation brought up by staff are for very good reasons – to protect the interests of the citizens who actually live in the neighborhood(s) that will be affected by this development and ensure that the developer is held accountable to city codes, rules and regulations. We recognize that the benefits listed by the developer in this plan are merely smoke and mirrors to appease the recommendations and requirements of the MPC and do not adequately address how this development will bring positive community benefits and improvement to our area and the existing infrastructure. We support the MPC in overseeing and promoting responsible construction projects, sustainable growth, and developer accountability. We have serious concerns about the increased traffic created by this project versus the current state of the streets in the area. There are currently no plans by the city to improve these streets and we expect that it could take years after the development has been completed before the roads are improved to meet the new traffic demand and safety expectations. We also have serious concerns about the watershed in the Williams Creek area and the retention ponds mentioned in the plan and what impact that has to our properties and their ability to handle excess stormwater and runoff. Numerous residents in the area who we have spoken with have suggested the development be reserved for affordable single-family homes or townhouses and downscale the plan better fit in with the other small, single family homes in the area, yet this has fallen on deaf ears, as the developer clearly has prioritized placing large apartment buildings with as many units as possible in order to “maximize their profits”. The attempts of special interest groups to promote this development are inconsiderate of the people who actually live in the neighborhood and are impacted by poor development designs and unregulated/unsupervised property management. We ask that you please hold these developers accountable and enforce the recommendations from MPC staff to ensure this development or any future developments proposals for this property are beneficial to our community in all aspects: infrastructure improvement, transportation improvement, environmental impacts, school overcrowding, recreational benefits, etc.