

November 7, 2007

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. The issues expressed in my letter of May 8, 2006, prior to the MPC meeting where the final concept plan was approved, have not been addressed by the MPC or the developer, and are still concerns for us. In the last meeting, the developer was instructed to work with us. However, the only meeting to resolve our issues was set up by me in June of 2006, and I came away with no resolution at all. Over the past year, the developer has made no effort to get in touch with us and has not returned my phone calls.

Specifically of concern at this time are:

1. The traffic impact of this development. According to the traffic study referenced on your website for tomorrow's MPC Meeting, the 33 houses proposed in this Use on Review will generate a traffic increase on Chandler Road of 374 cars per day. That's 11 cars per new house. Extrapolated out to the 820 houses planned for the development, there will be an addition of over 9000 cars passing our houses each day. Accounting for 6 hours a day with no or very little traffic (12:00am-6:00am), that means over 500 cars an hour, or one car every 8 seconds!
2. Having only one entrance to this development. If county policy is to require at least two entrances for any development with over 150 houses, as stated by Mr. Trey Benefield, MPC, in the May 11, 2006 MPC Meeting, certainly a development with over 5 times that many houses warrants a second entrance. A logical location for this second entrance is at the Cul-de-Sac at the end of Thimblefield road in the River Sound subdivision to allow a second entrance. From a public safety and traffic management standpoint it seems irresponsible to not require it. Chandler is a small road, and it doesn't take much to shut it down. Just a couple of weeks ago, a driver of a pick-up truck tried to turn around in my next-door neighbor's driveway early in the morning and wound up stuck in the brush across the street, blocking over half of the roadway for at least an hour. I found him at 6:00 am and called the tow truck. I was able to pass him at 6:30 in my small car, but full sized vehicles had to detour around him by driving in my neighbors' yards. When the tow truck showed up at 7:00, he pulled in my neighbor's driveway and blocked the entire road for 20 minutes while he hooked up cables to the pick-up and pulled him out.

Fortunately, we don't have that much traffic on Chandler Road between 6:00 and 7:30 am now, but what about a year from now, ten years from now? Will my yard become a detour route because there is no other way out of Beacon Park? This is not acceptable. In the interest of public safety for all of the residents of Chandler Road, Rogers Island Road, and the proposed development, a second access-way into Beacon Park should be a requirement prior to approval of any further development plans or activities.

I've had conversations with two members of the MPC today, both of whom told me I should have expressed my concerns earlier. We have been expressing our concerns for over two years, and they've fallen on deaf ears. Each time that one of us (residents of Chandler Road) has spoken in an MPC meeting to express our concerns; we've been greatly disappointed by the lack of support or consideration we have received, as though the decision has already been made and we were merely a formality. Our property may just be collateral damage to you, but these are our homes. We chose to live here and to raise our children here; children who either just started driving or will be of driving age within the next five years. I think it is fair to say that the developer has had much more of your time than the few minutes allotted to us at an MPC meeting. For that short time, all we ask for is your respect and attention.

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

Sincerely,

Steven Jones

Cc: Sandy Garber
John Gibson
Mary Morrow
John Rice
Editor, Knoxville News Sentinel
Mike Hammond
Craig Leuthold

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

June 5, 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: May 11, 2006 Metropolitan Planning Commission Meeting – Minutes Correction and Response to Comments - Beacon Park Subdivision Concept/Use On Review (File # 5-SE-06-C, 5-H-06-UR).

Dear Commissioners,

Upon review of the meeting minutes I have discovered one misquote that needs correcting and several comments made by others that need to be addressed or clarified. During my discussion of the location of the entrance gate and the concern of the Chandler Road residents for greatly increased traffic congestion and potential for accidents I was misquoted (or I misspoke) as saying:

“One suggestion is that the gate for the development be moved closer to where the entrance to the farm is now about 2.3 miles down Chandler Road.”

This should read:

“One suggestion is that the gate for the development be moved closer to where the entrance to the farm is now, about 0.2 to 0.3 miles down Chandler Road.”

With respect to the comments by Mr. Chris Ooten I would like to provide some clarifications and the concerns of the residents of Chandler Road. He states that the road widening will be in the County right-of-way and that Schaad Properties would not require any additional property. This right-of-way is 50 ft wide on Chandler Road and he may be stating the truth in that the widened roadway would not require any additional property. His proposed road design favors only the north half of the right-of-way (The side closest to the residents of Chandler Road and farthest from the residents of Riversound Subdivision). He states that this positioning of the upgraded Chandler Road is due to a fairly wide hedge in the southern half of the right-of-way. His rationale for this is that any impact to this hedge will upset the residents of Riversound Subdivision and then he would have twice as many upset residents.

What he does not state is that the proposed development WILL require substantial utility upgrades. Our concern is that he has indicated to the residents of Chandler Road that these upgrades in utilities will take place on the north side of the right-of-way on Chandler Road. If

this is the case, there is no additional room on the north side of Chandler Road for these utilities to be placed in the County right-of-way. Consequently, the utility companies performing the upgrades will be forced to leave the county right-of-way and purchase easements from the residents on Chandler Road to accommodate the new utility lines.

By definition (see Section 2 of the Knoxville-Knox County MINIMUM SUBDIVISION REGULATIONS) the right-of-way is land to be used generally for public uses (roads, alleys, utilities). There is a county right-of-way along Chandler Road that is 50 feet wide. There is plenty of room for both the 18' road (and 2' shoulders on either side) and the utilities to be placed in this right-of-way. Yes, shifting of the roadway to accommodate the utilities in the right-of-way would require the removal of a portion of the previously mentioned hedge. However, that hedge is in the right-of-way, not on the property of the Riversound residents. Placement of these utilities north of and outside of the right-of-way, merely to accommodate the Riversound residents, is unnecessary and will cause the destruction of a number of trees on our property and may damage the working sanitary septic systems to our homes. Therefore, the residents of Chandler Road think that removal of a portion of the hedge and shifting the road to accommodate the utilities in the right-of-way is fair and appropriate.

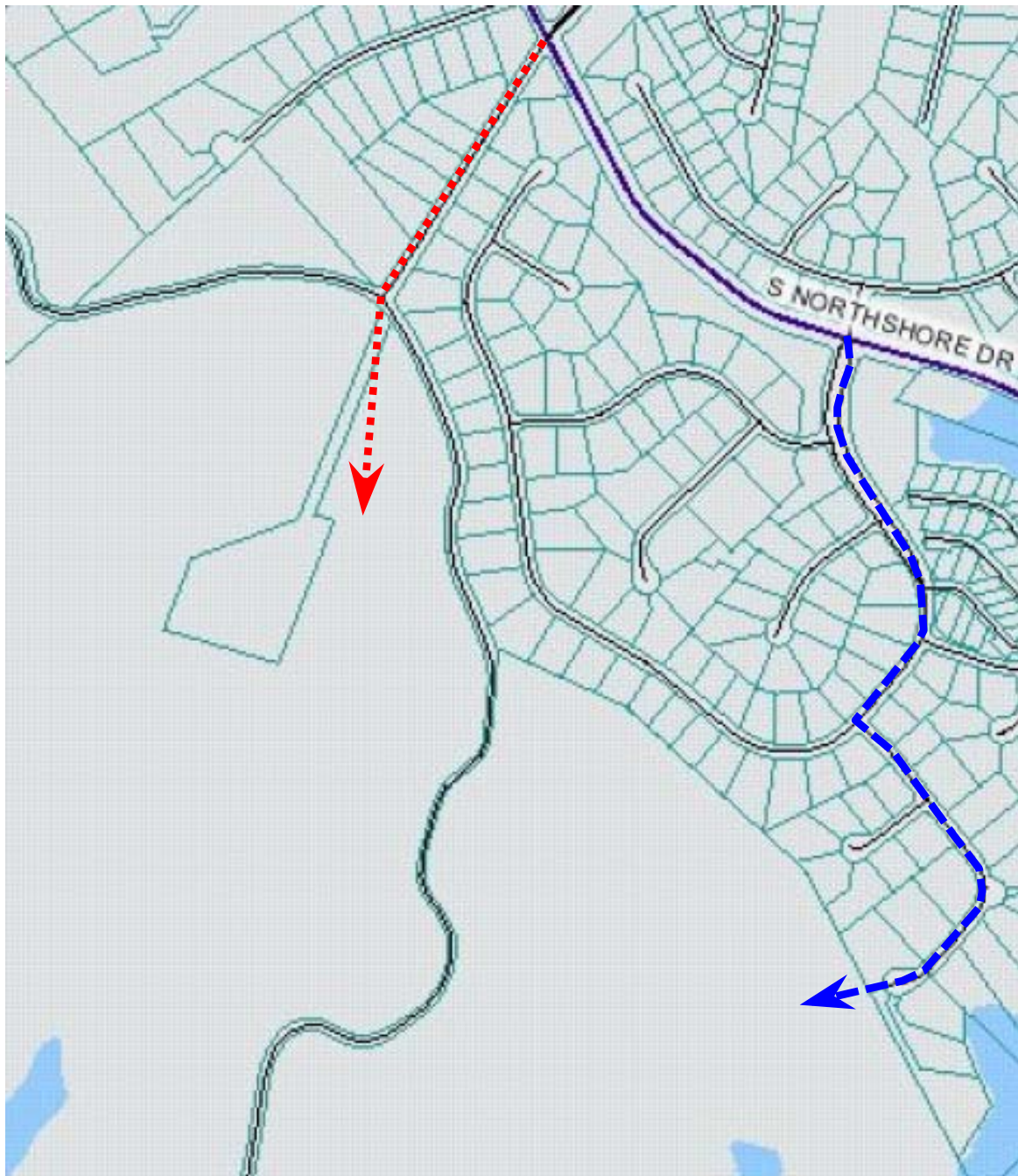
Also, in response to my questions and concerns regarding the plan for only one entrance into this proposed 800+ development, Dan Kelly indicated that his department had some of the same concerns. Mr. Kelly stated that the only way onto the property besides Chandler Road was to build a bridge from Blount County across Fort Loudon Lake. I believe that Mr. Kelly was exaggerating the access limitations. Attachment I of this letter presents a map of the area showing not only the proposed access by way of Chandler Road but an equally viable alternate access way through Riversound Subdivision by way of Thimble Field's Drive. The incorporation of this second entrance into the development will improve traffic flow and public safety considerations by providing alternate access for the residents, maintenance service personnel, and emergency services personnel. Furthermore, the county roadways through the Riversound subdivision are already at least 20 feet wide with a more than adequate divided boulevard at the entrance with turn-, acceleration-, and deceleration-lane accommodations on Northshore Drive.

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

Sincerely,

Steven Jones

ATTACHMENT I



Proposed Route to Development Property
(Kraemer farm) on Chandler Road



Other Possible Route to Development Property
(Kraemer farm) Through the Riversound Subdivision

