I recognize the need for thoughtful residential growth in Knox County. However, I do not believe increasing the allowable density at this location to as many as 12 dwelling units per acre is appropriate without first demonstrating that the surrounding infrastructure can safely and adequately support that level of development.

I live less than a mile from the proposed development and have lived along the Northshore corridor for nearly 40 years. During that time, I have witnessed tremendous growth throughout this area, while our roads and other critical infrastructure have seen relatively few meaningful improvements to keep pace.

My primary concern is **traffic and public safety on S. Northshore Drive**. This stretch of Northshore is a narrow, curving, two-lane road that already experiences significant congestion. My family and I travel this road multiple times each day, and it is not uncommon for us to wait five minutes or more simply to make a left turn out of our neighborhood because of the volume of traffic.

The safety concerns are not hypothetical. In the past six months alone, I have stopped on two separate occasions to assist drivers who had gone off the roadway along this corridor. With limited shoulders, few guardrails and heavy traffic, there is very little margin for error. Adding a high-density development and the additional vehicle trips it would generate only heightens my concern for the safety of residents, motorists and first responders, particularly with a fire station located less than a mile from the proposed development.

I understand that the proposed density could accommodate approximately 135 residences and generate roughly 1,200 additional vehicle trips per day based on Planning staff trip rates. That level of additional traffic deserves careful analysis, including sight distances, turning movements, emergency access and the cumulative impact of other existing, approved and proposed developments along the Northshore corridor.

I am also concerned about whether **water, sewer, stormwater and drainage infrastructure** can adequately accommodate this level of development. Before such a significant increase in density is approved, I believe the County should require clear evidence that the necessary infrastructure has sufficient capacity and that the development will not create or exacerbate drainage and flooding concerns for surrounding properties.

This concern is particularly important to me as a longtime resident. I have personally seen this section of the roadway flood multiple times, including flooding that has affected neighborhood entrances for days at a time. Given the waterway that runs through the property, I believe a comprehensive drainage and stormwater analysis should be completed and made publicly available, including an evaluation of potential downstream impacts.

Finally, I am concerned about the **cumulative impact of continued residential growth on our public schools**. Any decision that allows substantially greater residential density should consider current school enrollment and capacity, as well as anticipated enrollment associated with this development and other recent, approved or proposed developments in surrounding school zones. Our schools are an essential part of the infrastructure needed to support responsible growth, and their capacity should be considered alongside roads, utilities and emergency services.

I am not opposed to development or growth. **I am asking that growth occur responsibly and in locations where the infrastructure is equipped to support it.** I respectfully ask the Knox County Planning Commission to **deny this request or, at minimum, defer action until comprehensive traffic, utility, stormwater, drainage and school-capacity impacts have been evaluated and the findings made available to the public.**

After nearly 40 years of living along this corridor, I have seen firsthand how dramatically this community has grown. Thank you for considering the concerns of those of us who live in and travel through this area every day.