



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda Item #13.**

1 message

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**KIM FRAZIER** <r\_frazier@comcast.net>

Wed, Aug 7, 2019 at 2:22 PM

Reply-To: r\_frazier@comcast.net

To: commission@knoxplanning.org

Good day,

I wanted to provide you with a quick follow up regarding agenda item #13, 8-SD-19-C.

Mr. Steve Bethel with Vertex Development and I had a great conversation today about how we can "mesh" our visions for this property.

He was very agreeable to the idea of a berm that will provide landscape buffers on the front lots as we suggested. He also agreed to prep the common areas for future recreational use such as a playground or dog park. In addition, there will be a pedestrian connection from this property to Laurel Ridge, next door. He stated that he will put these conditions into his contract with the potential buyer.

He thanked me for reaching out and was complimentary of the work that Hardin Valley Planning Advocates is doing to bring developers/builders together with community members for the benefit of all.

We look forward to working with Steve again.

In Service,

Kim Frazier

HVPA

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



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda Item #13 - 8-SD-19-C - Hardin Valley West**

1 message

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**Kevin P. Murphy** <murphysprings@gmail.com>

Wed, Aug 7, 2019 at 9:33 AM

Reply-To: murphysprings@gmail.com

To: commission@knoxplanning.org

Dear Planning Commissioners,

For Agenda Item #13 - 8-SD-19-C :

The proposed plan shows two house lots immediately next to Hardin Valley Road, without any buffering. These are going to be undesirable lots to build on. The amount of road noise will be extreme. I'd encourage you to require a landscape berm for purposes of noise attenuation and visual buffering, as well as landscape buffering. A solid earth berm is more effective for noise attenuation; landscaping doesn't do much at all. I planted 600 pine trees between my house and Washington Pike, and the road noise is still deafening on my back porch.

The designated "common area" should have some sort of recreational amenities in it that are built by the developer and maintained by the homeowners association. As shown now, it looks like this is just a grassy area for drainage purposes, which will probably become overgrown and an eyesore. You should demand more from your developers.

Finally, I think there needs to be a road connection on the rear of the development to the adjacent development - Jacobs Canyon Ln. Why do we have isolated subdivisions vs. interconnecting them?

Sincerely,

--Kevin

Kevin Murphy, 37918

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Laura Edmonds <laura.edmonds@knoxplanning.org>

## [Planning Commission Comment] Hardin Valley Planning Advocates - Agenda Item Comments

1 message

**KIM FRAZIER** <r\_frazier@comcast.net> Mon, Aug 5, 2019 at 10:24 AM  
 Reply-To: r\_frazier@comcast.net  
 To: commission@knoxplanning.org, Gerald Green <gerald.green@knoxmpc.org>, liz.albertson@knoxplanning.org, amy.brooks@knoxplanning.org  
 Cc: amandarhlatham@gmail.com, Dawn Walsh <dwalsh@bhhsdsr.com>

Good day, everyone.

On behalf of the Hardin Valley Community and Hardin Valley Planning Advocates, I would like to submit the following comments regarding agenda items as stated. My availability to address these items in person at Thursday's meeting is still up in the air, so I ask that you please take our points into consideration when making your decision.

### Concept / Development Plans

13. 8-SD-19-C Hardin Valley West - we have asked the Developer / Applicant to consider increasing the frontage along Hardin Valley Road to be consistent with surrounding developments. We have also requested use of the designated common area for some sort of recreational purpose to add value to the development and for those living in HV.

### Rezoning and Plan Amendments / Rezoning

30. 8-D-19-RZ Scott Davis / Mesana Investments - we ask that you consider that this development is within the Ball Camp Elementary School Parent Responsibility zone and as recommended by staff, should include sidewalks.

36. 8-A-19-SP Aziz Kherani / Smart Hospitality, LLC - we ask that you consider the safety and traffic of Yarnell Road as identified in the recently completed Hardin Valley Traffic Mobility Study. We also ask that you consider additional student yield of this development in relation to current student enrollment. Overcrowding continues to be an issue for both Hardin Valley Elementary and Hardin Valley Academy, therefore, should be a major consideration in current and future land use decisions.

41. 8-O-19-RZ Carter McCall / Fulghum Macindoe - this development has been brought before you many times, and to the disappointment of the Hardin Valley Community, approved for Planned Residential at 0-3 du/ ac & General Business. Let me point out that this parcel has been cleared and graded without prior approval from Knox County or without proper permits. Our community stands firm that the proposed development is not suitable for this property based on the proximity to schools, the density of surrounding developments, traffic safety and congestion, slope, and proposed use. Therefore, we strongly oppose the request of the applicant to increase density to 4.8 du / ac.

As you reminded on many of the staff recommendations, the Northwest Sector is the fastest growing in all of Knox County and the communities throughout this sector are committed to smarter growth. We ask that you consider the long term, lasting impact that land use decisions make on our communities and how your vote directly impacts those living and working in those communities. Best use of land includes how the "use of the land" effects others. We have, for too long, made land use decision in isolation....it is time that we view it as an integral part of the process of county growth and development, and balance development with infrastructure.

Thank you for your time and service.

Respectfully,

Kim Frazier

HVPA

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