

Dear Commissioners,

I would like to again provide you with the data regarding growth and development in Hardin Valley in hopes that you will revisit when considering this plan.

After the zoning / sector plan approvals, I reached out to the applicant and requested a meeting. Mr. David Harbin and I sat down to discuss the community's ongoing concerns. The offer to improve the adjacent road up to Sam Lee / Steele Rd inclusive of roundabout & sidewalks did not take into consideration the absence of sidewalks from this intersection along Steele Rd to Lancaster Ridge. Therefore, the estimated expenses that the applicant agreed to absorb and presented at County Commission was \$750,000. After discussions with engineering, the applicant will cover a percentage (usually 60-70%) of this estimate and the county will be responsible for the remainder and the cost for additional sidewalks (approx \$70k). We discussed the proposed park and recreational areas which will be private to residents. The concerns with sinkholes and historical issues with development on challenging properties. I requested additional buffers, heavy vegetation, a pavilion space, reduction in lots, a second clubhouse, and consideration of the applicant working with others in the industry to support our schools and our communities with capital improvements and amenities.

I want to also ask this body to consider carefully the narrative of a "housing shortage". I do not disagree that Knox County needs more housing options. I also do not disagree that we should be increasing density in planned growth areas. With 4400 unbuilt lots in the pipeline for one community and what I can suspect, thousands more countywide, the focus should be more on the industry issues - cost of land, cost of materials, availability of materials and skilled workers. I have spoken with developers who, once this was pointed out, seemed to agree. The countywide number of approved lots yet unbuilt is something that this body and County Commissioners should request and take into consideration.

Thank you for your service and consideration.

Kim Frazier