

To the Knoxville-Knox County Planning Commission:

My name is Jonathan Mancusi, and I am a homeowner residing at 4725 Bella Capri Lane within the Casa Bella subdivision. I am writing to formally state my strong opposition to the Use on Review application for the commercial sports playing fields proposed at 6701 Washington Pike (Case Number: 8-A-26-UR).

While I appreciate the value of youth sports, placing a high-volume commercial athletic complex at this specific, unequipped location will severely damage the safety, infrastructure, and property values of the adjacent residential neighborhoods. Having previously lived in close proximity to a commercial sports complex of this exact scale, I have seen firsthand how these facilities operate and the undeniable, negative impact they have on surrounding streets. My objections are based on the following realities:

1. Severe Traffic Congestion on Inadequate Infrastructure

Washington Pike at the Maloneyville Road intersection is a two-lane road. The proposed facility is modeled to host tournaments and back-to-back league play, generating massive, concentrated spikes in vehicle traffic. Without dedicated center turn lanes or a widened roadway at this specific junction, every single vehicle turning left into this complex will bring eastbound traffic to a complete halt. This will effectively trap Casa Bella residents, severely delaying our daily commutes and emergency vehicle access.

2. Dangerous Overflow Parking and Pedestrian Hazards

From my past experience living near a similar complex, I have witnessed how "tournament overlap" consistently overwhelms a facility's parking capacity. Arriving teams park before departing teams leave. When the main lot inevitably fills, frustrated drivers will seek the closest un-gated streets, funneling overflow parking directly onto Maloneyville Road and into the Casa Bella subdivision. Washington Pike and Maloneyville Road lack sidewalks, crosswalks, or adequate pedestrian lighting. Forcing athletes and families to walk along the shoulders of these busy roads from our neighborhood to the facility is a massive public safety hazard.

3. Unmitigated Noise and Light Pollution

The Casa Bella subdivision is immediately adjacent to this proposed development. The introduction of tall stadium lighting, public address (PA) systems, whistles, and crowd noise will destroy the quiet enjoyment of our homes. Our neighborhood is a place where residents expect peace during the evenings and on weekends, whether we are relaxing in our yards or just taking our dogs for a walk. A commercial complex of this scale directly violates the expectation of residential tranquility.

4. Degradation of Adjacent Property Values

Under your own guidelines, a Use on Review application should not significantly injure the value of adjacent properties. The combination of being trapped by unmitigated traffic, daily noise nuisances, and the safety hazards of overflow parking will undoubtedly make homes in Casa Bella less desirable to the general market, negatively impacting our equity.

Requested Action:

I respectfully urge the Commission to deny this application outright due to the severe infrastructural mismatch.

If the Commission refuses to deny the application, I demand that the following legally binding stipulations be attached to any approval:

- A formal Traffic Impact Study (TIS) must be completed.
- The developer must be required to widen Washington Pike and install dedicated turn lanes at the facility entrance and the Maloneyville Road intersection prior to any building permits being issued.
- The developer must provide a comprehensive parking study proving all overlap parking is contained on-site.
- The developer must fund "Resident Parking Only" enforcement signage throughout the Casa Bella subdivision.
- Strict, legally enforced curfews must be placed on all field lighting and PA systems.

Please include this letter in the official public record for the August 13, 2026, hearing.

Sincerely,

Jonathan Mancusi

4725 Bella Capri Lane

Knoxville, TN 37918