

Dear Knoxville Planning Commission,

I have lived in this neighborhood for over five years, and the neighborhood has gone through many changes since I first moved into 4620 Freund St. While some of these changes have been positive, all changes associated with the massive development of residential homes have been decidedly negative. Neighborhood streets and driveways have been blocked, property damaged by contractors, noise pollution has disrupted families and those with remote employment, and drainage issues have arisen from poor planning. I have no confidence that HMFIC Property Group and Frantz, McConnell & Seymour, LLP will be any difference with their development of Hialeah Dr.

In an effort to highlight my reservations with the rezoning application, I would like to detail the disruptions and consequences of the development that occurred several years ago with a single parcel of land at the intersection of Freund St. and Hialeah Dr. This parcel had a single family home and a large, sloped field that enabled natural drainage of rainwater. This house was sold and 5 other houses were built, splitting the parcel into 6 distinct parcels. During construction it became evident that removing the natural flora from this parcel would cause drainage problems. The parcel at the bottom of the slope began to flood. While our house was protected from this due to a slight elevation above this parcel, it did not protect us or our dog from the drastic increase in mosquitos from the standing water in this parcel. This is particularly dangerous as just last year Knoxville had several cases of West Nile Virus and LaCrosse Virus, a particular risk to the many children in our neighborhood. A second concern was brought to our attention when the contractors damaged our property by removing shrubs and trees that they stated they knew were on our side of the property line. While they promised to repair the damage and "make it pretty", we were left with several dead crepe myrtle trees due to poor planting. A year after the houses were built, we noticed a large tree that straddled our property line that of our new neighbors, never regrew its leaves after the winter. We slowly watched this tree begin to rot and die, each day risking damaging our house and cars if it fell. Large branches began to shed from the tree, and we had to stop parking our vehicles on that part of the driveway to prevent damage. Thankfully, the tree has since been removed, but our property should have never been at risk in the first place.

I hope the above example highlights some of the downfalls of accepting the rezoning application as these issues were a direct result of the contractors splitting a single parcel and placing houses close together without any regard for the neighborhood, the land, nor the long-term health and safety concerns that we have been left with. I am sure my fellow neighbors have other complaints about the safety and wellbeing of their children that often play in our neighborhood streets, but I will defer to them to speak on their children's behalf. I urge you to deny the rezoning application to protect our neighborhood from the negative impacts that result from building single-family homes on small parcels in a neighborhood that is just not organized for that sort of development.

Sincerely,

Jillian Walton & Walter Squires

Residents of 4620 Freund St.