

**Ryan Dabbs**

Nov 2, 2020, 7:30:17 AM

MPC members,

My family lives on North Campbell station Rd in Hardin valley. I own 1811 N. Campbell station Rd, the adjacent property to this planned rezoning and I am writing to express opposition to this rezoning. There are many issues with this rezoning and the many neighbors I have spoken with have expressed similar concerns.

Firstly, the road will not safely support this planned development. All of us who drive N. Campbell Station Rd. every day know how dangerous the road can be with the current traffic volume. The thought of another large subdivision with nearly 200 homes dumping directly onto the road is a serious concern. The community has yet to see the full effect of the cars entering the roadway from the two new subdivisions currently being built, one across the street Brandywine at pepper ridge and The Highlands less than ¼ mile toward hardin valley. The location of this proposed subdivision entrance is at a sharp curve in the road, and the fact that already the traffic in the mornings to Hardin Valley often backs up to this location makes this even more dangerous. The traffic letter submitted by the applicant recommends a turning lane which does not appear to be possible due to the curved location and width of the road. A traffic impact study addressing the feasibility of the turning lane and other road issues should be done first. Hardin valley traffic in general has been a clear concern for years which is why the Traffic mobility plan was released last year. The road improvements that were already recommended by the mobility plan should be completed and added traffic volume studied before approving this rezoning.

Secondly, over the last few years we have seen the methodical destruction of some of the hillsides and ridgetops of Hardin Valley from subdivisions and developments. The landscape made up of the woods, hills, and farm land must be protected and some of East Tennessee's natural beauty preserved. Please, if the rezoning is allowed, uphold the hillside and ridgetop protection of this parcel, with a max of 1.9 houses per acre, and I encourage including more required preservation of mature trees going forward.

Thirdly, the Long Farm portion of this rezoning, the 41 acre parcel was meant to be low density large lot housing with 2 houses per easement and 15 acre tracts. This has been a known restriction that was put in place to protect the neighbors and the other Long Farm Way lot owners from a large development. The developer is getting around this by accessing it through the kennel property. This sets a dangerous precedent for future developments and is unfair to the other Long Farm lot owners who bought with the understanding of the land being protected from this happening.

We are at a point in Hardin Valley where the rapid growth has clearly maxed out the current infrastructure of roads, schools, and utilities. The future growth needs the MPC's intelligent guidance to help control it in a way that maintains some of what makes Hardin Valley the appealing place to live it has been for many years with low density housing, mature trees, and maintained green spaces and hillsides.

Postopone this rezoning approval until full traffic study and road improvement plan is approved and underway, and when it is rezoned limit it to 1.9 max houses per acre.

Thank you for your consideration of this and the protection of Hardin Valley's citizens and natural resources.

Drs. Ryan and Elizabeth Dabbs.