

To Whom It May Concern,

My name is William Buell, and I reside at 803 Belle Pond Avenue, Knoxville, TN 37932, directly within the Everett Woods Subdivision and directly across from the proposed Vintage Knoxville West development. I am writing to formally express my strong opposition to this project as currently proposed.

As a homeowner in Everett Woods, I am deeply concerned about the significant traffic impacts this 224-unit multi-family development will impose on our neighborhood and surrounding roadways. The Traffic Impact Study itself acknowledges that, without mitigation, the intersection of Everett Road and Yarnell Road will operate at failing Levels of Service (LOS F) during peak hours. Even with the proposed installation of a multi-way stop, the area will experience substantially increased congestion compared to current conditions.

Everett Road is already narrow and below modern design standards. It is approximately 18 feet wide and functions as a major collector serving residential neighborhoods, school traffic, and commuter traffic connecting to Kingston Pike and Interstate 40/75. Adding nearly 2,000 daily trips from this development—on top of background growth and other nearby proposed multi-family projects—will dramatically change the character and safety of this corridor.

My concerns include:

1. Traffic Congestion and Delays

The study projects a significant increase in delay at Everett and Yarnell. A four-way stop is presented as sufficient mitigation, yet this is a minimal intervention that does not address long-term capacity, stacking, or peak-hour queuing. A stop sign does not widen the road, add turn lanes, or improve overall roadway geometry. It simply manages congestion rather than solving it.

2. Safety Risks

Everett Road lacks sidewalks, bike lanes, and transit access. Many families in Everett Woods include children, pedestrians, and cyclists. Increasing traffic volumes on a substandard-width roadway increases the risk of accidents. Additionally, the eastern access reportedly currently has restricted sight distance to the west, only meeting standards after vegetation removal. That margin is concerning.

3. Cumulative Development Impact

The study considers buildout of Everett Woods and additional multi-family projects to the west, yet still concludes that failing conditions will occur without mitigation. Approving another high-density development in this corridor compounds an already stressed infrastructure network. The area was not originally designed to accommodate this density of traffic.

4. Neighborhood Character and Quality of Life

Everett Woods is a residential community of approximately 115 homes. The proposed development would introduce more than double that number of units directly across the street. This represents a significant shift in intensity and character. Increased noise, congestion, and cut-through traffic will negatively impact existing homeowners who invested in a lower-density residential setting.

5. Inadequate Infrastructure Improvements

The recommendation of a multi-way stop, without roadway widening, turn lanes, pedestrian infrastructure, or more substantial intersection upgrades, is not proportional to the scale of the development. If this project is to move forward, significant roadway improvements should be required prior to occupancy, not after problems arise.

I respectfully request that the Planning Commission and County officials deny this project in its current form or require substantial infrastructure upgrades that fully address long-term traffic capacity, safety, and neighborhood compatibility. The burden of growth should not fall disproportionately on existing residents.

Everett Woods homeowners deserve safe roads, reasonable traffic flow, and preservation of the residential character we relied upon when purchasing our homes. I urge decision-makers to carefully consider the cumulative impacts and to prioritize the safety and quality of life of current residents.

Thank you for your time and consideration.

Sincerely,

William Buell
803 Belle Pond Avenue
Knoxville, TN 37932