



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

---

## [MPC Comment] Hardin Valley Planning Advocates

1 message

---

Frazier <r\_frazier@comcast.net>

Wed, May 9, 2018 at 6:04 PM

Reply-To: r\_frazier@comcast.net

To: commission@knoxmpc.org

Cc: Terry Hill <terryhillschoolboard@gmail.com>, Dwight Van de Vate <Dwight.VandeVate@knoxcounty.org>, doug.bataille@knoxcounty.org

Dear MPC Officials, Staff and Board of Commissioners,

On behalf of the organized group, Hardin Valley Planning Advocates (HVPA), I would like to thank you for your service and commitment to Knoxville and Knox County. Your willingness to hear and acknowledge public input is reflected in your willingness to guide and work with community groups just like ours, and we are truly thankful.

At the last meeting, we were given the opportunity to introduce not only our group, HVPA, but also the growing concerns of residents living and or working in the Hardin Valley Community. As you know, Hardin Valley continues to be the fastest growing area in all of Knox County and the most populated, causing infrastructure strain and stress on our school enrollment numbers. Although it is exciting to see our beautiful area prosper and become "home" to so many thriving young families and businesses, the growth in the Hardin Valley community is rapidly outpacing needed improvements to basic infrastructure as outlined and recommended in the MPC 2003 Northwest Sector Plan.

After 2 years of research, our community saw a need for the addition of schools in our area based on factual data and studies provided by our county officials and departments. By working closely with them, I helped organized a group of professionals to be a positive, progressive voice for our initiative to build a middle school (Hardin Valley Supports a Middle School), and Hardin Valley Middle School will open this fall.

I, along with hundreds of Hardin Valley residents, now see a need for public input to advance the implementation of infrastructure needs studied and identified by MPC and have organized a similar group of professionals, Hardin Valley Planning Advocates (HVPA) to once again be voice for our community regarding growth and conservation concepts.

So far, I have had several encouraging meetings with county officials, departments, school board representatives, land owners and developers who share our beliefs that we should all come together to consider the impact of land use, preserve green space and work with Hardin Valley community to ensure infrastructure needs are met.

**I am willing to run the race and hope that you will journey alongside me to promote smart growth in not only our community, but all communities within Knox County. With this said, I feel that we are already addressing ways in which our processes for land use and development can be improved with regards to Small Area Plans (in addition to Sector Plans), an updated transportation study scheduled for fall 2018, additional training of decision makers on land use impact, density definitions re-evaluated, addressing "but for" standards caused by developments and revisiting school impact numbers to more accurately reflect specific communities.**

These are huge steps in working towards planning communities with deliberateness.

Moving forward, each month you will be presented with numerous requests for rezonings, subdivisions, site plan reviews, and zoning code amendments in the Northwest Sector, District 6. As you review these requests, I ask that you please take into consideration the various concerns voiced to you by our group and individual Hardin Valley residents; density levels, school impact numbers, transportation planning, walkability, connectivity, safety, contour changes, parks and recreational centers and preservation of land for community spaces.

Before your May 10<sup>th</sup> meeting, I would like to reemphasize some very important points, specifically bringing to your attention the following requests currently on the preliminary agenda:

Concepts / Uses on Review, Agenda Item No.

13. Fretz Road – Mesana Investments, LLC

Final Subdivisions, Agenda Item No.

16. Goodison Park Phase II – Turner Homes, 45 lots, 12 acres

17. Hardin Valley West, Northwest side of Hardin Valley-Hughston Homes, 121 lots, 32.7 acres

22. Massey Creek, Phase 2, 45 lots, 25 acres

Rezoning and Plan Amendments, Agenda Item No.

36. Ashley Healy - Healy Homes - This request to amend and rezone from RR to LDR and A to PR is greatly opposed by residents living on Couch Mill Rd and Turpin Lane. I currently reside at 11835 Couch Mill Rd and have personal input to add to public input regarding this development. Couch Mill Rd is the main and only entry/exit to this proposed development. Couch Mill Rd barely meets standards for two car accessibility and safety is a top concern. Exiting Couch Mill Rd onto Sam Lee Rd is also a major safety concern due to congestion and visibility. The development plan is 5 houses per acre on 13 acres greatly impacting road congestion and school enrollment. The planned entrance is using a private drive, not a public road. There are no plans for walkability nor connectivity. I have spoken with property owners surrounding this parcel who state that the developer also made offers to purchase their land explaining that surrounding neighbors were selling and that by not selling, they would be land locked. After discussions among residents, this was found to be untrue and misleading. Couch Mill and Turpin Lane residents oppose this development altogether. HVPA requests that MPC consider land use impact, school number impact, green space requirements, transportation planning, walkability, connectivity and density. I attempted multiple times to speak with David Healy prior to the May 10th MPC meeting, with no success. I have scheduled a meeting with David Healy for Tuesday, May 15 – location to be determined.

Currently there are hundreds of vacant homes already constructed directly and indirectly off of Hardin Valley Road. Based on MPC calculations, a new residential dwelling is constructed every 32 hours in Hardin Valley. Current developments have not considered connectivity to encourage walkability, multiple entries/exits, impact on schools and green space conservation. Contour changes on new developments is a growing concern among adjacent homeowners, as well as, drainage and detention basins. Knox County identifies Hardin Valley at Pellissippi to be the #1 Hot Spot Crash Location in their 2016 Strategic Transportation Plan. We are working with developers to bring these concerns to their attention and we ask for your assistance and support in also making them aware of how their land use impacts our community. Surrounding residents ask for consideration of land use in regards to density, student yield and green space conservation. Density, design, excessive student yield and green space misuse is opposed by HVPA and it is our hope that you will take these points into consideration when making decisions regarding land use in Hardin Valley.

**Hardin Valley Elementary School: Capacity 900, Enrollment 1100**

**Karns Middle School: Capacity 1200, Enrollment 1593**

**Hardin Valley Academy: Capacity 1800, Enrollment 2100**

As always, thank for your time and consideration and the opportunity to be a part of building better communities.

Respectfully,

Kim Frazier

Hardin Valley Planning Advocates

Hvpa2018@gmail.com

865-805-1005

--

---

This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)