

Knox Planners -

12/1/2020

I am writing to make comment on a Use on Review evaluation for 28 Acres near Henderson Road and West Emory Road (12-F-20-UR). This preliminary plan for 112 dwellings on 28 acres will be discussed at the December Planning Commission meeting.

This proposed development is yet another case of building out a County region that will then struggle to accommodate the expected number of new residents. In addition, there is at least one environmental issue to consider.

Specifically, there are 28 townhouses planned for the East boundary of the development. Some of the rear porches of these units violate the 50-foot buffer zone relative to the creek that flows through the property and then flows into Beaver Creek. Placing this many homes so near and above the creek seems like a serious design flaw made to pack as many dwellings into the property area as possible.

Further, the expected number of residents and their children will impact the nearby roads and the Karns School system. In particular, a number of travelers leaving the development and headed South or East will pass through the "Tee" intersection of Beaver Ridge and Emory Roads. That intersection is already choked with traffic several times per day and cannot withstand additional cars without even greater delays. That intersection needs some improvement.

A calculation should be made using appropriate student estimates for the expected impact on the local schools. Recall that further West along Karns Valley Drive there are similar developments that already add to these problems.

Please take the time now to examine the environmental and transportation/schools issues and then schedule or even complete some improvements (Roads, School zoning, etc.) before this development is allowed to begin.

Thank you for your consideration of these issues in advance of development to help keep our water clean, the local roads uncongested, and the schools filled only to appropriate capacities.

Robert Shaw