

If the developer is as concerned about affordable housing as his friends he got from other parts of the city to comment in support of this proposal, he should have purchased one of the many parcels on E Magnolia Ave or near Hall of Fame or Summit Hill to build this development. Those areas would provide transitional density, have adequate infrastructure, and would not cause harm to the surrounding community. East Knoxville could benefit from more housing, but incredibly high density should not be placed in this mostly single family neighborhood with poor infrastructure . There are almost no sidewalks in the area, and the roads need to be widened and paved desperately. This project is textbook gentrification: trendy housing with plenty of PRIVATE amenities that will bring is a massive influx of residents who make more money than the surrounding neighborhood all to fill the pockets of already wealthy developers. The location and design of the development will funnel people downtown and to South Knox, instead of encouraging them to patronize local businesses, many of which are the few black-owned businesses in the area. Again, this would not be the case if the development was near the beginning of E Magnolia Ave. The Planning Commission has a responsibility to do right by the majority black residents in East Knoxville, particularly with the history of Urban Renewal in this area that devastated the lives, homes, and livelihoods of the black community. This project would contribute to the same pattern of displacement. The need for affordable housing does not supersede the ethical responsibility of the Planning Commission to enforce that planned developments actually provide community benefits that are not private amenities and that harm is not caused to the community. Approval of this case would reek of corruption, disregarding the thorough and clear argument by staff in support of one of the Planning Commissioner's (Logan Higgins) passion projects.