

Neal and Elizabeth Peebles  
7200 Wellesly Manor Way  
Knoxville, TN 37919



Knoxville and Knox County  
Metropolitan Planning Commission  
Suite 403 City County Building  
Knoxville, TN 37902

**Re: Agenda item 37 MPC File No. 4-F-10-RZ April 8, 2010**

Dear Commissioners,

**We write to oppose approval of this item.**

While we understand that at some point this land will be developed, we would recommend low rise, noncommercial development at no greater than 19 du/ac which would be the average density of the entire parcel if present zoning remains.

We make this recommendation because this parcel is surrounded by residential property largely of low density and among other concerns think that the surrounding roadways will not support the traffic increase implied by previously approved uses much less an entity with even greater density. The last previous approved use, according to staff reports would generate 2552 additional trips a day. This added to Deane Hill Dr. (a street carrying more traffic than for which it is designed); Wellsley Park Rd. ( a neighborhood street which is already being used as a cut-through to avoid the Deane Hill/Morrell Rd. intersection ); and East Gleason ( which is a boulevard but only one lane in each direction) will not be satisfactory to those of us who live and are invested in the adjacent property.

Additionally, a development such as previously approved would result in

years of heavy construction in our front door and we take exception to the staff statement that the surrounding property holders would not be injured on this fact alone.

*F. Noel Peery*

*Elizabeth A. Leeb*

*April 7, 2010*