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**From:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>  
**Sent:** Tuesday, January 12, 2021 8:26 AM  
**To:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Subject:** Re: [External]12041 Hardin Valley Road

Thanks Ben,

Based on the size of the parcel and potential lot yield, even under higher density, we don't foresee any major traffic issues at this location. I hope this helps.

## Jim Snowden, P.E.

*Senior Director*

Engineering and Public Works  
Office: 865-215-5808

205 West Baxter Avenue

Knoxville, TN 37917



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**From:** Benjamin C. Mullins <[bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)>  
**Sent:** Monday, January 11, 2021 3:20 PM  
**To:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>  
**Subject:** [External]12041 Hardin Valley Road

Jim,

S&E is asking to rezone this property to PR. [https://agenda.knoxmpc.org/2021/january/1-G-21-RZ\\_1-G-21-SP.pdf](https://agenda.knoxmpc.org/2021/january/1-G-21-RZ_1-G-21-SP.pdf) S&E asked for 4 du/ac. Staff is recommending 2. We are going to ask for 1 to 3 with final density in that range to be set at Use on Review following a TIA. Per staff's report access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right of way of 60 feet. Do you have any concerns that we would need to address regarding traffic along Hardin Valley Road and whether or not it would unreasonably impair traffic flow from this development to its intersection with N. Campbell Station Road?

Please call if you have questions.

Benjamin C. Mullins *Attorney*



550 W. Main Street, Suite 500 | Knoxville, Tennessee 37902

phone: 865.546.9321 | fax: 865.637.5249 | email: [bmullins@fmsllp.com](mailto:bmullins@fmsllp.com)



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