



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Steele Rd MPC Agenda Item #10**

2 messages

**Kim Frazier** <hvpa2018@gmail.com>

Fri, May 3, 2019 at 12:48 PM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org, Gerald Green <gerald.green@knoxmpc.org>, bob.thomas@knoxschools.org, Terry Hill <terryhillschoolboard@gmail.com>, jim.snowden@knoxcounty.org

Dear Commissioners,

On behalf of the thousands of community members in Hardin Valley, we respectfully ask that you deny the submitted concept plan for Steele Road Subdivision/ Rusty Bittle.

Our group has spent hundreds of hours advocating for managed growth through development with planned infrastructure, inclusive of an ongoing Traffic Mobility Study followed by a Small Area Plan and the recent proposed addition of a NW Sector school. Should you approve this development plan, you will be dismissing the cumulative impact of this land use on our community and our schools.

This site has been reviewed by civil engineers for almost 3 years, trying to determine the type of development that this topography can support. During those 3 years, A LOT has changed in Hardin Valley and the zoning of LDR 0-3 was granted prior to community advocacy for managed growth and prior to the completion of nearly 20 completed subdivisions and 2 apartment complexes. In addition, the proposed development does not align with existing developments nor does it meet a demographic need in Hardin Valley. The proposed 2 bedroom, single car garage, upper \$300k units are not targeted at families living, working or considering Hardin Valley as their home. I can not imagine the dual income no kids target audience choosing a home across the street from 3 schools and the traffic difficulties that the location of this development would endure. Therefore, this development doesn't provide an opportunity for fiscal success.

As you all know, traffic, overcrowded schools and scenic preservation is very important to our residents. This development works against us on all fronts. As you all also know, HVPA does not oppose development, but we support appropriate, value added growth with planned infrastructure. I am sure that the proposed development will be beautiful and appealing to many and have many perks, however, HV can not tolerate the "cons" that this development would introduce to our area. I would be happy to discuss these concerns should the developer reach out to us, which at this time he has not. I admire the applicant and his generosity to those in our community is greatly appreciated, but it is our opinion that he has landed on this type of development because the land itself is not very developable.

Thank you for your consideration.

In Service,  
Kim Frazier  
Hardin Valley Planning Advocates

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

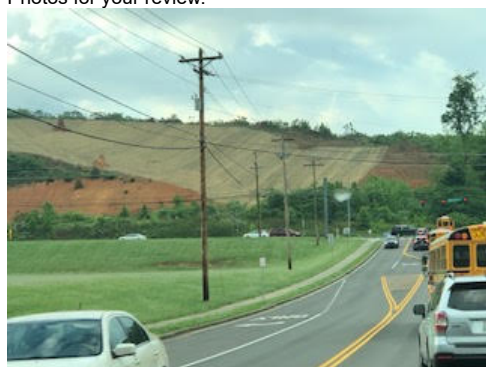
**Kim Frazier** <hvpa2018@gmail.com>

Fri, May 3, 2019 at 1:02 PM

Reply-To: hvpa2018@gmail.com

To: Gerald Green <gerald.green@knoxmpc.org>, Terry Hill <terryhillschoolboard@gmail.com>, bob.thomas@knoxschools.org, commission@knoxplanning.org, jim.snowden@knoxcounty.org

Photos for your review.





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