

Subject: Opposition to Case 3-A-26-DP – Vintage Knoxville West

To Whom It May Concern,

We are writing to express our opposition to the proposed Vintage Knoxville West development on Everett Road.

We want to be clear that we are not opposed to growth or new housing in Knox County. Growth is inevitable and, when done responsibly, can strengthen our community. However, development should be supported by adequate infrastructure, and historically in this area, roadway and school capacity improvements have not kept pace with residential expansion.

The roads surrounding this proposed development — particularly Everett Road, Yarnell Road, and Watt Road — are already strained. Everett Road is narrow and does not meet modern roadway standards, and residents regularly experience congestion and unsafe conditions at the Everett/Yarnell intersection. Watt Road is frequently impacted by interstate traffic and commercial truck flow from I-40/I-75, creating delays and safety concerns that are part of daily life for those of us who live here.

The traffic analysis indicates that projected conditions may operate at failing levels of service without mitigation, and even with mitigation, congestion is expected to increase. Adding stop controls does not address the core issue: these roadways were not designed to accommodate the volume associated with hundreds of additional residential units.

In addition, Hardin Valley schools are already operating at or beyond capacity. School transportation in this area is stretched thin, and additional high-density housing will place further pressure on an already overburdened system.

Knox County has experienced significant growth in recent years, but infrastructure improvements have often followed — rather than preceded — development. Approving this project without substantial roadway and capacity upgrades would continue that pattern and further strain an area that is already operating at its limits.

Responsible growth requires alignment between development and infrastructure readiness. At present, that alignment does not exist at this location.

For these reasons, we respectfully urge denial of this application in its current form unless and until meaningful infrastructure improvements are in place.

Cherie & Paul Larson

Everett Woods Residents