

- My husband and I have lived in the Hardin Valley Chestnut Grove subdivision for over 30 years. We would like to see Knox County support our property values and our environment by considering the points I have listed below and not allowing more of our agricultural land to be rezoned. Once the natural environment is developed there is no going back. We are already maxed out on development:
- Hardin Valley Elementary, Middle, and High School Academy are already grossly over capacity. It is negligent to allow such overpopulation in our schools, and it is unfair to the students and teachers to do so.
- The negative impact on traffic in Hardin Valley is also a concern
- It would be an extravagant increase in the volume of traffic at the entrance and exit of all three Hardin Valley Schools.
- We would need a west bound turn lane at the Development.
- We would need pedestrian walking to access sidewalks and crosswalks at Hardin Valley Road.
- Traffic calming devices would need to be implemented.
- A road frontage natural buffer of a substantially adequate number of feet would be needed for pedestrian safety and to try to keep a naturally aesthetic environment in our neighborhood.
- There would be a drastic negative impact on all the wildlife in our area. At the rate Knox County is going, wildlife is soon going to be diminished!
- Once wildlife is gone and agricultural land is developed, there is no going back—we count on you, Knox County, to protect these areas
- We pride ourselves in our neighborhood on the wildlife we have: turkeys, deer, racoons, opossums, hawks, owls, songbirds, flying squirrels and even red foxes.
- We need more public parks, recreational areas, natural areas, and green space—not more residential property.
- In addition, this development will have a negative impact on storm water runoff and on water supply and water pressure, electricity, and gas.
- You must comply with the Knox County/NW Sector Plan
- We must protect our forests and reforestation.
- The specific concerns I have as a Chestnut Grove homeowner are that if Knox County does approve this rezoning (which I plead that they do not) in order to preserve our property values and the aesthetics of our neighborhood:
- We request a sufficient footage of buffer from existing lot lines and an additional natural vegetation buffer for height to decrease visibility.
- Refrain from removing mature trees and vegetation within the buffer.
- Please keep the forest part of the green space and use Chestnut Grove Subdivision as a model of how to NOT clear cut.
- Regulate fencing types and consistency.
- Use housing designs and prices which are consistent with Chestnut Grove Subdivision.

BECAUSE OF ALL OF THE ABOVE CONCERNS, I REQUEST THAT THE CURRENT ZONING DESIGNATION REMAIN, THAT THE APPLICATION FOR REXONING BE DENIED, AND THAT NO OTHER ZOINING OPTIONS BE CONSIDERED. IF THE PLANNING COMMISSION WILL NOT ADHERE TO OUR REQUETS, THE I REQUEST THAT THE DECISION BE GUIDED BY THE NORTHWEST SECTOR PLAN, THE HILLSIDE PROTECTION DESIGNATION, THE EXISTING DEVELOPMENT BORDERING MOST THE PROPOSED PROPERTY AND THE OTHER RECOMMENDATIONS WHICH I OUTLINED ABOVE. THE FUTURE OF OUR WILDLIFE, SCHOOL SYSTEM, TRAFFICE SITUATIONS AND AESTHETICS DEPEND ON YOU!