

Leah Beckworth

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Community Concerns –

- Traffic Safety – need for west bound lane at the development
- Traffic Safety – need for pedestrian walkways/sidewalks at Hardin Valley Rd.
- Traffic Safety – implementation of traffic calming mechanisms
- Traffic Safety – Road frontage buffer of sufficient feet for community aesthetics and pedestrian safety
- Wetland Preservation
- Wildlife disturbance – turkeys, hawks, deer, racoons, owls, songbirds, fox, bats, flying squirrels
- Need for public park, recreational space, greenways
- Need to comply with Knox County NW Sector Plan
- Forrest preservation (especially old trees)
- Impact on school
 - Schools are overcrowded and over the last 6 years publicly released testing scores for student have trended down....direct correlation!
- Storm water runoff
- Alignment with surrounding property
- Utility impact

Chestnut Grove Concerns –

- Buffer of at least 100' from existing lot lines (this home should belong to the new community HOA)
- Vegetation Buffer – cannot remove mature trees and vegetation within the buffer
- Need to keep forest as part of green space – do not clear cut, use Chestnut Grove as a model
- Install additional natural vegetation barrier for height and decrease visibility
- Preserve property value and aesthetics
- Regulation of fencing types
- Housing design consistent with Chestnut Grove

Because of these concerns and issues, I request that the current zoning designation remain (max of 1 unit/acre) and 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 NW Sector Plan, Hillside Protection designation, the existing development primarily bordering the property (Chestnut Grove) and the other recommendations outlined above.