

My family lives in the Chadwick Downs subdivision that borders this proposed development and strongly opposes rezoning. The property in question is located on Couch Mill Road. (12-I-21-RZ) The main reasons the request should be denied are Couch Mill/Sam Lee roads' insufficient conditions, surrounding property being zoned AG, and an oversaturation of growth in the Hardin Valley area.

Rezoning this piece of land would constitute "spot rezoning" and go against the sector plan. In 2018 a similar proposal was made for development on Couch Mill road, asking for approximately 65 homes. This request was denied due to several factors, which are still a current issue on this road three years later. These similar cases were 5-A-18-SP & 5-D-18-RZ that the planning commission denied and subsequently denied on appeal by the Knox County Commission.

The rezoning approval would heavily impact the Hardin Valley School systems already at or beyond capacity. This information has been obtained from Hardin Valley Planning Advocates and the Knox County Schools for the 2021-2022 school years.

Hardin Valley Elementary – Capacity 900, enrollment 1304 currently 5 Portables on-site, two more on order.

Hardin Valley Middle School – Capacity 1200, enrollment 1081. The elementary currently has the largest 4th and 5th-grade classes in history.

Hardin Valley Academy – Capacity 1800, enrollment 2125

The intersection of Sam Lee, Steel, and Swafford road is a two-way stop, and the traffic flow is presently over the level of service deemed acceptable by Knox County. There is a proposal to change this intersection to a roundabout and alleviate present traffic, which would get it closer to acceptable levels. This new 400 home development will negate this effort.

The proposed development will have two entrances, and both are below the sight distance requirement required in the county. This proposed development will cause safety issues for the residents living on the north side of Couch Mill road. Currently, they have to turn onto Sam Lee via a blind hill. The increased traffic down Sam Lee will cause significant traffic safety issues turning right or left. Adding 400 more homes on Couch Mill road will also cause problems when trying to exit our subdivision of Chadwick Downs due to the blind hill.

Finally, all the surrounding property is zoned Agricultural. Our subdivision backs up to this property, and all our homes sit on at least 1 acre. This development is out of character with its surroundings.

We ask that the request be denied and the current zoning upheld as agricultural.