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To: <contact@knoxmpc.org>
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Subject: 5-SI-07-C Drummer - Hardin Valley & Steele

I do want to raise the concern that the presence of a commercial center at this location could be used in the future to justify the reinstatement of an orange route exit at this location. This would increase the already significant traffic burden that will be present in Hardin Valley for the hundreds of houses and apartments already under construction.

I would also note that there will be no buffer between this commercial and surrounding residential properties, and the adjacent elementary school to the east.

I would like to be assured that this development is appropriate growth considering the massive commercial presence at Hardin Valley and Pellissippi (not to mention Turkey Creek). We are clearly in danger of having a flood of commercial properties that are built and then lie empty due to the flood of properties coming out in a single year. (This is the fourth grocery store proposed on Hardin Valley.)

I repeat that I would like to be assured that it will stand on its own as a commercial island in the midst of residential and schools, and not be a step toward justification for significant traffic flow changes that would be present with a connection at this end of Hardin Valley Road to the proposed orange route.

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