

October 1, 2026

To the Knoxville Planning Commission:

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

I am a resident of the Francie's Square condominium community, located directly next to the property proposed for rezoning at 637 S. Gallaher View Road. This property sits directly behind our community and is especially close to my home. Because of its location, I would like to share several concerns about how rezoning and developing this property could affect our community and the surrounding area.

One of the most significant issues is road safety and the additional traffic that would be brought to S. Gallaher View Road. This section of the road is narrow and curved and already has a history of accidents. Adding multiple new housing units would increase daily traffic on a road that is already difficult to navigate. In addition, single-family homes are currently being built near the railroad tracks, which will bring even more vehicles to the area. The combined impact of these projects on traffic and safety along S. Gallaher View Road should be carefully considered.

Construction would also create significant challenges for nearby residents. Tree clearing, grading, utility work, and construction could continue for months, bringing heavy trucks and equipment onto S. Gallaher View Road. Given that this section of the road is already narrow, curved, and has a history of accidents, the addition of frequent construction traffic raises further safety concerns. Any lane closures or restrictions during this process could make conditions even more difficult and limit access to nearby homes and neighborhoods.

The noise and disruption associated with construction would also have a direct impact on nearby residents. Clearing the wooded property, grading the land, and constructing multiple housing units could mean an extended period of construction noise, dust, heavy equipment, and other disruptions immediately adjacent to existing homes.

The loss of mature trees and wildlife habitat is another important consideration. The property is currently heavily wooded and clearing it would remove mature tree canopy that provides a natural buffer for nearby residential communities as well as habitat for local wildlife.

Rehabilitated owls were released nearby in July, and the surrounding wooded areas provide

habitat for them and many other birds and animals. Once mature trees and established wildlife habitats are removed, their loss cannot be quickly reversed.

I respectfully ask the Planning Commission to carefully consider the impact this rezoning, and any resulting development would have on the residents who already live in this area. Increased traffic and road safety issues, construction activity, noise and disruption, and the loss of mature trees and wildlife habitat would all directly affect surrounding neighborhoods.

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