

From: "Nancy W. Grady" <ngrady@infoluminate.com>
To: <contact@knoxmpc.org>
Date: 6/13/2007 10:25:21 AM
Subject: Concerns with 6-SG-07-C Hardin Valley Land Partners

I have concerns about the residential portion of
<<http://www.hardinvalley.org/Proposals/6-SG-07-C.pdf>>6-SG-07-C/6-K-07-UR,
Hardin Valley Land
Partners, where they are requesting 12 units per acre for apartments
on the portion at the top
of the hill. This property has steep portions, which will force the
development onto smaller portions
of the property, putting pressure on setbacks.

This property is immediately adjacent to the 1 unit per acre Hardin
Valley Woods. This is a
big discontinuity in land uses. I urge that this density be reduced
to a much smaller development
of 5 units per acre as recommended by the TTCDA to be a more
appropriate buffer between the
commercial to the east and the single family residential to the west.
I also urge that a significant
buffer zone of setback distances as specified in the TTCDA corridor
rules, be maintained between
this high density development and the immediately adjacent SF
residential to protect the quality
and value of the adjacent properties.

There are other cases in the area where setback rules were waived to
allow overbuilding on lots
that had been purchased at high prices. Please do not use examples
of lowered standards elsewhere
as a precedent to allow them in this case. We ask that the TTCDA
rules be followed to maintain
the quality of the development in this area.

I am unable to attend in person, I thank you for your consideration
of these concerns.

Nancy Grady
2000 Sweetwood Lane
Hardin Valley Woods

From: "Dailey, Nancy S." <daileyns@ornl.gov>
To: <tom.brechko@knoxmpc.org>
Date: 6/13/2007 1:59:07 PM
Subject: Carmicheal Rd changes

Tom,

I got your email address from Gretchen Beal. I would like to voice opposition to possible changes made to Carmichael Rd. as a result of the new Vista Dei Monte development. I work in Oak Ridge and oppose any plans that would involve my ability to directly access Pellissippi Pkwy from Carmichael Rd. in order to go to Oak Ridge. I have heard that the median at Carmichael might be filled in and that access to Pellissippi might be limited to right turns only. Both of the on ramps from Harden Valley Rd. and Lovell Road are poorly designed; they aren't long enough to allow drivers to merge into traffic very easily. Both Harden Valley and Lovell Road are already undergoing significant new residential and commercial construction that will already increase traffic congestion on those roads. Forcing Carmichael Rd. residents (and many from Yarnell Rd) to use Lovell Rd or Harden Valley Rd. would further add to that congestion.

I hope that the MPC will only make road changes that improve Carmichael's accessibility and minimize congestion: 1) add left turn and right turn lanes on Carmichael and provide acceleration lanes and deceleration lanes on Pellissippi at the Carmichael intersection.

Thanks,

Nancy Dailey

11205 Oak Hollow Rd.

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