

I am writing to request your reconsideration of the proposed land use for the future Mission Hills subdivision (1-SB-22-C). The current plan is 26 lots with 5 of those lots having driveways on Mission Hill Lane. Of course, I do not want any homes built on this hillside as it detracts from the rural/farm/hillside setting of Hardin Valley and contributes to overcrowding of schools and increased traffic on already congested roads. More specifically I am concerned with the stormwater run-off, safety concerns with having 5 driveways on Mission Hill Lane, and future expansion of Hardin Valley Road. I propose lowering the number of lots from 26 to 19 by removing the 5 proposed lots from Mission Hill Lane and the 2 lots closest to Hardin Valley Road.

During periods of heavy rainfall, stormwater run-off is a concern. Mission Hill is steep and water tends to saturate the current buffer area where the 5 houses will be built and I am worried that the detention area will not suffice to handle the amount of water. Additionally, the bottom of the hill floods quicker due to the creek near Hardin Valley road and due to the newly built subdivision on the other side of the Hardin Valley Road- Vining Mill. It seems that the water run-off from Vining Mill was directed under Hardin Valley Road to the Mission Hill side of the road. This caused flooding at the base of the hill and partly up the hill during times of heavy rainfall. Will the riparian buffer be enough to accommodate the way water runs off a developed hill vs a rural hillside with naturally occurring grasses and trees?

Pertaining to the 5 houses with driveways on Mission Hill Lane, the hill is very steep with reduced visibility for cars and pedestrian traffic that are regularly on the hill. This poses a safety issue for cars coming down the hill and cars pulling out of driveways. The majority of the people in Massey Creek Subdivision frequently walk and run the neighborhood and Mission Hill for exercise from early in the morning through later in the evening. It is difficult to see pedestrians on the hill and increasing the number of cars on Mission Hill would make this problem worse. Currently, Knox County Schools transportation sends a bus up the hill to pick up kids for school. If there are trash cans on garbage day or extra cars parked on the side of the road, this would impede the bus as it goes down the hill to exit the neighborhood.

Concerning future Hardin Valley development, the Mission Hill neighborhood could impede any future plans for widening Hardin Valley Road. Hardin Valley Road may need to be widened to accommodate the increased neighborhoods that are already in progress or to create more turning lanes to better manage the flow of traffic as more people move out to this area.

The houses are not set off back very far from the road which might deter people from agreeing to widen Hardin Valley Road. Additionally, 5 houses from the Mission Hill neighborhood would be past the entrance and sign to Massey Creek subdivision and could impact the integrity and value of the houses in Massey Creek. The houses are on smaller lots and may not be built with the same style as the houses in Massey Creek. By reducing the number of lots from 26 to 19, the development of this rural land would be less likely to impact the stormwater runoff, the safety of Mission Hill Lane, aesthetics of Massey Creek Subdivision, and future expansion of Hardin Valley Road.

Thank you for your thoughtful consideration of 1-SB-22-C,
Tobie
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