

I have been a resident of Chestnut Grove subdivision for 21 years and a business owner, East Tennessee Periodontics, LLC, in Hardin Valley for 10 years so I have a double vested interest in the area. I am very concerned about the proposed rezoning of this agricultural land to high density housing. My home property backs up to the land in question and right now has a very nice forest of large trees which provide a habit for many deer, turkeys, songbirds and other small animals as well as a small area of wetlands. Building a new subdivision would be detrimental to not only our neighborhood and the surrounding environment, but would also add an additional burden to the already overcrowded, ridiculous traffic and schools in Hardin Valley. Here are a few of my concerns:

- 1) Traffic in Hardin Valley has become heavily congested due to all of the recent housing and school developments. There would need to be a dedicated westbound turning lane into any new development.
- 2) Pedestrian safety will become increasingly important with a need for crosswalks
- 3) This proposed development is very close to already high traffic schools
- 4) There are wetlands in this area that need to be protected
- 5) Hardin Valley needs a public green space rather than another housing development
- 6) Adding another 150 houses to Hardin Valley would impose an even greater burden on HV schools which are already overcrowded
- 7) A high density subdivision adjacent to an upscale neighborhood like Chestnut Grove would hurt esthetics and property values
- 8) Utility impacts especially sewer systems, which are already overburdened due to explosive development in HV
- 9) Larger homes and lots in the proposed development would align better with existing homes in Chestnut Grove
- 10) There are very few woodlands left in HV. The developers of Chestnut Grove took great pains to preserve the old growth trees and incorporate them into the homes creating a unique subdivision. Clearing the proposed land for high density housing will remove much of the carefully preserved forests.

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.