

From: <bailey5312@bellsouth.net>
To: <contact@knoxmpc.org>
Date: 9/12/2007 12:13:33 AM
Subject: File Number 9-E-07-UR Dollar & Ewers Arch.

Dear Members of the Metropolitan Planning Commission:

I am writing to you today to express my opposition and concerns for the above mentioned application for an after school day care facility in my development at Fountainhead Condominiums. Fountainhead Condominiums has a total of 48 units or dwellings situated on a dead end or no outlet street (Fountainhead Lane) with three cul de sacs that access this main road (Fountainhead Lane). The point is that ALL of the units in our development depend on access to Fountainhead Lane to enter or leave our community. The proposed after school day care facility would adversely and permanently impact our community composed of elderly, disabled, and retired people, and some families with children, with excessive traffic and dangers because of the traffic. Remember that the only traffic that we have on our roads now is the residents of our own community. Additionally, all ages in our community, but especially the elderly and retired safely now use our streets to walk and exercise and enjoy the peacefulness of our surroundings without the worry of a "rush hour" type of traffic situation. I believe the figure of 230+ vehicle "trips" down our small, dead end street per day is the estimate of the increased traffic we can expect. And all or most of that number can be expected to occur during the peak time of pickup of these after school children between 5 PM and 6 PM. The after school day care facility has only a very limited 12 foot easement or right of way onto Fountainhead Lane with a single lane driveway from this 12 foot easement to the facility itself. I can only imagine the frustration and impatience that will overcome the drivers of the cars that will be trying to pick up their children during this rush hour. And then watch them speed down our one road of exit, Fountainhead Lane, trying to beat the traffic jam to get to their next destination because now they are several minutes behind schedule.

Safety and the peacefulness of our community would be lost to us every day from now on. Imagine for a moment that during one of these rush hour situations one of our elderly or sick residents needed an ambulance in a life or death situation, and the access to them was blocked because of the line of traffic in both directions on Fountainhead Lane trying to enter or leave the after school daycare facility. Remember that Fountainhead Lane is a dead end street and the day care facility has only one lane on it's driveway with only a 12 foot access to that. It is a classic case of a bottleneck fraught with problems and waiting for an accident to happen. Please do not allow this injustice to happen to our community. There must be a better location for the after school day care facility than at the end of a short, dead end street in the heart of a small, peaceful residential community.

Sincerely,

Doug Bailey

Resident of Fountainhead Condominiums

CC: <vh3243@att.com>

From: "Hollingsworth, Vicki" <vh3243@att.com>
To: <contact@knoxmpc.org>
Date: 9/12/2007 2:24:33 PM
Subject: File Number 9-E-07-UR Dollar & Ewers Arch.

Dear Members of the Metropolitan Planning Commission:

I am writing to you to express my concerns for the above mentioned application for an after school daycare facility in my newly built and established community called Fountainhead Condominiums, off Tazewell Pike. We are a small community of condos, only 48 total units, with primarily retired and elderly residents, although there are some children who live here or come to visit their grandparents. I am only 52 and work a full-time job, but my 92 1/2 year old mother lives with me. I purchased my condo (\$165,000+) only two years ago with the plan that it would be a safe and quiet community where my mother could feel free to sit out on the porches and even be able to walk to the mailbox and walk to visit with the neighbors when her health allowed. This quiet neighborhood also affords me, and many in my community, to be able to get proper exercise by walking in the early mornings and late afternoons and enjoying the country-like setting where we chose to live. This small community is built with one entrance and exit being Fountainhead Lane, with three cul-de-sacs that access this main road. Fountainhead Lane is a dead-end street, which means that all dwellings within this community must gain access to the main street in order to get to Tazewell Pike to go anywhere.

The proposed after school daycare facility would impact our community in such an adverse way that I, along with most of our residents, are adamantly opposed to the possibility of this facility being opened. Not only do those of us who still have deadlines of work schedules, but also, the retired, elderly and disabled in our development have dire needs of being able to get to and from doctor appointments and the oft-times unscheduled needs of hospital and emergency room visits. Currently the only traffic that we have on our roads is from the residents and their visitors.

Additionally, those who are not able to walk as far as the mailbox drive to it and park their cars at the mailbox kiosk located on Fountainhead Lane. Sometimes there are as many as three or four cars stopped at this location to drop off or pick up mail. At least once a day the mail carrier is also stopped here.

The reason for my opposition to this facility is that this now quiet, safe, and peaceful community would become a very stressful, frustrating rush hour traffic situation in the late afternoons. It is my understanding that if this business gets approved we will have an approximate increase of 230+ vehicle "trips" per day down our dead-end

street...our ONLY ACCESS TO AND FROM TAZEWELL PIKE!!!! The majority of this traffic could be expected to occur in the late afternoons when parents pick up their children after work-5:00 pm to 6:00 pm. I am a parent myself, and even though my children are now grown, I can still remember the stress of waiting in line and then jockeying to get a place to pick up a child and get back in the stream of traffic leaving school. This was always a stressful and potentially dangerous situation and we had crosswalk guards, and teaching staff to help guide the children to and from the waiting cars.

I personally would not have invested this amount of money in a new home to have to fight traffic battles every afternoon. If this facility is allowed, I will be very disappointed with what my community has lost in the way of safety, peacefulness and privacy....all the reasons we all purchased condos on a dead-end street to begin with. I would definitely have to consider moving in order to afford my elderly mother a better place in which to live. These traffic problems would no doubt change the very freedom we currently enjoy and the safety we thought we had purchased for our loved ones.

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GA625



Fountain City Town Hall, Inc.
P.O. Box 18001 • Knoxville, Tennessee 37928-8001

September 12, 2007

Metropolitan Planning Commission
Knoxville•Knox County Tennessee
400 Main Street, Suite 403
Knoxville, TN 37902

Dear Commissioners:

Proposed Use of An After School Day Care Program (Agenda Item 86, File 9-E-07-UR)

Fountain City Town Hall, Inc. (Town Hall) requests that the Metropolitan Planning Commission (MPC) deny the proposed use of an after school day care program for up to 99 students for the property Tax Id No. 49 02302, located southwest of Fountainhead Ln and northwest of Lindsey Blair Ln and Tazewell Pike.

Although the proposed use may be consistent with the general standards for uses permitted on review for RA low-density residential zoning, it is not consistent with the surrounding residential area (i.e., Fountainhead Condominiums) which front the property on Tazewell Pike and share a common public street, Fountainhead Ln. Many of the condominiums are less than 30 feet from the lane, which has the feeling of a private drive rather than a public street. Fountainhead Ln runs perpendicular to Tazewell Pike for about 700 feet up toward the ridge prior reaching the property proposed for the day care center. A large number of elderly people live in the Fountainhead Condominiums and all the buses and traffic caused by the daycare center would dramatically detract from their quality of life.

If the property fronted Tazewell Pike and did not share a common lane with the condominiums, the proposed after school day care program would not be objectionable; however, that is not the case and the request should be denied.

Thank you for your consideration.

Sincerely,

Michael A. Kane
Chair, Fountain City Town Hall

cc: Mark Donaldson, Director MPC (by e-mail)