

Pellissippi Village Homeowners Association

10629 Hardin Valley Road #287

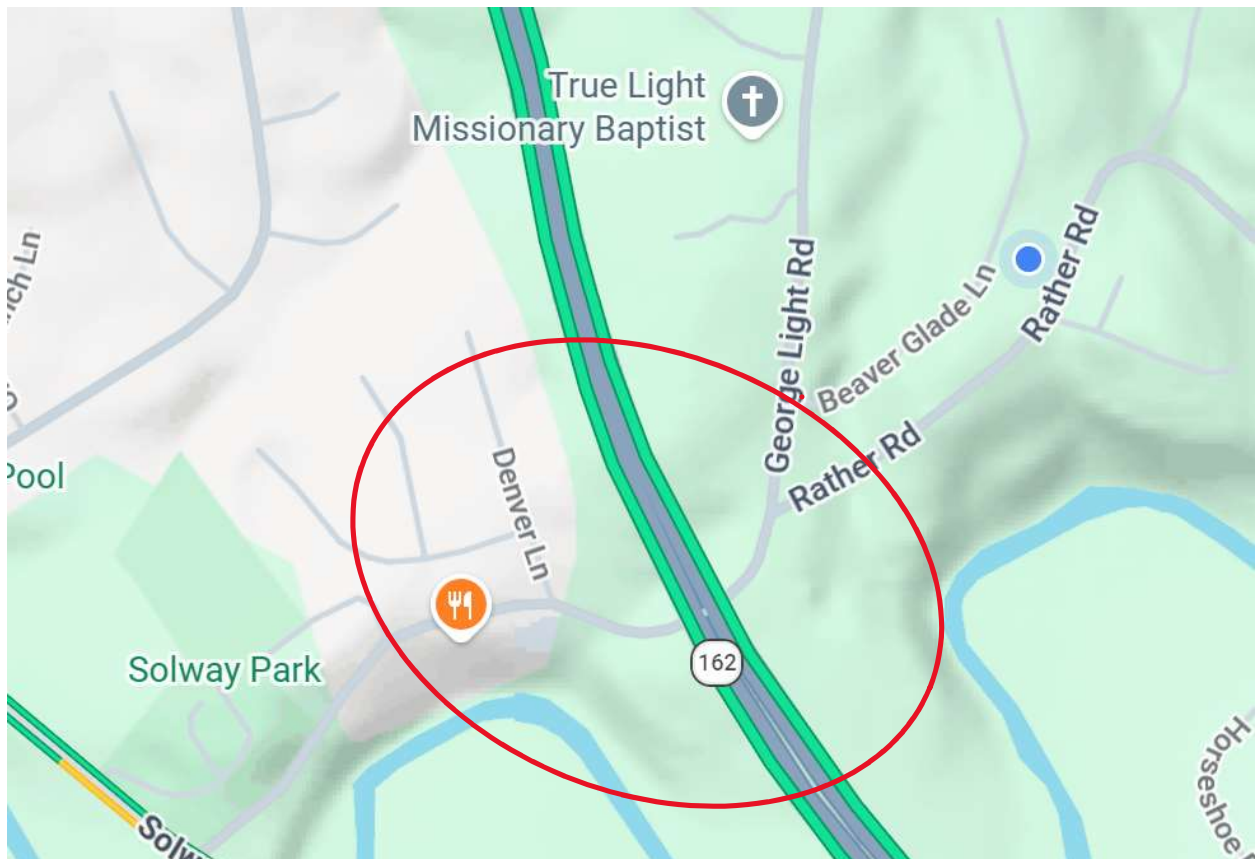
Knoxville, TN 37932

To: Knoxville- Knox County Planning Commission

Re: Proposed Rezoning File # 4-D-26-RZ

The Pellissippi Village Homeowners Association (HOA) is comprised of the 45 homeowners of the subdivision located on Beaver Glade Lane. Based on homeowner concerns regarding the above noted rezoning the Executive Board of the HOA would like to state our collective concerns and opposition regarding the approval of this zoning change:

Based on the fact that there has already been a 33-unit townhome development approved for George Light Road the addition of additional homes as requested in this rezoning request will add additional traffic to the already unsafe, overloaded Pellissippi Parkway (SR-162) that each resident must access multiple times on a daily basis.



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This corridor — connecting George Light Road to Pellissippi Parkway (SR-162) and Interstate 40 — is already experiencing significant congestion and safety concerns. The existing infrastructure, including George Light Road and surrounding feeder roads, was not designed to support even the level of density that currently exists.

Recent traffic incidents on Pellissippi Parkway further underscores these concerns. Local reporting from 2025 indicates frequent crashes — in some cases multiple per day — including fatal and multi-vehicle incidents, lane closures, and significant traffic disruptions. These conditions highlight an already strained transportation corridor, raising serious questions about the safety and feasibility of additional high-density development feeding into this area.

Widening George Light Road alone does not adequately address these concerns. Increased density will result in a higher volume of vehicles attempting to access Pellissippi Parkway, creating bottlenecks, increasing collision risk, potentially delaying life-saving emergency vehicles and placing additional strain on an already congested system.

In addition to traffic concerns, there are also infrastructure and environmental considerations:

- Increased development will alter land grading and runoff patterns.
- Existing retention systems, including those serving Pellissippi Village, may be impacted.
- There is currently no clear indication that developers will provide independent stormwater infrastructure or contribute to the maintenance of existing systems.

Given these concerns, the HOA requests that the Knoxville-Knox County Planning ensure that any plans for change should prioritize safety, increased infrastructure capacity, and long-term community impact.

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### **Resident Requests**

We respectfully request that the Planning Commission consider the following potential actions:

1. Request for a comprehensive Traffic Impact Study evaluating cumulative impacts from this project and the nearby 33-unit development.
2. Consultation with the Tennessee Department of Transportation (TDOT) for recommendations and a plan to improve safety and capacity on Pellissippi Parkway (SR-162).
3. Identification of additional access point(s) to Pellissippi Parkway.
4. Road and intersection improvements beyond simple widening, including adding a 3 way stop at the intersection of Beaver Glade and George Light.
5. Developer-funded, independent stormwater management systems that do not burden existing HOA infrastructure.
6. Measures to protect established neighborhoods from overflow traffic and increased runoff.
7. A review of water, sewer, fire and emergency response capacity given the projected population increase.

We appreciate the Commission's important role in balancing growth with responsible planning. We urge you to prioritize the long-term safety and livability of our community when considering this application. Thank you for your time and consideration.

Pellissippi Village Homeowners Association

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