

To the Members of the Planning Commission,

I am writing to share concerns regarding the proposed Smithbilt addition to the Hayden Farms community in Hardin Valley. While I understand the demand for housing in our area, I propose that the following conditions be met and verified before any further approvals are granted for this expansion:

1. Infrastructure and Roadway Improvements

The current pace of development in Hardin Valley has significantly outstripped the capacity of our infrastructure. There are currently five or more major residential and multi-family developments underway within the immediate vicinity. To date, the roadway infrastructure remains largely unchanged, despite the thousands of additional residents expected to move into the valley within the next 24 months.

I urge the Commission to require a comprehensive, updated traffic impact study that accounts for the cumulative effect of all pending developments. Approval for this addition should be contingent upon a clear, funded plan for infrastructure updates that can safely accommodate this influx of traffic.

2. Resolution of Outstanding Site Safety and Maintenance Issues

It is standard practice for developers to complete existing obligations before being granted additional density or expansion rights. Currently, the existing Hayden Farms community has several unresolved safety and utility issues, including:

- Exposed utility wiring and broken utility boxes.
- Non-functioning street lights throughout the subdivision.
- Sub-par maintenance of common areas.

Allowing further expansion while existing phases remain in disrepair sets a concerning precedent for the quality and safety of future developments in our district.

Conclusion

The residents of Hardin Valley deserve growth that is responsible, safe, and supported by adequate infrastructure. I ask that the commission takes adequate time to properly review these issues and hold businesses and the county accountable for sustainability and quality of life within Knox county.

Thank you for your time and for your service to our community as elected officials.