

Kim Frazier

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The developer reached out to me to discuss his vision for this project several weeks ago. We discussed at length the concerns that adjacent property owners and community members had regarding the safety of Campbell Station Rd, density according to topography, setbacks, amenities, adding value to the community, aligning his vision with the community's vision, the Growth Plan, the Sector Plan, the case file of this property, easement deeds, other offers on this property, preservation of vegetation, buffers, egress / ingress locations, site distances, zoning and densities of nearby properties, etc. I then met with several property owners of adjacent parcels and or nearby parcels. We discussed the land use process and what they can expect, what they should consider, and how to craft their message for your consideration. As you know, Hardin Valley continues to see exponential growth. Over the past seven years, our group has brought much needed attention to the improvement of infrastructure in our area by updating the NW Sector Plan, the addition of a new middle school, and a traffic mobility study. We continue to advocate for progress in not only our area, but all of Knox County, by not only educating citizens of the process, but identifying areas of improvement in the process. One way that we are finding advantageous, is by reaching out to developers (applicants) and bringing them together with the communities in which they have proposed developments. Pertaining to this agenda item, the applicant has shown great interest in adding value to our community, preserving the landscape of our area, and is very open to meeting with community members. In fact, I will be facilitating a meeting with him and a land owner this Friday. A valid concern of the citizens is the safety of Campbell Station Rd and the timeline for road improvements. Sadly, there was another significant single car accident on Campbell Station Rd this past week involving a teen driver and resulting in major surgery. TPO (Transportation Planning Organization) has included the Campbell Station Rd improvements and possible connector road additions in their upcoming Mobility Plan 2045. This would be the first step in eventually getting Federal Funds for the connection, including the section within the Town of Farragut. This is deemed a project of regional significance. To show the county's commitment to this project, they have programmed \$500,000 into this year's budget and will use that to provide for our 20% local match....but there is not a defined timeline. Another concern of the citizens is density according to slopes. Discussion continues regarding staff recommendations, comparisons to other similar developments with similar slope challenges, and the commission's voting history in this area. This is why setting land use decision precedents are so very important and have long lasting consequences for a community.