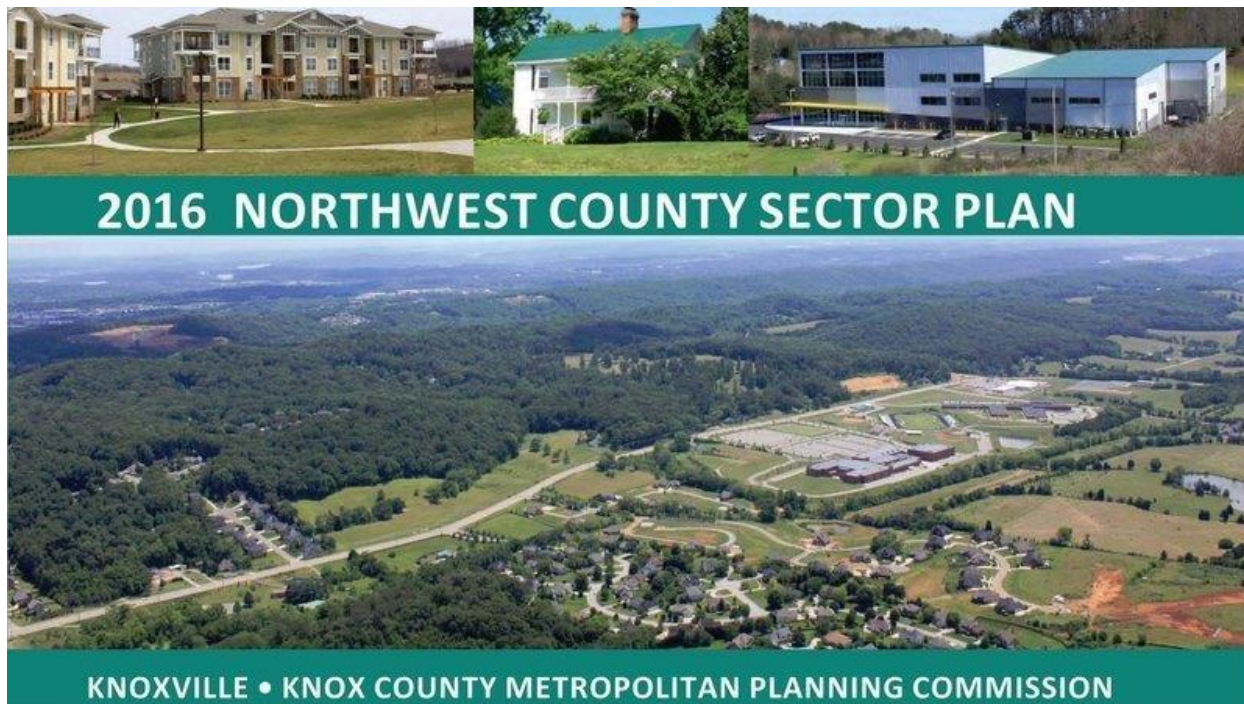


Uphold the Northwest Sector Plan for Hardin Valley



[Hardin Valley Planning Advocates](#) started this petition to Knoxville-Knox County Planning Commission and Knox County Commission and it has gathered **355 signatures as of 3:00PM EST Dec 8, 2021**.

We urge you to support the current [Northwest County Sector Plan](#) and zoning ordinances by critically evaluating land use applications for adherence to plans and ordinances.

There is a lot of Hardin Valley development activity on the December 2021 Planning Commission agenda. In front of Planning Commission in December are [3 rezonings and 3 residential development plans](#) that have significant impact. If all are approved as requested by the applicants, it would result in:

- Estimated 801 lots (295 created by concept plan; 506 potential from rezoning approvals)
- Estimated 7,881 vehicle trips per day in the Hardin Valley Region (2,973 from concept plans for prior rezonings; 4,908 from new rezonings)

- Estimated 330 students (122 from concept plans, 208 from new students)

These plus the cumulative land use actions in the past several years, have residents looking at the cumulative impact on the area and need for investment in public services and infrastructure.

We are very excited about the [Comprehensive Land Use, Transportation, and Park Plans](#) initiative that is just starting. We believe that this update will positively position Knox County, and Hardin Valley, for future residential and economic growth. It will also help preserve our sense of place that makes our community so desirable.

It will take 18-24 months to update the General Plan and Growth Plan, and then we need to enact the plans through updates to the Zoning Ordinance and Subdivision Regulations.

During the intervening time, with all the growth pressures and infrastructure investment needed, we ask that Knoxville-Knox Planning Commission and Knox County Commission:

- Uphold the existing Sector Plans by applying the plans and guidelines to land use decisions, without assuming that what the updated General Plan will have until it is agreed to and adopted.
- Ask if a request should be approved based on the big picture of the area - what is the availability of public services and utilities in the area, and how the land use decision will impact the characteristics identified as important in the Sector Plan
- Apply the requirements of the zoning ordinance, subdivision regulations to rezonings and Use on Reviews. With Use on Review applications, carefully consider character and adverse impact to neighbors, as impacts are more acutely felt in a more densely populated county.
- Look for opportunities where land use decisions can further projects already identified in sector plans, such as parks, greenways, new schools, or transportation projects

We urge you to support the current sector plans and zoning ordinances by critically evaluating land use applications for adherence to plans and ordinances.

Some background for Hardin Valley

Schools: The three Hardin Valley Schools are over or very close to capacity:

- Hardin Valley Elementary: Capacity 900, Enrollment 1304, 5 portables, 2 more portables have been ordered
- Hardin Valley Middle School: Capacity 1200, Enrollment 1081, HV Elementary currently has the largest 4th and 5th grade classes in history
- Hardin Valley Academy: Capacity 1800, Enrollment 2125

Just the Dec 2021 land use requests in Hardin Valley estimate growth of additional 330 students in next 1-8 years. Knox County is building a Northwest Elementary School and will build a new elementary school in Farragut. Those still will just barely bring HV Elementary to capacity levels, but there is no relief or plan in sight for the middle and high school.

Roads: Looking at the 5/15 year improvement plan from the NW sector plan: The Karns Connector and interchange improvements at Hardin Valley / Pellissippi Parkway are completed. The Hardin Valley Mobility Plan was completed in 2019 after the Sector Plan, and it identified and prioritized 34 projects for the next 10 years. The total cost estimates ranged from \$141 million to \$151 million to complete all these projects. Knox County has a yearly capital budget of about \$15 million a year for mobility/transportation projects across the entire county.

Utilities: There is an improved sewage treatment plant and TVA is bringing in a new high voltage transmission line to feed LCUB. But that means an unsightly transmission line crossing people's properties and dominating their view. And while West Knox Utility District has submitted comments that they can provide new services for the development on Couch Mill Rd, we also understand they are asking Knox County Finance about available assistance with their utility projects that support growth in the northwest sector - projects totaling over \$27 million for things like wastewater pumping stations to serve new and expanding neighborhoods, utility relocations caused by growth-driven road projects, and adding fire hydrants to neighborhoods that don't have them.

Using the Northwest Sector Plan's 5/15 year improvement plan, we look at how we are doing in the bigger picture regarding:

Parks and Community Facilities: The 5/15 year plan identified 7 projects in Hardin Valley. The Middle School and Plumb Creek Park were completed. But none of the others have been started. Unfortunately the county condemned and demolished the Hardin Valley Community Center on Hickory Creek due to unsafe conditions, and also stopped use of that land for athletic practices. We have no community gathering location. Athletic fields on school grounds are in high demand and many teams are paying for off site practice areas. That's why we keep asking for you to require new

neighborhoods to put in pocket parks and recreational offerings. Many of you were at the Legacy Parks luncheon where you heard the statistic that a child who grows up within ½ mile of a playground is 5x more likely to be a healthy weight.

Land Use: The 5 year plan calls out 6 initiatives related to Land Use. One of them, creating a Rural Preservation zone, is complete on paper, but there's no property in the county with that zoning applied, and no incentives for landowners or planners to use it. The other 5 land use initiatives haven't started. We feel the sidewalk initiative took a step backwards, and we have less sidewalks being built. Codifying conservation subdivisions is something we desperately want in the Valley. It's been called for in every county Sector Plan for the last 20 years.

Signed by:

Name	City	State
Hardin Valley Planning Advocates		
Kevin Murphy	Knoxville	TN
Brad Sagraves	Knoxville	TN
Valerie Broyles	Knoxville	TN
Corinne Rovetti	Knoxville	TN
Leanet Grindel	Knoxville	TN
Marcie Buckner	Knoxville	TN
Jenna Harpenau	Knoxville	TN
Tom Chester	Knoxville	TN
Tara McIlrath	Knoxville	TN
Jennette Heikes	Knoxville	TN
Jonathan Cayce	Knoxville	TN
Hahn Angela	Knoxville	TN
Danielle Cheney	Knoxville	TN
Wanda Elmore	Knoxville	TN
Laura Shands	Knoxville	TN
Lawrence Weiss	Birmingham	AL
Viva Christine Williams	Knoxville	TN
Kathleen Atkins	Knoxville	TN
Amy Bullock	Knoxville	TN
Evan Harpenau	Knoxville	TN
Robert Ramsey	Knoxville	TN
Jaime Rome	Murfreesboro	TN
Tara Winterbotham	Knoxville	TN
Barb Austin	Ogdensburg	

Name	City	State
Suzanne monday	Knoxville	TN
Brent Fleming	Knoxville	TN
Nathan Butler	Knoxville	TN
Liliana Brandwein	New York	
Susan Kohlbusch	Knoxville	TN
Stephanie Arroyo-Merino	Clifton	
Karen Conley	Knoxville	TN
Stachia Slusser	Knoxville	TN
Ben Prothro	Knoxville	TN
Kelsey Grabeel	Knoxville	TN
Jennifer Anderson	Knoxville	TN
Lisa Starbuck	Knoxville	TN
Elysse Myers	Knoxville	TN
Kyle Cox	Knoxville	TN
Long Cecilia	Knoxville	TN
Karen Butler	Knoxville	TN
Norman Anderson	Knoxville	TN
Megan Harvey	Knoxville	TN
Thomas Butler	Knoxville	TN
Ashley Partington	Knoxville	TN
Jessica Challender	Knoxville	TN
Debra Todd	Knoxville	TN
Treece Stacey	Knoxville	TN
Kim Frazier	Knoxville	TN
Mark McColl	Knoxville	TN
Heather Lee	Knoxville	TN

Name	City	State
Natalie Patton	Knoxville	TN
Michael Patton	Knoxville	TN
Kristen Gann	Knoxville	TN
Stephanie Hopkins	Knoxville	TN
Ethan Sanders	Knoxville	TN
Denise Sanders	Knoxville	TN
Jolene Gann	Knoxville	TN
Bobbie Stephens	Knoxville	TN
Dick Hancock	Knoxville	TN
Megan Simmons	Knoxville	TN
Deborah Martin	Knoxville	TN
Mistyn Haig	Knoxville	TN
Eric Nearing	Knoxville	TN
Cindy Jones	Knoxville	TN
Sara Gilbert	Knoxville	TN
Brad Buhrow	Knoxville	TN
Mark Stephens	Knoxville	TN
Lora Markham	Knoxville	TN
Jeremy Davis	Knoxville	TN
Steve Bryant	Knoxville	TN
Emily Hand	Knoxville	TN
Justin Medlen	Knoxville	TN
Lauren Garner	Knoxville	TN
Kecia Mcconville	Knoxville	TN
Roxanne Snyder	Knoxville	TN
Matthew Garner	Knoxville	TN
Kimberly Fiedler	Knoxville	TN
Julia Stringfield	Knoxville	TN
Cynthia Venendaal	Knoxville	TN
Tiffany Hoppe	Knoxville	TN
Christine Brock	Gainesville	VA
Douglas Stringfield	Knoxville	TN
Rachel Brinke	Knoxville	TN
Lawson Whitney	Knoxville	TN
Richard Brinke	Knoxville	TN
Hunter Moody	Gaffney	
Shelley Weiss	Knoxville	TN
Paul Rome	Knoxville	TN
Dylan DeBord	Knoxville	TN
Christopher Ellison	Knoxville	TN
Aohood Sulimani	Melbourne	

Name	City	State
Cydney Spear	Knoxville	TN
Jamie Larkin	Knoxville	TN
Dawn walsh	Knoxville	TN
Doug Stringfield	Knoxville	TN
Amy Perkins	Knoxville	TN
Erin Rader	Knoxville	TN
Michael Martin	Knoxville	TN
Simmon Mwangi	Knoxville	TN
Amanda Latham	Knoxville	TN
Cristina C	Knoxville	TN
Gary Latham	Knoxville	TN
Heather Mekelburg	Knoxville	TN
Fred Gibson	Knoxville	TN
Samuel Lawson	Knoxville	TN
Kristina Bruce	Knoxville	TN
Jana Layne	Knoxville	TN
Julie Mincke	Knoxville	TN
Daniel Graves	Knoxville	TN
Caleb Farmer	Knoxville	TN
Nicole Suits	Knoxville	TN
Cerissa Levesque	Knoxville	TN
Marie Miller	Knoxville	TN
Ashlee Holloway	Nashville	TN
Demurris McMillan	Knoxville	TN
Carol E Gentry	Albuquerque	
Michael Smith	Knoxville	TN
Josh Standiford	Lake Zurich	
Charlotte Holdenried	Knoxville	TN
Cynthia Smith	Knoxville	TN
Brooke Martinez	Hollywood	
Janie Burney	Knoxville	TN
Robert Fleming	Knoxville	TN
Lindsey Aloisi	Knoxville	TN
Tiffany O'Donnell	Knoxville	TN
Taylor Ferguson	Knoxville	TN
Ginger Griffin	Knoxville	TN
Kimberly Douglas	Knoxville	TN
Barbara Davies	Knoxville	TN
Scott Blazer	Knoxville	TN
Kate Smith	Knoxville	TN
Adam Gann	Knoxville	TN

Name	City	State
Melissa Guzman	Knoxville	TN
Doug Beckman	Gibson City	IL
Renita Austin	Farmington Hills	
Gianna Braxton	Aberdeen	
Oscar Garcia	Riverside	CA
Randy Sperry	Midland	TX
R Keith Jones	Knoxville	TN
Molly Paull	Knoxville	TN
Amy Haas	Knoxville	TN
Gallaher Leslie	Knoxville	TN
Brian O'Donnell	Knoxville	TN
Matthew Jerrell	Knoxville	TN
Kristin Stanley	Knoxville	TN
Alicia Fisher	Knoxville	TN
Jessica Mulder	Knoxville	TN
Stephanie Miller	Knoxville	TN
Staab Sara	Knoxville	TN
Julie Hallums	Knoxville	TN
Brach Diana	Knoxville	TN
Amy Miller	Knoxville	TN
Kristen Morgan	Knoxville	TN
Kristi Crawford	Knoxville	TN
Marianne May	Knoxville	TN
Alison Witt	Knoxville	TN
Tracie Smith	Knoxville	TN
Derek Miller	Knoxville	TN
Diette Crockett	Knoxville	TN
Mark Dunn	Knoxville	TN
Mindy Brown	Knoxville	TN
Melissa Jenkins	Knoxville	TN
Tina Richey	Knoxville	TN
Stephanie Neubauer	Knoxville	TN
Jordan Kuban	Knoxville	TN
Kelsey Sims	Maryville	TN
Erin Lane	Knoxville	TN
Joshua Lane	Knoxville	TN
Adam Kibodeaux	Knoxville	TN
merilia tanner	Warrenton	
Jennifer Spieth	Knoxville	TN
Alisandra Snyder	Knoxville	TN
Kristi Lynch	Knoxville	TN

Name	City	State
John Hoover	Knoxville	TN
Taneikwa Shaw	Bronx	
stephanie desantis	Middle Island	NY
Kayla Holley	Knoxville	TN
Ashley Baessler	Loudon	TN
christi vineyard	Knoxville	TN
Erica Messick	Knoxville	TN
Anna Ramsey	Knoxville	TN
Craig Layman	Knoxville	TN
Jayne Cronk-Bass	Knoxville	TN
Audra Caylor	Knoxville	TN
Julie Greene	Knoxville	TN
Moon Choi	Knoxville	TN
Carla Hartman	Knoxville	TN
Sunshine Eaton	Knoxville	TN
Matthew Niethammer	Knoxville	TN
Julie Gillen	Knoxville	TN
Wilma Dunaway	Murfreesboro	TN
Mayra Perez	Newark	
Abigail Hoshall	Knoxville	TN
Donald Risper	Moreno Valley	
Jay Vince	Sparta	
John Kramer	Marshfield	
Amir Siassi	Los Angeles	CA
THOMAS SNYDER	Knoxville	TN
Linda Smalley	Knoxville	TN
Andrew DeSantis	Knoxville	TN
Susan Parks	Knoxville	TN
MARCI WOOD	Gallatin	TN
Kristen Schulte	Knoxville	TN
Michael Jochmann	Knoxville	TN
Katie Krieger	Knoxville	TN
Tracy Rose	Knoxville	TN
Lauren Fillers	Knoxville	TN
Allen Witt	Knoxville	TN
Vitaly Prikhodko	Knoxville	TN
Jenni Distin	Knoxville	TN
Katherine Nichols	Knoxville	TN
Mary Lou Lou Seamon	Knoxville	TN
Corey Wilson	Knoxville	TN
Jenny Curry	Knoxville	TN

Name	City	State
Kristen Tucker	Knoxville	TN
Susan Johnson	Knoxville	TN
Matthew Salas	Santa Fe	
Lindsey White	Knoxville	TN
Cheryl Alexander	Knoxville	TN
Amanda Morrisett	Knoxville	TN
R Jackson Pope	Knoxville	TN
Amanda West	Lehighton	
Adam Alexander	Knoxville	TN
James Distin	Knoxville	TN
Lynda Morris	Knoxville	TN
Kermit Parks	Knoxville	TN
Russ Frazier	Knoxville	TN
Sandra Korbelik	Knoxville	TN
Luke Billa	Homestead	
Brandon Stephens	Knoxville	TN
Patsy Fox	Knoxville	TN
Jason Wilson	Knoxville	TN
Nathan See	Knoxville	TN
Mark Kennedy	Knoxville	TN
Donna Dillon	Knoxville	TN
Cynthia Bunch	Knoxville	TN
Jesse Cornett	Knoxville	TN
Michelle Kilgore	Knoxville	TN
Willa Grupper	Fresh Meadows	NY
Justin Truong	San Francisco	
Joyce Feld	Knoxville	TN
Julie Schaefer	Knoxville	TN
Kathy Lefrancois	Woonsocket	
Jacqueline McGrath-Curtis	Waterbury	
Alex Maldonado	Bolivar	
Cassidy Shaffer	Taylorsville	
stay mad	lol	
Mary Hackett	Knoxville	TN
Cheryl Coombs	Knoxville	TN
Mark Dulniak	Knoxville	TN
Shayne Bowers	Knoxville	TN
Alexandra Diegel	Knoxville	TN
Yeiji Choi	Knoxville	TN
Janice Peterson	Knoxville	TN

Name	City	State
Jonathan Schulte	Knoxville	TN
Amanda Abshagen	Knoxville	TN
David Sickles	Willoughby	
Maribel Marulanda	New York	
J Hayslett	Knoxville	TN
Sandra Guinn	Oak Ridge	TN
Joe Myers	Knoxville	TN
Kadence Del Rey	Knoxville	TN
Alka Singh	Knoxville	TN
Michelle Karlon	Knoxville	TN
Jennifer Jordan-Henley	Knoxville	TN
Rebecca Masters	Knoxville	TN
Rob Gillen	Knoxville	TN
Angie Goodwyn	Knoxville	TN
Bill Cunningham	Knoxville	TN
Andy Broome	Knoxville	TN
Grayson Gissel	Knoxville	TN
Kelly Grey	Knoxville	TN
Casey Lane	Knoxville	TN
Misty Albright	Knoxville	TN
Amber Robbins	Clinton	TN
Nancy Butler	Knoxville	TN
Rachel DeLauder	Knoxville	TN
Candice Posey	Knoxville	TN
Cameron BROOME	Knoxville	TN
Cindy Knight	Knoxville	TN
Angie Palmore	Knoxville	TN
Pierre Legault	Knoxville	TN
Christopher Campbell	Knoxville	TN
Ryan Dabbs	Knoxville	TN
Kristi Page	Hardin Valley	TN
Cindy Vaughn	Knoxville	TN
Kim blankenship	Knoxville	TN
Amanda Howe	Knoxville	TN
Shara Shaffer	Knoxville	TN
Shelley Stewart	Knoxville	TN
Rebecca Sherlock	Knoxville	TN
April Wireman	Knoxville	TN
Elijah Thorson	Louisville	
Bilatina Yifru	Hyattsville	
Michelle Gamble	Knoxville	TN

Name	City	State
Matthew Card	Knoxville	TN
Stephanie Faulkner	Knoxville	TN
Virginia Parker	Knoxville	TN
Erin Land	Knoxville	TN
Amber Cook	Knoxville	TN
Greg Murrell	Knoxville	TN
Linds Weiss	Knoxville	TN
dorothy stair	Knoxville	TN
Andrew Land	Knoxville	TN
Melanie DeBusk	Murfreesboro	TN

Name	City	State
Olivia Dulniak	Knoxville	TN
Kelly Olson	Knoxville	TN
Lisa Henson	Knoxville	TN
Melissa Perry	Madison	WI
Elizabeth Gassel	Knoxville	TN
Jade Johnston	Knoxville	TN
Kristy Holmes	Knoxville	TN
Michelle Beuchat	Knoxville	TN
Terri Fisher	Knoxville	TN
Tiffany Cantrell	Knoxville	TN

With comments by:

Name	Comment
Kevin Murphy	"Hardin Valley has experienced significant growth and infrastructure hasn't kept up. While we are working through the General Plan update, it's important to uphold our existing plans and ordinances, and we need decision makers to look at the whole picture of the area when they are evaluating an application."
Karen Conley	"Protect why we moved to this area, have plan in place for schools not to be so over crowded and have a family park!!"
Lisa Starbuck	"We need to understand the cumulative effects of approving development after development instead of a macro approach. This is significantly impacting the quality of life in Hardin Valley and the next target is Northeast Knox County. Knox Planning needs to step up and make some changes!"
Norman Anderson	"The addition of the numerous subdivisions in this area are creating traffic congestion and overcrowded schools. The "suburbia" feel is not why people move to this area."
Shelley Weiss	"I teach at the elementary school and we are way too overcrowded"
Dawn Walsh	"It is understandable why people want to Hardin Valley, but the schools are overcrowded and understaffed which is a recipe for increased class size. Many move here for great schools, but people want to leave now because of traffic congestion and school overcrowding. Housing is at a premium; we need to preserve our resources for safety, liveability, and maintain property values."
Kristina Bruce	"The area is growing so fast and the infrastructure just is not there."
Melissa Guzman	"I love the Hardin Valley community!"
Marianne May	"We need responsible growth in this rapidly growing area!"
Kristi Lynch	"I'm signing because this is my hometown. I don't mind growth, but lately it seems developments have been allowed and approved without a good long term plan in place and how it will impact the current community around it present and for the future."
Cheryl Alexander	"I'm signing because I would like development in Hardin Valley to slow down until the infrastructure (especially schools and roads) are able to support the increase in numbers."
Sandra Guinn	"I teach at HVES. We have absolutely no more room at our school. We are way over capacity with our current enrollment!"

Name	Comment
Joe Myers	"There has to be some sanity somewhere in Knox county in regards to not just building and building endlessly when the infrastructure can't support it."
Jennifer Jordan-Henley	"Out-of-control growth without thoughtful planning is never good for a community."
Grayson Gissel	"I'm signing because Hardin valley has become overgrown. No infrastructure, wildlife has been pushed out. Schools are over crowded. Streets can't support the traffic that's on them."
Kristi Page	"I moved to Hardin Valley for the schools and the beautiful area. There was small town feel, but we were 15 minutes from Turkey Creek. Now, our area is turning into a nightmare. The schools are crowded, the land is disappearing, the roads are deteriorating, and the traffic is horrible. According to the Covid dashboard ran by Knox County schools, our schools have the most students than any of the other schools. The elementary has more kids than most of the high schools. HV Elementary already has 4 portables. I don't know where another one could be placed. The developers need to stop thinking about money for one second and look at what they are doing to our community."
Kim blankenship	"To much. Can't handle what we currently have."
Amanda Howe	"We are too overcrowded for our streets and schools!!"
Tiffany Cantrell	"The space cannot handle the about of busing going into Hardin valley. We need to uphold the community and its footprint."
Bernadette Baker	"The MPC has no regard for preserving the beauty of HV and over populating our schools!"