

Subject: Formal Opposition to Proposed Vintage Knoxville West Development (Case: 3-A-26-DP)

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed Vintage Knoxville West multi-family development located on Everett Road. While we understand that growth is inevitable and necessary for our region, the proposed location and scale of this development are incompatible with the current infrastructure, roadway capacity, and community resources.

The proposed development would add approximately 224 multi-family residential units on just 40 acres, generating an estimated 1,970 additional daily vehicle trips. Furthermore, the traffic study itself acknowledges that projected traffic conditions at the Everett Road and Yarnell Road intersection may operate at failing levels of service without mitigation measures, and even with mitigation, congestion and delays will increase significantly. Knoxville-Knox County Planning traffic analysis also notes that Everett Road is only approximately 18 feet wide adjacent to the site and does not meet current roadway standards. This narrow roadway was never designed to accommodate the volume of traffic associated with hundreds of additional residential units.

In addition, the Yarnell Road approach to Everett Road is projected to operate at unacceptable levels of service under future traffic conditions, including failing Level of Service (LOS F) during peak periods. This confirms what residents already experience daily—dangerous congestion, long delays, and unsafe conditions. Simply installing a multi-way stop does not solve the fundamental infrastructure limitations or safety concerns created by adding this volume of traffic to already inadequate roadways.

Beyond the study's findings, residents are already experiencing serious and ongoing traffic problems. Watt Road is heavily congested and frequently impacted by large commercial trucks and interstate traffic, including semis exiting I-40/I-75. The addition of an entire new neighborhood will further exacerbate congestion on Watt Road, Everett Road, and Yarnell Road. These roads are narrow, lack sidewalks and bike infrastructure, and are not designed to safely handle large increases in residential or commercial traffic. There are already posted restrictions prohibiting truck traffic on these roads, yet semis routinely get stuck due to insufficient roadway width and turning radius—clear evidence that this area cannot support additional high-density development without significant infrastructure upgrades.

Equally concerning is the impact on local schools. Hardin Valley schools are already operating at or beyond capacity. School buses serving Everett Woods and surrounding neighborhoods are forced to operate multiple loads due to overcrowding. Adding hundreds of additional residential units will bring additional school-aged children into a system that is already overwhelmed, with no clear plan for accommodating them.

The traffic study itself represents only a limited snapshot in time and cannot fully capture the reality of daily congestion experienced by residents. It does not reflect the cumulative impacts of interstate congestion, truck traffic, school transportation demands, or emergency response

accessibility. The daily lived experience of residents demonstrates that this infrastructure is already strained and cannot safely or efficiently absorb additional growth at this scale.

While we respect the need for thoughtful development and recognize the continued growth of Knox County, this location is simply not suitable for high-density multi-family housing without major infrastructure improvements. The roads are too narrow, traffic is already congested, schools are already over capacity, and safety risks are substantial.

For these reasons, we strongly urge you to deny approval of the Vintage Knoxville West development in its current form. Growth must be balanced with responsible infrastructure planning, public safety, and community sustainability. Approving this development without addressing these fundamental limitations would place an unreasonable burden on existing residents and compromise the safety and quality of life in this community.

Thank you for your time and consideration.

Sincerely,

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