

To the Knoxville Planning Commission:

I have significant concerns regarding the proposed development adjoining Chestnut Grove and Hardin Valley Road. I currently live in Chestnut Grove; our family chose this area due to its rural character and green space. I have two broad concerns:

1) That the green space and rural feel be preserved, in particular that:

- A vegetative buffer of at least 30 feet be maintained between the Chestnut Grove properties and any development
- That there be no clear-cutting; all mature trees and forest be maintained in the vegetative buffer
- That slope stability be maintained to prevent slippage
- That new vegetation be added to new development to promote privacy and rural feel
- That wildlife habitat be maintained
- That fencing be consistent with Chestnut Grove guidelines, and
- That property values and aesthetics be maintained

2) That the growing crowding issues in Harden Valley not be exacerbated, in particular that:

- The existing high traffic on Hardin Valley Road or feeder streets not be worsened, requiring mitigation in the form of turn lanes and calming measures, and
- The already overcrowded school system not be further overburdened.

Because of these concerns and issues, I request:

- that the current zoning designation be retained,
- that the application for rezoning be denied, and
- that no other zoning options be considered.

If the planning commission decides to change the zoning, then I request:

- that the decision be guided by the Northwest Sector Plan,
- that the work be consistent with the Hillside Protection designation,
- that the work be complementary to the existing development bordering most of the proposed property,
- that the work be consistent with the other recommendations outlined above, and
- that all development guidelines described here be formally included in the motion.