


Knox County Commission



MIKE HAMMOND

COMMISSIONER FIFTH DISTRICT

February 8, 2007

To: Members of MPC
From: Mike Hammond 
Re: Hampton Court Agenda Item #28

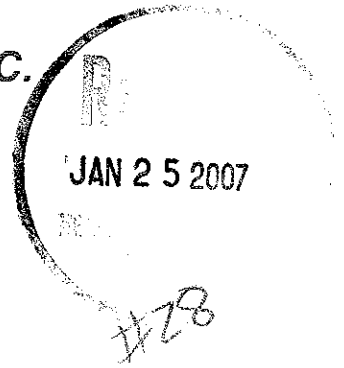
2-H-07-UR
2-SH-07-C

I am writing to express my opposition to the proposed subdivision variances with regards to the Hampton Court Development. I have personally visited the area on several occasions and walked the proposed site along Cortez Drive and Bob Kirby Road.

There is no question in my mind that allowing a variance from 300' to 130' will create a traffic hazard. The road is not a straight road but rather has small hills and a large hill which has limited sight distance. You will be presented with pictures showing the road and the problems it will present with a development of 45 detached dwellings.

I ask that you deny the variance from the proposed entrance to Cortez Drive from 300' to 130'.

THE CLUSTERS OWNERS ASSOCIATION, INC.
% HOA MANAGEMENT
P O BOX 32627
KNOXVILLE, TENNESSEE 37930
(865) 558-3030 EXT #1



January 23, 2007

Metropolitan Planning Commission
ATTN: Mr. Tom Brechko

VIA FAX

Subject: Safety Issues with Proposed Hampton Court Subdivision Concept Plan

References: Subdivision Concept Plan File: 2-SH-07-C
Use On Review File: 2-H-07-WR
Location: Bob Kirby Road North of Dutchtown Road

Dear Mr. Brechko:

The Clusters Owners Association at Greywood Crossing, by unanimous resolution of the Board of Directors, objects to the Concept Plan for Hampton Court Subdivision as proposed by developer, Scott Davis. The property planned for development comprises the entire southern border of our community, and this development will greatly exacerbate already dangerous conditions.

The proposed subdivision entrance road will be a severe traffic and school child safety hazard.

- (1) The half-mile section of Bob Kirby Road between Dutchtown Road and Bob Gray Road already contains:
 - (a) Six offset street intersections.
 - (b) Seventeen (17) private driveways.
- (2) The proposed subdivision entrance at the top of a hill is in an unsafe location. (See attached photographs) Bob Kirby Road is a narrow road with blind curves and hills; however, it is used by official school buses and parents/students driving to/from nearby schools. School busses now stop at the intersection of Bob Kirby Road and Knottingwood.
- (3) The development plan would add approximately 450 more vehicle transits of Bob Kirby Road per day and add approximately 34 more school-age children. A school bus stop at the new subdivision entrance would probably be required.
- (4) A review was made of law enforcement records for the half mile section of Bob Kirby Road, inclusive of the intersections with Dutchtown Road and Bob Grey Road. The records show that for the 12 months December 2005 – December 2006, there were 20 traffic collisions—6 with injuries. Neighbors

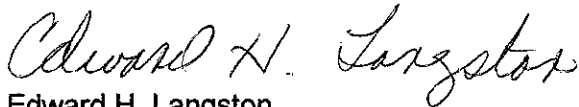
observed frequent vehicle collisions that were not reported or investigated by law enforcement. (Unable to estimate number)

(5) Radar speed measurements taken on the 3 separate dates in December 2006 at 901 Bob Kirby Road (the proposed subdivision entrance location) show average vehicle speeds of 13-18 miles per hour over the posted speed limit.

(6) Mr. Davis stated that he does not intend to install acceleration and deceleration lanes on Bob Kirby Road as part of his development operation because these safety improvement features are not required by Knox County.

A Clusters' representative intends to speak in opposition to this development at the February 2007 MPC public meeting. Questions or comments regarding the Clusters' position on this matter may be addressed to the undersigned at the above address or by phone at 865-805-8573 or e-mail at ed.langston@comcast.net.

Sincerely,



Edward H. Langston
President, The Clusters Owners Association



Attachments: Photographs (PowerPoint)

UNSAFE HAMPTON COURT

- Looking South on Bob Kirby Road from Knottingwood intersection area. Hill Crest Not Visible.



UNSAFE HAMPTON COURT

– Unsafe Entrance at
Crest of Blind Hill.

