

ISSUES AND CONCERNS REGARDING 5-C-22-SP AND 5-E-22-RZ

- Traffic Safety – need for a west-bound turning lane at the development
- Need for a pedestrian access, sidewalks, and crosswalk at Hardin Valley Road
- Increased traffic volume and entrance / exit on Hardin Valley Road at the schools
- Road frontage buffer sufficient for community aesthetics and pedestrian safety
- Wetland preservation: blue-line streams, multiple active springs, marshy area with cattails. Could be coupled with storm retention
- Wildlife disturbance and impact: turkeys, deer, racoons, opossum, hawks, owls, songbirds, flying squirrels
- Need for green space
- Comply with the Knox County Northwest Sector Plan
- Forest preservation / reforestation / old growth trees
- Alignment with surrounding property development like Chestnut Grove

Chestnut Grove specific concerns:

- Buffer of sufficient distance from existing lot lines in Chestnut Grove
- Need to keep forest as a part of green space – use Chestnut Grove as a model
- Preserve property values and aesthetics
- Regulation of fencing for type and consistency
- Housing design and price points consistent with Chestnut Grove