

I am writing to vehemently oppose the proposed development on Couch Mill Rd. As an owner of property adjacent to the property being discussed it greatly troubles me to think that the land would be turned into a large-scale subdivision. I ask that the council strongly consider the following points:

1. Schools--As a mother of two, who moved to this area due to the great schools, I am now very concerned with the vast overcrowding of Hardin Valley Schools. With the possible 10 additional developments mentioned during the meeting and the current overcrowding, denying a new development should be a given, as it will completely overtax the already crowded schools and overworked faculty.

2. Roads and infrastructure--Couch Mill Rd. cannot handle the additional traffic. I understand the applicant is wanting to widen the road, create a roundabout, etc. but the increased traffic to this area would be unbearable for those who are already established residents. I agree with previous comments that this area is already being impacted by overcrowding and overbuilding. The additional 2+ cars per residence would not only create havoc for those of us on Couch Mill and the surrounding areas, but also for the traffic on Hardin Valley and Campbell Station Roads getting to and from Pellissippi and I-40/Turkey Creek.

3. Zoning--As the land is currently zoned AG and as mentioned in the meeting a similar request was denied in 2018, I agree that decision sets a precedent that should be followed. Also, might the county consider working with the seller to build a park/community area on this land instead. Residents were promised parks, walking trails, etc. and all we have seen erected are subdivision after subdivision. Residents are in desperate need of green areas and community parks--please consider this use instead. Also, the proposed development would further destroy the natural resources the property in question provides, increasing emissions and assisting the degradation of air quality in this area.

Overall, there seem to be a vast number of negatives (above and in previous comments) that outweigh the positives (of which I cannot name one) of allowing a subdivision of this magnitude move forward on the proposed land. I truly hope you consider the feelings of the current residents, impacts to our students' educations, detriment to the environment and great needs of community park areas when making the final decision.

Thank you.