

Planning Commission,

I am asking that you deny Mr. Smith's request for multiple variances. His disregard for following the rules is even more highlighted by his position in your group. I respectfully ask you to deny the asked for variances and exceptions.

This specific parcel is a small piece that, if developed, would most certainly disturb the nearby Connor Creek and its Hillside. The proposed grading is in complete disregard to the Hillside Protection as commented on by the Planning Staff. The Planning Staff has also commented on the addition of Lot 18, also referred to as Lot 20 in the Notes section as a typo, which will most certainly be an issue for Knox County and the future owner of this lot when Hardin Valley gets widened. The widening and addition of turn lanes is extremely overdue as of today. Approval of this entrance on Hardin Valley as well as an approval for the adjacent property next month will add two new development entrances to an already very dangerous section of Hardin Valley Rd. Current school buses do not have the capacity today to transport children efficiently (please call the bus line and verify). The buses are having to come back for another run while those children wait at the school to return. This problem is not new this year! These developments are adding stress to an already struggling part of Knox County.

As a neighbor in Massey Creek that uses Mission Hill Ln daily, I can promise you that turning onto Hardin Valley Rd is very dangerous. This development adds to the danger tremendously. Any approval should require widening of Hardin Valley to a minimum of what was required by Saddlebrook for their Vining Mill Subdivision which is across the street and add a turning lane! S&E has not spoken with anyone nearby. Massey Creek HOA has had a sit down meeting and multiple email correspondence with Saddlebrook regarding their development adjacent to this one. What are the plans for these homes??

Please DENY the exceptions that S&E is requesting, Please DENY the Lot 18, Please protect the future Knox County Greenway at the North side of the parcel, Please add requirements to developments that help nearby neighbors as well as Knox County.

Thank you.

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7-C-21-UR

AGENDA ITEM: 24

AGENDA DATE: 8/12/2021