

I live at 1811 N Campbell station road and am the neighbor to this proposed development 11-A-20-SP & 11-C-20-RZ . The County Commissioners need to know why this proposed development is such a big concern for the community, and the number of public comments that were submitted against this development should get your attention.

First, North Campbell Station road is a dangerous road and has been on Knox County's radar for improvement for years. The road improvements recommended by last years traffic mobility plan (widening the road, adding shoulders, roundabouts, potential turn lanes, and even a north south connector just to bypass this area as it's becoming so dangerous) may not even be possible based on the steepness and curviness of this country road. Knox county engineering Mr. Snowden said the road improvements, if possible, are at best a multi-decade project if we are even able to get national funding to do so. We cannot count on road improvements anytime soon to make the road safer with increased traffic counts.

Second, the traffic numbers that the potential developer cites were from 2015 and it's clear that in the last five years there has been almost a double in traffic on the road based on the traffic counts and there are still thousands of more homes actively being built in Hardin valley that will use this road. Those of us who drive this road daily are seeing car accidents or near misses in some form occur almost daily. I think it can't be overstated that the county shouldn't wait until there are dozens of deaths and hundreds of car accidents on the road before we start stepping back and trying to protect the citizens and limit large developments on this road. This particular location is at the curve in the road and directly across the street from 25 houses being built and a quarter mile from 50 houses just built. Even with adequate sight distance, 120 or more households entering the road at this location is just a really bad idea, especially because we still haven't felt the full effect from all of the other Hardin valley subdivisions being built.

Third, the developer argues the fact that many other low density residential rezonings have been approved, however, as one planning commissioner said last month this actually is more of a reason not to increase the density at this location as so much of this planned rural area is being high density developed. A higher density of houses is not consistent with surrounding properties or the intended sector plan of rural residential. The hillside ridge top protection certainly applies at this hilly location which includes 35 acres of mature hardwood trees that will be cleared for this proposed development.

The planning commissioners unanimously upheld the staff recommendation Max of 1.93 houses per acre.

So I ask that you at least maintain this MAX density of 1.93 as the maximum rural residential to be allowed here and agree with the more than 50 community member

comments that the density should be even less. I urge the commission to require a traffic impact study using up to date and projected traffic volume and to be sure a turn lane and ongoing road improvements are even possible before allowing building at this location to proceed.

And I wanted to add that if this development falls through, I have several parties interested in purchasing the kennel property to protect it and make a more reasonable 1-5 acres per house subdivision that's more consistent with surrounding parcels.

Sincerely,
Ryan Dabbs, MD and family.