

Subject: Community Concerns Regarding Proposed Rezoning on Pleasant Hill Road 4-B-26-RZ

Dear Members of the Planning Commission

I am writing to express my strong concerns regarding the proposed rezoning of approximately 16 acres on Pleasant Hill Road to allow for the construction of 194 apartment units.

While I understand and support responsible growth, this proposal presents serious safety, traffic, infrastructure, and environmental issues that our community is not equipped to handle. Pleasant Hill Road and Kitts Road would be the only access points to the development, and both are narrow, outdated, and already heavily trafficked. These roads cannot safely accommodate the significant increase in traffic this project would generate, nor can they be realistically widened. Nearby roads, including Strawberry Plains Pike, Andrew Johnson Highway, and the I-40 exits, are already congested and hazardous.

Pedestrian safety is a major concern, particularly because this area is located within a Parental Responsibility Zone (PRZ). School buses do not serve this area, meaning students must walk if they are not driven by a parent. There are no sidewalks on Kitts Rd or Pleasant Hill, and many children currently walk, bike, or skateboard to the Middle, and High Schools, which it is my understanding that these are already at or near capacity. Increased traffic would create extremely dangerous conditions for these students and families.

Several intersections in the area are especially problematic, including the blind hill at Strawberry Plains Pike and the angled intersection at Andrew Johnson Highway involving Pleasant Hill Road and Kitts Road. These locations already present safety challenges that would be significantly worsened by additional traffic from a high-density development.

In addition to traffic and safety concerns, the property contains a natural spring. Development of this magnitude would greatly increase stormwater runoff, potentially causing flooding and environmental damage to neighboring properties located downhill from the site. This raises serious concerns about long-term water contamination and infrastructure strain.

The proposed density—approximately twelve housing units per acre—is incompatible with the surrounding low-density, single-family residential neighborhood. This development would negatively impact property values, overwhelm existing infrastructure, and alter the character of the community. The site was previously zoned agricultural, and many residents believe it should remain so, or at minimum be limited to low-density single-family housing with a reasonable cap on homes per acre.

Given these concerns, I respectfully request that the current zoning remain in place and that this proposal undergo a more thorough review. Our community deserves thoughtful, long-term planning that prioritizes safety, infrastructure readiness, environmental protection, and genuine community input. Taking time now to address these issues will help prevent much larger problems in the future.

Thank you for your time and for your commitment to making decisions in the best interest of our community.

Sincerely,