



Dear Knox County Planning Commissioners,

We, the volunteers of the Hardin Valley Planning Advocates, want to address our concerns with the following proposal being submitted to the Planning Commission on January 11th, 2023.

**12-D-23 RZ (Sam Lee Road)**

Red Door Homes is a locally owned and locally sourced company. Their primary source of income is larger custom built homes. We are concerned to see their proposal requesting rezoning from Agricultural to Planned Residential, at 6 dwelling units per acre, on a 10.71 acre lot, on Sam Lee Road.

The reasons are as follows:

**-First and foremost safety concerns**, Sam Lee has a horrible reputation in the Hardin Valley community. It is hard to navigate due to being narrow (2 lane) and in very poor condition. Consistent construction on the east side of the road has worsened this road's dilapidated state. Weather conditions add to the challenges this road presents. The condensed volume of this planned development will only make it worse.

-Sam Lee Road was identified as a need for modernization in the Advance Knox Plan draft. It will take \$7 million dollars to modernize this road. Sam Lee is not listed as a priority project so there are no funds available to support this proposed development. The 2017/2018 mobility study in Hardin Valley identified the need for improvements to handle the development coming in. The change from Agricultural to Planned Residential is "thinking to far ahead" with out the proper improvements.

-The proposed development is the only condensed development on the western side of Sam Lee Road. Two developments are at the far east side with connections to Solway Road. One of the current developments has multiple entrance/exit routes.

-The proposed development is within the Parental Responsibility Zone for the Middle School. With Same Lee not identified as a priority project, this leaves the proposed development with no safe access to the nearby schools for students. No sidewalks or cross walks on a two lane road. This will only exacerbate the current traffic issues this community faces.

-Current Emergency Services are strained severely. Added density on an already dilapidated road can exacerbate EMS' ability to service people in this area.

This rezoning is ahead of what this area in Hardin Valley can support at this time. We propose the Planning Commission consider the following proposals:

1. Approve at **4 dwelling units per acre** to better align with the surrounding residential zoning
2. Divided Entrances
3. Acceleration and deceleration lanes to be added at the entrances
4. A Greenery buffer zone/Green Space to better align with the aesthetic of the surrounding farmland

We have been very pleased that HVPA has had open and fruitful communication with Red Door Homes. We look forward to continued discussions regarding the communities' concerns regarding this development and hope that continued conversations lead to a fruitful compromise for all parties.

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