

## 5-E-22-RZ Concerns

I have several significant concerns with the proposal:

Community-wide concerns and infrastructure needs:

- 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
- Wildlife disturbance and impact: turkeys, deer, raccoons, opossum, hawks, owls, songbirds, flying squirrels
- 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

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.