Traffic Safety – need for a west-bound turning lane at the development

Traffic Safety – need for a pedestrian walkway/access, sidewalks, and crosswalk at Hardin Valley Road

Increased traffic volume and entrance/exit on Hardin Valley Road at the schools

Implementation of traffic calming mechanisms

Road frontage buffer of sufficient feet for community aesthetics and pedestrian safety

Wetland preservation (requesting any mitigation occur on subject property)

Wildlife disturbance and impact: turkeys, deer, racoons, opossum, hawks, owls, songbirds, flying squirrels and potential endangered species such as Indiana bat.

Need for public park, recreational areas, and green space, greenways

Comply with the Knox County Northwest Sector Plan

Forest preservation/reforestation

Impact on school capacity

Storm water runoff

Alignment with surrounding property development like Chestnut Grove

Utility impact: demand on water & water pressure, electricity and gas.

Protecting our property value protects tax revenue.

Chestnut Grove specific concerns:

Buffer of sufficient feet from existing lot lines

Vegetation buffer: cannot remove mature tree and vegetation within the buffer zone

Need to keep forest as a part of green space – do not clear cut, use Chestnut Grove as a model

Install additional natural vegetation buffer for height and decrease visibility

Preserve property values and aesthetics

Regulation of fencing for types and consistency

Housing design and price points consistent with Chestnut Grove

Because of these concerns and issues, I request that the current zoning designation remain, 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, the Hillside Protection designation, the existing development bordering most the proposed property and the other recommendations which are outlined above."Community-wide concerns and infrastructure needs: