

I am writing to comment on the proposed re-zoning of the property in Chestnut Grove as part of Hardin Valley.

This represents Concerns based on lack of infrastructure and also specific concerns for residents of Chestnut Grove and Elm Grove.

As for the infrastructure concerns:

They start with Traffic Safety:

- Traffic Safety – need for a west-bound turning lane at the development. This is a huge concern as the state just removed the west bound turn at Carmichael Road and increased the access off highway at Hardin Valley and traffic still backs up and slows highway traffic in the morning and night.
- 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 would need to happen and will slow traffic on Hardin Valley
- Road frontage buffer of sufficient feet for community aesthetics and pedestrian safety
- Wetland preservation: blue-line streams, multiple active springs, marshy area with cattails
- Wildlife disturbance and impact: turkeys, deer, racoons, opossum, hawks, owls, songbirds, flying squirrels all live in these woods and the deforestation taking place all over Hardin Valley is impacting their habitat.
- Need for public park, recreational areas, and green space, greenways
- Comply with the Knox County Northwest Sector Plan especially in the highest slope areas of Beaver Ridge where this area is proposed
- Forest preservation/reforestation/ old growth trees
- Impact on school capacity
- Storm water runoff
- Alignment with surrounding property development like Chestnut Grove (notes to follow)
- Utility impact: demand on water & water pressure, electricity and gas

Then as for concerns specific to Chestnut Grove:

- Buffer of sufficient feet from existing lot lines
- Vegetation buffer: cannot remove mature trees 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 vs the new developments on the top of Valley Vista which have clearcut the mountain tops.
- Install additional natural vegetation buffer for height and decrease visibility

- Preserve property values and aesthetics
- Regulation of fencing for type and consistency
- Housing design and price points consistent with Chestnut Grove

These are my primary concerns.

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.

Thank you and Respectfully