

I am writing concerning the proposed development plan 7-SA-21-C proposed by Scott Smith Properties. I wish to express my concern about any plan submitted that asks for “various reductions in standards to make the proposed road and lot arrangement work for this site”.

My first question is; why make exceptions to allow more homes to be built before the infrastructure to support the growth is even in place? It is my opinion that any plan(s) for new growth must take into account the impact on the roads, environment, school system, utilities, etc. It is widely known that Hardin Valley Schools are overcrowded, e.g., kids can't even change clothes for gym, and that Hardin Valley Road West of Campbell Station is poorly, if at all, equipped to handle the increased traffic.

It is worth noting that the proposal even states that access is via Hardin Valley which is a minor arterial. However, new subdivisions continue to be approved without clear direction and plans for how to safely and effectively support the additional growth in traffic and common resources. Why can we not get the roads, schools, and utilities in place before additional subdivisions are approved?

If the subdivision is to be approved; it would make sense to not allow lots that would potentially interfere with infrastructure projects such as widening/expanding Hardin Valley Road. Allowing this will only serve to increase the expense and add complexity when the infrastructure is improved to support the population growth.

I am also requesting that you decline the requested variance to reduce the distance between the road and Mission Valley Road. This area is characterized by limited sight, and it will be unsafe to have two roads with this proximity (<400'). If the variance is being considered because of a subdivision compliance issue, then it must be questioned whether the subdivision should be approved at all. Safety of all those using the road should supersede the consideration of adding new roads that don't meet best practices with respect to safe transportation.

Thank you in advance for your consideration of this input.