Dear Commissioners,

I am writing today to express my staunch and unequivocal opposition to the rezoning application 11-D-26-PA and 11-N-26-RZ (Agenda Item No. 35). This request represents another short-sighted attempt to bypass responsible growth restrictions along the already dangerously overwhelmed Northshore Drive corridor.

Recent traffic and safety data paints an alarming picture of Northshore Drive. A TDOT study in 2025 showed average daily traffic counts at 16,407 (outside Whittington Creek) and 15,589 vehicles (on Northshore at Morrell Rd). A ~2.5 mile stretch that encompasses the property which is the focus of this application. Between 2018 and 2022 alone, this corridor saw a staggering **194 documented traffic crashes**. Adding residential structures at this density to a strained, winding two-lane road will inject thousands of additional daily vehicular trips onto a corridor that is mathematically unable to support them safely. Ignoring these figures ignores the elemental reality of public safety.

Having earned my Masters in Planning from the University of Tennessee, where we rigorously simulated corridor capacity failures, I know firsthand that approval of this application to increase density along Northshore Drive is inconsistent with the core provisions of the sector plan and violates established transportation impact mitigation requirements. By adding trip generation to an existing corridor with high traffic volumes and a documented history of severe crashes, the proposal would exacerbate congestion and significantly increase public safety risks, rendering it non-compliant with applicable zoning and safety standards. Accordingly, the application should be denied.

To vote in favor of this rezoning and density would be fundamentally reckless. It is an acknowledgment that developer profit is being prioritized over the physical safety, infrastructure stability, and quality of life of current residents.

Furthermore, an approval would be a direct betrayal to the fidelity of the sacred oath that each of you took to your constituents. You were elected to protect and serve the people of Knox County—not to rubber-stamp high-density variances that disregard our current infrastructure limitations and the explicit warnings of recent safety data. As a resident who has lived off Northshore Dr. for nearly 30 years (and directly across the street from this property), I urge this Commission to uphold its duty to its citizens, look at the reality of the Northshore corridor, and deny this application.

- Christina H.