

Inappropriate Projects and Low Standards for Builders and Developers

First – 118 condos @ 9109 Chapman Hwy. No left turn lane... *Don't worry*, the county engineer told me, we won't permit them to turn left onto the highway. WHAT??? That's not a solution – that's a bad idea that is going to lead to serious injury or death and major lawsuits against the county. It's insane. At what point did we drop common sense from our decision-making? Can we all agree that all new development must meet public safety standards – such as safe ingress and egress – AT A MINIMUM? New development should not only be safe – it should be something we can be proud of, that's an asset to the community – and, yes, it should even be beautiful. Where's the landscaping, the screening, the quality of construction that enhances the neighborhood, wildlife habitat and the natural beauty of the surrounding area?

Second – 8802 Sevierville Pike.

- 4 d.u./acre is obscene *and* wholly inconsistent with existing density
- Being built next to an existing industrial park – with a very loud (legal) sand blasting company on site. If the situation were reversed, would the outcome be the same? That is, if the 255-house subdivision already existed on the site and an application were made to rezone and change the sector plan on the adjacent agricultural-zoned parcel – designated as rural area in the growth plan – to allow for a large industrial park to be built? Absolutely not.
- Sevierville Pike is a narrow, winding country road with no shoulders bordered by steep drop-offs and drainage ditches in many places with no night lighting. It will not accommodate the 2,550 spike in daily trips safely or efficiently.

Another insane decision where common sense was abandoned. Totally insane.

A deep dive and inspection of nearby Highland Ridge subdivision on Highland View Road.

- Most lots are 5,662 square feet (source: Zillow.com) – TOTALLY inconsistent with the surrounding half-acre/10,900 square feet lots.
- Very cheap materials – obviously substandard – NOT built to last.
- Layout is horrendous: central storm water “pit” is a drowning hazard and an eyesore. Where's the safety fencing? Where's the landscape screening? This is awful – planners and commissioners are not setting good standards; contractors are doing everything on the cheap.
- The most prominent landscape feature is the large number of prominently placed transformers. I counted more transformers than trees in the subdivision. Take a field trip and see for yourself.
- The long-time homeowners bordering the development are horribly impacted by the housing project – looking down on 165 roofs cheek-to-jowl where trees once were. The developer didn't even bother to do the bare minimum landscape screening for these poor folks.
 - Why so little attention to mitigating negative impacts on them? What about *their* property rights? What do you think happened to their property values with the advent of this sub-standard housing all jammed together in this rural setting? – with no landscape screening whatsoever. It's clear that developers reign supreme and existing homeowners don't matter in the least. How awful for them – you've ruined their properties.
- The land was clearcut, and the topsoil was scraped off to make way for all these houses. Preserving more stands of trees to provide wildlife corridors should be required.
 - Wildlife habitat needs to be preserved. Removing all the trees from every development site is lazy and extremely harmful: it destroys wildlife; endangers soils; increases runoff

- with resulting faster flooding and higher flood peaks; it increases the heat island effect – to name just a few of the problems created by clearcutting and scraping virgin land. It's terrible land use practice. And it's downright ugly.
- We can and we MUST do better. You all are the stewards, planners, and decision-makers – more must be done to respect and preserve the quality of life for neighboring homeowners in these communities.
- We must have infrastructure (roads, schools, emergency services) *before* allowing these huge influxes of population.
- Nature, wildlife, wildlife habitat, waterways, soils, and natural beauty *can* and *must* be preserved. They impact quality of life *and* have a proven monetary value and lasting impact on current and future residents alike.

Commissioners should take a stronger approach to limiting growth unless the affected community's wishes are addressed in the decisions being made.

We can and should hold large land developers to higher standards. We need to enforce our current general plan and land use ordinances and we need to address the shortcomings that allow these destructive development practices. We must require best management practices. We must require mitigation of negative impacts on neighbors. And we must require good stewardship of the future we are passing on to the generations that will follow us.