

## 12-A-24-PD / 2802 Delrose Drive

I missed the deadline to share my comments on this development. While this project is modern and adds needed housing to our county, it's the worst location I could imagine. Delrose Drive is a narrow, curvy rural road that experiences daily heavy traffic with morning and afternoon work commuters. Currently, Delrose is lined on either side with 1950s single-family homes on spacious yards, and no sidewalks whatsoever for the current residents to walk their dog or make it safely to a bus station. Brooks is slightly more urban with at least a sidewalk and a bus stop. However, it is heavily deteriorated from the steep grade and city / school bus traffic. The entire road is in need of a full replacement with sidewalks offset from the roadway, making it a safer walking option. With all of this said, the city and county should focus on upgrades to these areas' roadways and sidewalks. There's a plan to add a greenway along the river to connect with Hilton River Park; however, this would not provide any homes down Delrose with any walkable routes.

This project of townhomes and apartments should be considered for an unused area of land with more capable roadway and sidewalk infrastructure and in an area that's less rural and already more urban. There are countless areas in the city grid of East Knoxville that are in dire need of development to fill blank areas of empty lots and abandoned, deteriorating, and unoccupied single-family homes.

Once upgrades are complete to Delrose and Brooks, this space should still be residentially developed. Before the golf course, the city grid almost reached this area and would have provided many more reasonably sized plots for more of a dense residential area. The quick sketch below shows an option with housing that would blend and enhance the area's rural setting without completely changing it. Added sidewalks running through the new-built streets, down Riverside Road, along Delrose, and on the dividing line of the golf course and planned neighborhood would help better connect the existing community and the added one to the city buses and city sidewalks. A future short connector sidewalk or greenway trail could even connect all these residents to the Knoxville Botanical Garden just a few blocks north.

