

Comments on Page 10-4 of Special Use Report P-A-25-SU  
Dated 02/27/2026 03:54 PM

Extracted is text from Page 10-4 of the Report. **My thoughts are bolded or your consideration.**

.4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT. A. Townhouses are a compatible use with the surrounding residential uses. B. With the recommended increased setbacks and screening, the proposal is not anticipated to injure the value of any nearby properties.

**The recommended minor increased setbacks and screening while appreciated and helpful will do very little to protect the overall value of the three nearby homes. They will have substantial loss of privacy and value.**

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS. A. The development is accessed via N. Gallaher View Road, a minor arterial, so it will not draw traffic through residential streets.

**It may have been a minor arterial at one time but 318 new apartments exiting on nearby Walker Springs and Gallaher View have turned these roads into a congested speedway. The nearby Gallaher View and Middlebrook intersection is a congested mess in the morning and evening. This development does not draw traffic through residential neighborhoods. Instead, it will dump an estimated 343 more trips a day into the Gallaher View intersection. See the attached photo of congestion on Monday (03/02) evening backed up in front of the existing "driveway."**

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE. A. There are no known uses immediately surrounding the subject property that would pose a potential hazard or undesirable environment for the proposed use.

**Staff is likely not aware of and have not measured, the noise coming from the traffic at the Gallaher View and Middlebrook intersection. The back of the North and West Side Townhomes will certainly be an undesirable environment for the proposed residential townhome use. The light glare and noise from the Weigel's complex at the corner will be a real impact for the small back yard/patio and the back of the North and West side Townhomes.**

ESTIMATED TRAFFIC IMPACT: 343 (average daily vehicle trips) Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**The estimated 343 more daily trips will be coming on and off Gallaher View (GV) just South of the Middlebrook Intersection from a driveway during morning and evening rush hour. A left turn South across three lanes of stopped traffic (from the light) on to GV or right turn from GV East across 2-3 lanes of stopped traffic into the driveway for the Townhomes will be impossible. The staff should consider spending some time out here at rush hours looking at the traffic congestion they have already created that we are now dealing with.**

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12) Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High. • Potential new school population is estimated using locally-derived data on public school student yield generated by new housing. • Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change. • Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal. • Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

**Really only 2 students in 32 townhomes!! This will not be a retirement community. These Townhomes are being marketed, planned, targeted, and priced younger families. This metric appears to be using the same questionable analysis (7-D-22-UR) used up the street 4 years ago that said the 318 new apartments would add only 27 students. Is there any wonder our local schools are overloaded with new students and we cannot build new classroom fast enough?**

Thank you for your consideration of these comments.

Jerry Erpenbach  
West Hills Community Association -Codes Committee

