



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## [MPC Comment] Hardin valley development

1 message

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**dr.dabbs** <dr.dabbs@gmail.com>

Wed, Jun 7, 2017 at 7:42 PM

Reply-To: dr.dabbs@gmail.com

To: commission@knoxmpc.org

Hello,

I am writing concerning June 8th agenda items 16 and 41, but also further developments.

Hardin valley has been so appealing because of it's farm land and trees and some lower housing density areas. This appeal needs to be kept in mind for approving further developments. Currently the developers here are requesting as many houses per acre as possible with little concern for the community and future planning. Well thought out, appropriate, and safe development is good for our community, but mass development at max housing density allowance because of a hot market is not.

Specifically agenda item 41. The development definitely needs to be limited to appropriate housing density and should not allow any significant deviation from zoning and density restrictions that would further hurt the community's appeal.

The hillside and ridge top restrictions must be strictly observed to protect our topography.

Again, growth is healthy for a community, but there needs to be appropriate consideration for the residents' safety, and smart planning.

In this case, the traffic and road changes that will necessarily come with further developments along north Campbell station have not been adequately addressed. There needs to be a plan for widening and making the road safer as the traffic count has gotten well above 4000 cars per day. If there is no way to safely or affordably do so then more restrictions or a hold on developments should be enacted until further study is done or a plan is in place.

I live on north Campbell station rd and have seen such a drastic increase in traffic, accidents, and near misses over the past 3 years. Many spots along the road have no shoulder at all with large drop-offs and sharp curves. With more households using this as a connector rd, there also comes more pedestrians and bikers using the road, because of no sidewalk or shoulder, another significant issue.

Thank you for your consideration

Ryan Dabbs M.D.

1811 north Campbell station rd.

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

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