

Dear Planning Commissioners,

I am writing to oppose re-zoning requests 5-C-22-SP and 5-E-22-RZ for the property at 11316 Harden Valley Road. As a resident of Harden Valley, I am sickened by the rapid development of open property in the community. Developers cram houses on any open land regardless of its quality. A perfect example is a current development known as Hunter's Way. Its a blight in our community turning perfect farmland into an unsightly development with planned houses crammed together. It ruined the habitat of local wildlife and an amazing view. The land is across from a responsibly developed community (Covered Bridge) that took into consideration the aesthetics of the community and did not create a blight neighborhood that we see developers putting in across Knoxville.

Concerning the property at interest, it represents one of the few remaining unspoiled pieces of land in Harden Valley. I commonly see wild turkeys and deer in the fields. It has a marshy area (not good land for building a house). If the owner does wish to sale, then the county should purchase and turn the property into a park with trails for the community.

This commission needs to stop approving new developments in Harden Valley because the community infrastructure does not support the population density. Recently, the county finished the work on the Pellissippi/Harden Valley exit and it reduced traffic for a short time period. Runaway development though has created backups that can extend over a mile on Harden Valley Road. Overcrowding has negatively impacted my daily life.

Harden Valley Schools are overcrowded. We are getting a new elementary school but it will not relieve the overcrowding our students suffer.

The recent Knox County Primaries set up a referendum on over-development pitting Kim Frazier (Pro-Community) against Devin Driscoll (Pro-Developers). Kim Frazier won the election and will likely be the next at-large commissioner. Our community has spoken. Please put a stop to overdevelopment in Harden Valley.

Sincerely,

Jonathan Cayce

CC'D Knox County Commisioners.