

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
Traffic Safety – need to plan for increased traffic volume and address entrance/exit on Hardin Valley
Road at the schools
Traffic Safety – Implement traffic calming mechanisms
Ensure wetland preservation
Minimize wildlife disturbance and impact: turkeys, deer, raccoons, opossum, hawks, owls, songbirds, flying squirrels
Consider need for a public park, recreational area, green space, greenways or hiking trail
Comply with the Knox County Northwest Sector Plan
Require forest preservation/reforestation to minimize global warming
Ensure Hillside Protection measures are followed
Evaluate impact on school capacity
Ensure compliance with storm water runoff controls
Housing should align with surrounding property development like Chestnut Grove
Consider utility impact: demand on water & water pressure, electricity and gas

Chestnut Grove specific concerns:

Provide buffer of sufficient distance from existing lot lines
Require a vegetation buffer: cannot damage or remove mature tree and vegetation within the buffer zone
Keep forested hills 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 of neighboring houses
Consider unique housing designs consistent with Chestnut Grove

Closing statement:

If the planning commission decides to change the zoning for this 58 ac tract, 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 recommendations which are outlined above.