

Dear Members of the Planning Commission,

I am writing in opposition to the proposed Vintage Knoxville West apartment development and to formally express my concerns regarding the Traffic Impact Study submitted in support of this project.

I live in the immediate area and rely on Everett Road daily. While the traffic study presents modeled projections that suggest “acceptable” levels of service with mitigation, it fails to reflect real-world conditions that residents experience every day—particularly at the Everett Road and Watt Road connection.

Everett Road functions as a primary route to Watt Road for residents accessing Interstate 40/75. During peak morning and evening hours, Watt Road is already heavily congested, especially with commercial and truck traffic. It frequently takes an extended amount of time to turn either left or right from Everett Road onto Watt Road due to limited gaps in traffic. This existing congestion is not adequately reflected in the study’s conclusions and significantly understates current delays and driver frustration.

Adding more than 200 apartment units—generating nearly 2,000 additional daily trips—will exacerbate an already strained roadway system. Increased traffic volumes will further lengthen wait times, increase risky turning movements, and raise the likelihood of rear-end and angle collisions at key intersections. These are not theoretical concerns; they are conditions residents already navigate daily.

Additionally, when congestion becomes intolerable on primary routes, drivers naturally divert to nearby residential and back roads. These roads are narrow, lack sidewalks, and were never designed to handle increased through traffic. Pushing more vehicles onto these routes will create serious safety issues for residents, pedestrians, cyclists, and emergency vehicles. The traffic study does not meaningfully account for this diversion behavior or its safety implications.

While the study proposes a multi-way stop at Everett Road and Yarnell Road, this measure does nothing to address congestion and safety issues at Watt Road, which is the primary gateway to regional access and the interstate. Without comprehensive improvements to the broader traffic network, the proposed mitigation measures are insufficient.

Traffic modeling cannot replace lived experience. Residents who use these roads every day understand where congestion occurs, how long delays last, and where unsafe conditions already exist. Ignoring these realities risks approving a development that will materially degrade safety and quality of life for the surrounding community.

For these reasons, I urge the Planning Commission to deny or delay approval of this project until a more comprehensive and realistic traffic analysis is conducted—one that meaningfully accounts for existing congestion, truck traffic on Watt Road, cut-through behavior, and the limitations of surrounding residential streets.

Thank you for your consideration and for your service to our community.