

Regarding File # 11-C-07-UR Agenda item 77

**Melton Hill Lake Marina**

This letter is in response to the MPC Staffs recommendation to deny request for marina expansion

We are requesting approval to build 52 additional slips. We currently have 44, which would give us a total of 96 slips.

**Neighborhood**

Solway Ferry Road has 12 occupied dwellings.

**Traffic**

Boating is seasonal. The chart below shows the approximate amount of usage that boat owners use their boats. Boating season begins in April when it starts to turn warm. Memorial Day thru Labor Day is our peak, that is 15 weekends (30 days) out of the year that an estimated 25% of the boaters would be on their boats at one time,

	Weekday Usage	Additional Cars	Weekend Usage	Additional
Cars				
April & May	5%	5	10%	10
June, July & Aug.	10%	10	25%	25
Sept. & Oct.	5%	5	10%	10

On a peak summer day an estimated 15 more vehicles would use this road in a twenty-four period than it is being used now as we already have 44 slips.

Louisville Marina and Concord Marina in Knox County will confirm they have the same estimated percentage of usage as stated above.

Boating is recreational so boaters normally use their boats in the late evenings or on weekends during nonworking hours, which are low traffic times.

**Water Supply**

Another issue was a 2" water supply line. We are one of the lowest levels in the county. Our water pressure exceeds 90 psi; along with the tremendous water pressure we also have ample fire extinguishers and supply an 2" gas powered water pump with 200 feet of hose and water nozzle.

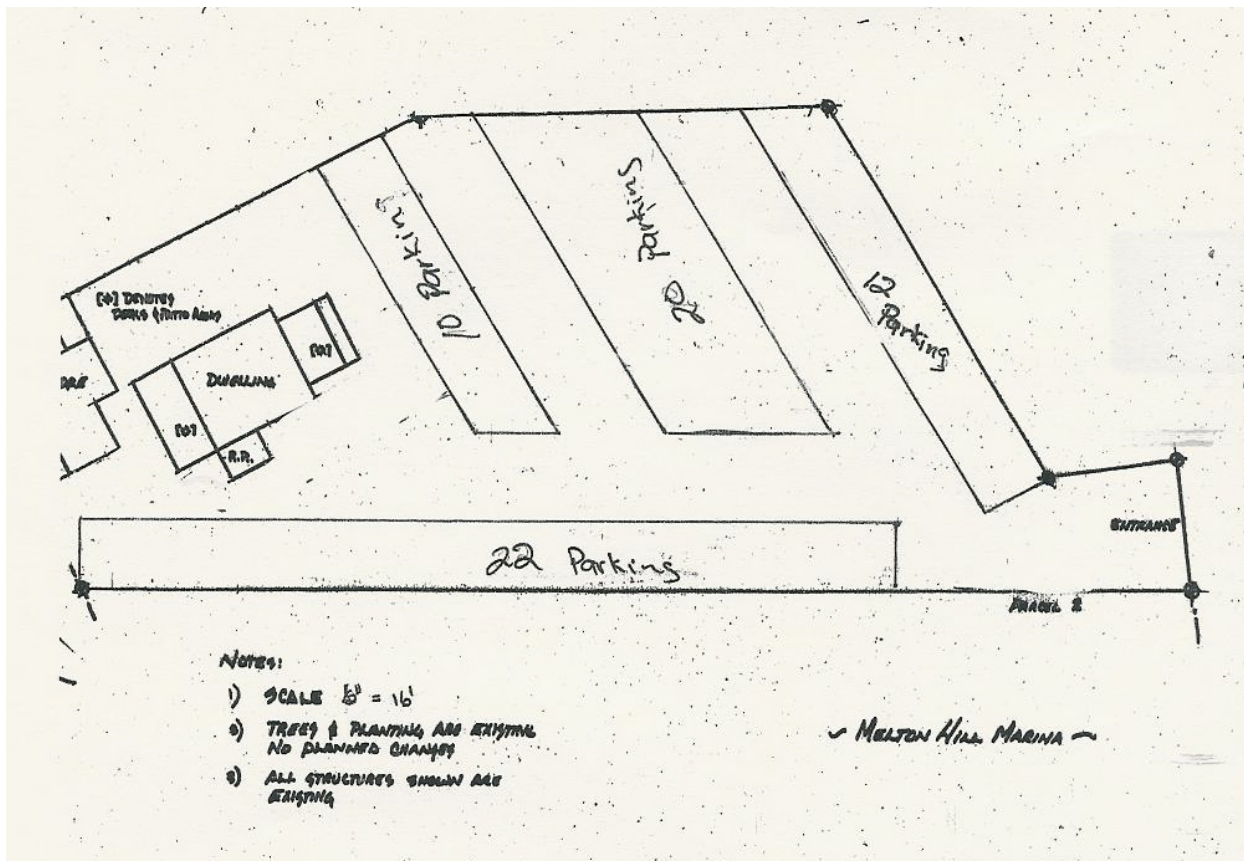
**Roadway**

Solway Ferry Road is approximately 3 tenths of a mile long. As with many lake access roads, Solway Ferry Road is narrow, but there are many places to pull over as other vehicles pass, there is easy sighting of oncoming vehicles.

The intersection at Solway Ferry and Sparks Lane is a safe intersection with a stop sign and plenty of vision of oncoming vehicles. The MPC staff is the first complaint I have heard concerning this intersection,

## Parking

With 96 slips, we will need to provide parking for 64 vehicles. Our current diagram shows that we have ample room to meet those requirements along with providing the 25 ft driving area.



Finally the MPC staff stated that the marina would only further disrupt residences and become a larger intrusion into the area, if anything I believe the marina is an asset to our community. We are very family oriented here at the marina, many of our neighbors use the marina for fueling, docking their boat or just to bring their children fishing. We have a Knox County Sheriffs officer that docks here, TWRA has had a slip lease with us for over 2 years. With new homes being built in the Solway and Hardin Valley areas most new subdivision do not allow homeowners to store their boats, that is one reason we are requesting additional slips as the demand due to growth has increased since the last request for expansion was over ten years ago.

Thank you.  
Billy Harrison

Following calendar shows marina season

	average 25% boat usage
	average 10% boat usage
	average 5% or less boat usage

January 2008							1
S	M	T	W	Th	F	Sa	
		1	2	3	4	5	
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31			

July 2007							7
S	M	T	W	Th	F	Sa	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30	31					

February 2008							2
S	M	T	W	Th	F	Sa	
					1	2	
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29		

August 2007							8
S	M	T	W	Th	F	Sa	
			1	2	3	4	
5	6	7	8	9	10	11	
12	13	14	15	16	17	18	
19	20	21	22	23	24	25	
26	27	28	29	30	31		

March 2008							3
S	M	T	W	Th	F	Sa	
						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						

September 2007							9
S	M	T	W	Th	F	Sa	
						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30							

April 2007							4
S	M	T	W	Th	F	Sa	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30						

October 2007							10
S	M	T	W	Th	F	Sa	
	1	2	3	4	5	6	
7	8	9	10	11	12	13	
14	15	16	17	18	19	20	
21	22	23	24	25	26	27	
28	29	30	31				

May 2007							5
S	M	T	W	Th	F	Sa	
		1	2	3	4	5	
6	7	8	9	10	11	12	
13	14	15	16	17	18	19	
20	21	22	23	24	25	26	
27	28	29	30	31			

November 2007							11
S	M	T	W	Th	F	Sa	
				1	2	3	
4	5	6	7	8	9	10	
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30		

June 2007							6
S	M	T	W	Th	F	Sa	
					1	2	
3	4	5	6	7	8	9	
10	11	12	13	14	15	16	
17	18	19	20	21	22	23	
24	25	26	27	28	29	30	

December 2007							12
S	M	T	W	Th	F	Sa	
						1	
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23	24	25	26	27	28	29	
30	31						