

The rezoning of this property is ill-conceived and should not be approved. I would like to give the following arguments why this proposal should not be approved.

As noted by many residents already, South Gallaher View Road is a windy, hilly road with a 180-degree turn with already 14 roads entering this section of the road between Gleason Drive and Westland Drive. The 180-degree turn is a dangerous blind curve and there are many other blind curves in the road. This property is located exactly at the nexus of the blind curve. Any further influx of traffic onto Gallaher View Road will make this much more dangerous, especially at night. I do wish to note that the road has no guardrails and the falloff is very steep in certain areas.

There are at the moment three school bus stops on this road. The increased traffic -- not even accounting for the additional traffic from the newest development at intersection with Westland Drive -- will make it an even more dangerous situation for our children.

The topography does not lend itself to development. There is, in my estimation, at least a 100 foot elevation difference between the north side and south side of the road. Besides the fact that such a steep gradient is not amenable to building housing, any development will affect drainage. By clearing the vegetation, waterflow will be severely affected, affecting hillside drainage, intercepting surface runoff and trigger soil erosion. I am not aware of any plan to mitigate these risks. It is not clear if property in such a topological environment will be able to obtain insurance with such high risk of potential damage.

Furthermore, there are high voltage lines that run directly across the property. How will their operational reliability be ensured when these lines are more exposed to erosion? How will the neighborhood and development be protected from adverse affects of downed power lines given the increased frequency of violent storms that are being observed?

There is already too much development in Knoxville with loss of green space, which is desperately needed. The vacancy rate of apartment complexes in Knoxville has increased significantly over the last years; the market is saturated. The balance between green space and the need for a few house to make a profit for a developer, tips in favor of keeping Knoxville "scruffy". So, I expect and support a resounding no vote to this rezoning proposal.