

I am writing to oppose the rezoning of this property. My neighborhood, Chestnut Grove, envelopes this property on nearly all sides except for Hardin Valley Road. I do not oppose the development of the property, I just assert that the property should be developed within its current zoning designation.

\* This property should be developed consistently with the adjacent property, which has lot sizes of an acre or more, rather than a more dense development.

\* A higher density zoning will result in loss of valuable green space, which the community highly values.

\* This property contains some of the last remaining forest with old-growth trees in the community, which the residents value, which will be removed with higher density zoning and cannot be replaced.

\* The residents observe and enjoy wildlife on the property, which will be detrimentally impacted: owls, hawks, flying squirrels, turkey, deer, raccoons, opossum, song birds, woodpeckers, salamanders, tree frogs, and others.

\* Development with a higher density zoning will have a negative impact on the protected blueline streams and marshy wetlands on the property.

\* A higher density zoning will result in more dangerous and problematic congestion directly across from three public schools: elementary, middle, and high school.

Therefore, I request that the application for rezoning be denied, that no other zoning be considered, and that the current zoning remain. In making its decision, the Commission has a duty to recognize and follow the policy established in the Northwest Sector Plan and the Hillside Protection policy, whether or not the Commission has a legal obligation to do so.