

---

**Nicholas Browning**

5306 Chapman Hwy  
Knoxville TN, 37920  
865-309-8125  
nick2500cd@gmail.com

To whom it may concern,

I would like to publicly object to this proposal. Below I have listed many of the concerns I have for this development, and why I am against it. For starters, the Max. displacement for the hillside protection zone is 1.97 acres, and it seems that this proposed site plan is only .1 of an acre off, at 1.87 acres. I am concerned that any issues with grading will result in a disturbance larger than 1.97 acres. In addition, the amount of plant-life that would have to be removed to do proper grading would only accelerate the erosion issues we have here on the hillside. I too have lost several trees due to soil instability, and would like to see this land preserved to protect not just mine, but also my neighbors properties.

My second concern is traffic, more specifically, how dangerous turning off Locust Hill is. My driveway is dangerous on its own, given the blind hill. But Locust Hill is so much worse, visibility to the South is almost non-existent, and even with my experience leaving my own driveway onto Chapman Hwy, I felt very unsafe due to the cliffside to my left. Any increase in traffic would only make this dangerous section of Chapman Hwy more so.

Third, while I have not had any contact with the developer, I see other comments indicating that these houses are to be for short term rental/income generating properties. That does explain the small lot sizes, and backyards filled with retaining walls. This is both its own issue, and one that ties in with my second concern. For my second concern, having a constant influx of new persons, who will not be used to the traffic on Chapman, will create a hazard, both in entering and leaving Locust Hill. I have seen many crashes, both firsthand witnessing and secondhand, arriving on the scene after the incident. For my Third concern, short term rentals would provide no benefit to the surrounding neighborhood or help Knoxville with its current housing situation. While I understand that this concern is more speculation, I would like to follow up with my fourth and final concern.

---

My last concern is a simple one:

To echo several of the comments people have left, I too would like to plead for the protection of this hillside, given its importance both to the houses already here, and the wildlife that lives and travels through here. This parcel is some of the last natural land separating the bustling Woodlawn and Young High Pike area, to the more developed suburbs of Colonial Village. I have seen countless wildlife traverse through my property, and while they can currently navigate the steep hillside as it is, putting big retaining walls and houses will only further encumber them, let alone displacing the wildlife that currently lives in this parcel. While some might say that life finds a way, and that the wildlife will simply move on or travel around, I ask “Where do we draw the line?” I hope that this is that line.

Sincerely,

**Nicholas Browning**