

Re: Case #10-G-26-RZ, 637 S. Gallaher View Road

Dear Members of the Knox County Planning Commission,

I am a homeowner who lives directly across the street from the property at 637 S. Gallaher View Road, and I respectfully urge you to deny the requested rezoning from Agricultural to Planned Residential. The following may seem familiar as outlined by another impacted homeowner, but please let it be noted that I echo EVERY SINGLE element discussed. I particularly am concerned about the inability of large construction vehicles which cannot adequately navigate the narrow roadway of Gallaher View Rd. I, particularly, have been impacted by past vehicles attempting to navigate in and out of the said property in a blind curve and narrowly escaped serious injury.

In addition to the below, this road is heavily traveled as a major corridor to Bearden High School, a traffic-heavy artery during school hours. I cannot even imagine how traffic could accommodate construction when the road is barely adequate as it stands! The road is curvy, has no shoulders, and includes dangerous drop offs in places where large vehicles cannot easily meet. An existing neighbor who owns a Toyota Tundra truck (a standard vehicle) has stated he has to pull in his rear-view mirrors when traveling Gallaher Rd. due to the inadequate passage for oncoming traffic.

My concern is not based on opposition to all development, but rather on the unique characteristics of this property and the very real impacts this proposal would have on public safety, infrastructure, environmental resources, and the surrounding neighborhood.

First, S. Gallaher View Road is already a narrow, winding roadway with limited sight distances and a documented history of crashes, including injury crashes. The proposed development would add additional vehicle trips at one of the most challenging sections of the road, increasing congestion and creating additional safety risks for residents, school bus stops, pedestrians, cyclists, and young drivers who use this corridor every day.

Equally important, this proposal cannot be viewed in isolation. Last year, a 27-lot development at 860 S. Gallaher View Road was approved with planning estimates indicating it could generate as many as 364 daily vehicle trips. Those trips have not yet been fully absorbed by the surrounding road network, and additional residential development continues to be approved in the area. While each project may appear manageable on its own, the cumulative impact of multiple developments along the same narrow corridor creates traffic volumes and safety concerns that S. Gallaher View Road was never designed to accommodate.

Second, this site presents significant environmental and engineering concerns. The property contains a mature wooded canopy on steep terrain that currently serves as a natural buffer for

surrounding homes, wildlife habitat, erosion control, stormwater absorption, and noise reduction. Once these mature trees are removed, those benefits cannot realistically be replaced. The steep topography raises serious questions regarding grading, stormwater management, hillside stability, and downstream drainage impacts. Clearing vegetation on such slopes can accelerate runoff, increase erosion, and adversely affect neighboring properties and watersheds.

In addition, high-voltage transmission lines cross the property. Development beneath and around this utility corridor raises important questions regarding long-term infrastructure reliability, maintenance access, erosion impacts on utility structures, and public safety. As severe weather events become more frequent, the Planning Commission should carefully consider how extensive land disturbance and removal of established vegetation could affect both utility resilience and the safety of nearby residents should power infrastructure be compromised.

Third, this tract is one of the last remaining undeveloped wooded areas in this portion of Gallaher View Road. It provides habitat for wildlife, including owls and other species observed by residents, while also preserving the natural character that attracted many homeowners to this area. The mature forest serves as an important visual and environmental buffer and contributes significantly to neighborhood quality of life. Once cleared, this natural resource cannot be restored to its current condition for generations, if ever.

Finally, I ask the Planning Commission to consider whether the requested density is truly compatible with the existing development pattern and physical constraints of the site. Rezoning should occur only when roads, infrastructure, topography, drainage systems, and environmental conditions can safely and responsibly support the proposed use. In this case, substantial concerns remain regarding traffic safety, cumulative development impacts, road capacity, stormwater management, erosion risks, utility infrastructure, environmental preservation, and overall neighborhood compatibility.

*For these reasons, I respectfully request that you vote **NO** on Case #10-G-26-RZ.*

Thank you for your consideration and for taking the concerns of nearby residents seriously.

Sincerely,

David and Maribeth Marlow

Homeowners directly across from 637 S. Gallaher View Road/Cambridge Subdivision

I, too, respectfully request that you vote NO on Case #10-G-26-RZ. A physical visit to the location to view activity and witness the issues outlined above would make it apparent that **rezoning should be denied.**

Kind Regards,

Ava Harvey

8205 Kingstree Lane, Knoxville, TN 37919

Homeowner directly across from 637 S Gallaher View Road/Cambridge Subdivision