

**Agenda Item 20**

May 8, 2006

Steven Jones  
1617 Chandler Road  
Knoxville, TN 37922

Knoxville/Knox County Metropolitan  
Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, TN 37902

Re: Beacon Park Subdivision Concept/Use On Review (File # 5-SE-06-C, 5-H-06-UR).

Dear Commissioners,

The proposed private development identified as Beacon Park has several issues of concern for some of the residents of Chandler Road. These issues include:

1. We, the residents of Chandler Road, have not had an opportunity to review and comment a detailed road plan for Chandler Road between the intersections with Northshore Dr. and Rogers Island Road. Because this is the part of the development which will most closely impact us, we would like to be able to review and comment these plans when they become available.
2. We have been verbally informed that there is a 50 ft county Right of Way for the modification of Chandler Road and utilities, but that the south side (the side adjacent to the Riversound Subdivision) of this Right of Way will not be used. We have been informed by the developer that the roadway will be expanded towards the property lines of the residents of Chandler Road and that utilities may have to be installed on our property. We are concerned that inequitable use of the county right of way for road modification will require utility upgrades to occur on our property, which will detrimentally impact septic system operation and damage trees on our property. If the roadway is to be 18 feet wide with shoulders (approximately two feet on either side of the road) then this leaves a remaining 28 feet of Right of Way to incorporate utilities. We request that the placement of utilities in the right of way be a condition of approval of this Concept Plan.
3. We have been informed that Beacon Park will be a gated community with the gate entrance being placed near the intersection of Chandler Road and Rogers Island Road. It is also understood that closure of part of Chandler Road (approximately 0.3 miles) between this intersection and the existing gate to the Kraemer property is proposed. Our concern is that placement of this gate entrance will result in traffic congestion along Chandler Road (as visitors queue up to enter Beacon Park), blocking our driveways. We request that the proposed entrance gate to Beacon Park be placed at the existing gate to the Kraemer property to provide additional

queuing room. We request that the relocation of the entrance gate be considered as a condition of approval of this Concept Plan.

4. An additional traffic concern for Chandler road is the 50-100 fold increase in vehicle use of the roadway and the safety issues this increase will bring with it. We request that all efforts to ensure the safety of residents (posting and enforcing speed limits, installing “Children at Play” signs, and installing speed “humps”) be considered.

5. We understand that over 800 residential units are proposed for this development and that only one entrance into the development is planned. We request that a second avenue of entrance and egress be proposed to ensure response by emergency responders and other service providers to the subdivision. We request that the addition of a second roadway for entry/egress be considered as a condition of approval of this Concept Plan.

We respectfully submit these concerns and requests to the Commission for consideration.

Sincerely,

Steven Jones