

I am writing to voice my opposition for this building development . There are many reasons that this development does not make sense for the community and I would like to list only a few that come to mind immediately.

1. Infrastructure: It is blatantly obvious that a building developer has not ever lived in this area or tried to navigate the commute in this area anytime between 5am -9am or 4pm to 8pm. It is absolutely a nightmare already at any given stop sign within a 2 mile radius, not to mention the traffic congestion to add on top of that. Adding any additional vehicles on this road let alone a 2000 daily commute expectation (from their traffic analysis). would be absolutely unbearable. This does not even begin to address the power grid, sewage or water issues that 224 additional units is going to bring.
2. Community: This will directly AND IMMEDIATELY change the face of the everett road area as it will no longer be single family communities in a well to do neighborhood. This will bring down property values for decades if not forever and will also change the safety of neighborhoods and areas that families who were NOT expecting this issue paid a premium to get into. This will effectively turn a west knoxville area into a highly trafficked considerably less safe neighborhood.
3. Safety: We do not need to go into the weeds on studies that show just how much apartment complexes like this affect the safety of areas especially around middle class family areas that "plug and play" with housing in areas to overcrowd. We know, it becomes CONSIDERABLY less safe.
4. Environmental: Environmentally speaking the removal of what small vegetation that is just off the interstate will heavily increase traffic noise while also cutting down on any draining off the interstate directly into the connecting areas. Unacceptable.

I believe in affordable housing and am sure knoxville could use additional housing. However, this is not an acceptable location due to numerous reasons and I have only listed a few. There is property all around the county that would be better suited with less traffic or infrastructure issues than the area that has been selected. It just does not make sense.

I appreciate your time and concern, and I hope that the committee makes the right decision to not put any land development at this location that is "multi family" units as there is simply not enough infrastructure and it is going to negatively impact the community in MANY facets.