

May 6, 2021

Dear Knox County Planning Commission:

Re. Plan Amendment Application

Reference number: 5-C-22-SP

Location: 0 & 11316 Hardin Valley Rd / Parcel ID 117 03402, 033 & 034

We appreciate the opportunity to submit comments regarding the upcoming planning meeting to discuss the above application. We live in the Hardin Valley area and have serious concerns about additional expansion of this fragile community.

Traffic flow and safety

- the overriding concern is of further expansion in a major school zone. With large numbers of children, along with parents and school busses transiting this area, further expansion is asking for problems
- expansion in this area has placed enormous pressures on traffic flow and safety
- as a physician working with the trauma service at UTMC, I have personally been witness to numerous near accidents and at least two collisions, all resulting from the increased traffic flow to this area. I do not wish to see a worsening situation, especially with the number of children present
- I have frequent conversations with neighbors regarding their feelings of lack of traffic safety and am aware of at least two families who have relocated away from this area for this reason
- we request serious long range discussions regarding traffic flow, to include additional turning lane creation / pedestrian walkways and access, as well as further discussions regarding passenger pickup and drop-off at the school zones
- serious appreciation of the enormous risks increased traffic flow at times of school opening / closing places on our children
- need for traffic calming mechanisms

Environment and livability

- loss of green space in the area - developers have leveled this area and removed most trees in their desperate objective of building as many dwellings as possible in a given area
- concern over storm water runoff
- increased demand on utilities - water/water pressure, electricity and gas

- wildlife disturbance and impact
- request compliance with Knox County Northwest Sector Plan
- impact on school and infrastructure capacity, including adequate basic needs capacity - groceries, fuel, medical care, emergency access, etc...

Specific concerns Chestnut Grove subdivision

- maintain sufficient buffer from existing lot lines, to include preservation of mature trees and vegetation
- protection against clear cutting as has been performed in most subdivisions in area - use Chestnut Grove as model
- preserve existing property values
- if approved, maintain price points and housing design consistent with Chestnut Grove

Because of these concerns and issues, we 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 we request that the decision be guided by the Northwest Sector Plan, the Hillside Protection designation, the existing development bordering most of the proposed property and the other concerns addressed above.

Thank you for your attention to our concerns.
Sincerely,

John and Carolyn Turner
11102 Oak Hollow Rd
Knoxville, TN, 37932

Chestnut Grove Subdivision