

June 11, 2008

MPC  
Knoxville/Knox County Metropolitan Planning Commission  
Suite 403, City/county Building  
400 Main Street  
Knoxville, Tennessee 37902

To MPC County Commission

As a homeowner on Phillips Ave and a house at the cross section of Phillips Ave and Barber Street, I have serious questions on certain Right-of-Ways and the streetscape standard being selected for Barber Street. This area is SW-1, a residential section that the Concept Plan has used a Commercial Streetscape with a 58' ROW between two residential houses on either side of this road

6-SC-08-C

This road has a very steep grade from Phillips Ave where the elementary school is down towards the river. And Barber Street is very narrow at this time between the two houses. The 58-foot ROW would double the street and add parking on one side that would block the sight distance ability for one to be able to back out from either house onto the "widened" Barber Street below the ridge of the hill, making it very dangerous to pull out onto this side road from either house. The driveways for both houses are on the riverside below the ridge of the hill from the school.

During the South Water Front meetings there was talk of Barber, Claude, and Dixie being used as a road to the river, which was understood as a residential street not a 58' commercial street with parking and sidewalks. A Commercial streetscape in SW-1 residential will cause noise at all times 7 days a week, is dangerous to the school with increased speeds that will occur once this road is developed. Traffic calming has been an issue and is being worked on at this time with the police department. There would also be more chance as with Fort Sanders and other areas where driveways would also become blocked by vehicles parking. During school hours this cross section of Phillips and Barber become extremely busy with trucks, buses and cars and people.

The form based code for this area that was adopted was to keep to the character of this neighborhood. This concept plan does not follow the SW-1 form based code but is allowing commercial use in a residential area. We have tried very hard to ensure the neighborhood is preserved, but feel the added parking is not needed on this section of Barber Street. From Langford Ave to the river it is understandable as development occurs in the SW-2 standard. Also there are concerns with the 44' ROW to Phillips Ave cross section

This parking will not help the school if that is why parking was added and there is undeveloped land across from the school and a wide street already behind the school that could be utilized.

Do not accept the plan as it is show for the street right of ways in the residential areas.

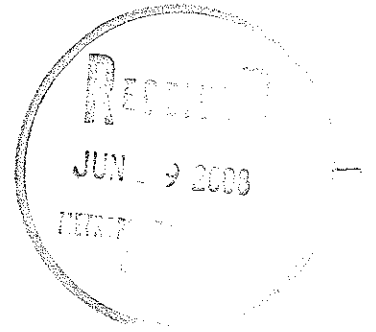
Sincerely,

Patricia A. Berrier



**Ronald L. Conley**

P.O. Box 50234  
Knoxville, Tennessee  
37950-0234



6-5C-08-C

June 9, 2008

MPC

**Knoxville/Knox County Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902**

As owners of 5 parcels of land along Langford and Phillips Avenue we oppose the subdivision of our property. We were surprised to find an MPC notice on our property stating the property was scheduled for a subdivision hearing on June 12<sup>th</sup> without first discussing the matter with us.

We have not offered the property for sale to either private or public buyers. We have had no offers for our property, although we have received a notice from KCDC that they *may* have an interest in purchasing 'a portion' of our properties. For anyone to subdivide a property without an invested interest in that property surely will be legally challenged.

We are aware that the city has proposed these properties as part of the South Knoxville River Front Development plan. We also understand there are other private parties which will be benefited from the city's plan to subdivide our property. Without private development (which is not guaranteed at this time) the acquiring is not necessary nor is it economically beneficial to the city. Subdividing our property will damage our ability to use the property for our best and highest use as an income property.

We are not opposed to development and will do our part, however, we are opposed to setting a course of action that has no other alternatives and destroys the potential value of our investment.

Do not subdivide our property at this time.

Ronald & Bonnie Conley

**From:** "Dave Hill" <DHill@cityofknoxville.org>  
**To:** "Bill Elmore" <BEI@kub.org>  
**Date:** 6/3/2008 5:14:47 PM  
**Subject:** Re: Concept Plan of South Knoxville Waterfront

Bill -

The Concept Plan being presented to the Metropolitan Planning Commission for approval on June 12th provides street sections to illustrate surface elements within the ROW only. The utility trenches are not intended to accommodate all utilities, and City Engineering is well aware of the spacing requirements to which you must adhere. We also know that specialized electric vaults will have to be designed, and that any irrigation system designed to capture and reuse stormwater will have to be compatible with other ROW design features.

We are asking for MPC approval of the Concept Plan to set parcel configurations, ROW locations, and ROW widths to allow us to engage private property owners in purchase negotiations. As per the Knoxville - Knox County Subdivision Regulations, Section 4-42, the Concept Plan requires only a scale drawing of the proposed design concept, general roadway layout, tentative lot layout, and a general drainage plan.

Once the Concept Plan is approved, the Design Plan (as per the Knoxville - Knox County Subdivision Regulations, Section 4-43) requires the utility details to which you have referred. During this stage, we will continue to convene our working group (that includes the consultants, City Engineering, KUB, and Southshore Properties, LLC) to work out the final design details of all ROW elements.

As noted in your e-mail, you indicated that "While it may not be the intention of the Concept Plan to restrict the location of utilities to these designated trenches, the lack of any notation to the contrary is a concern." This e-mail to you (and sent to MPC staff to be provided to the Commission) provides such a notation, and we fully intend to work out all utility issues with KUB and other utility service providers.

The City of Knoxville South Waterfront Development Department continues to seek MPC approval of the Concept Plan. We fully expect to coordinate and resolve all utility design issues as we move into completion of the Development Plan.

Respectfully Submitted,

Dave Hill, AICP, ASLA  
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>>> Bill Elmore <BElmore@kub.org> 6/2/2008 4:59 PM >>>

Dave,

It's my understanding that the City's Concept Plan for the South Knoxville Waterfront is to be considered by MPC at this month's meeting. Those plans include cross-sections of various streets showing a two and a half foot wide utility trench underneath the five foot wide sidewalk on one or both sides of the street. This utility trench is located between the tree planting area (bioswale with tree trench) and the edge of the right-of-way. This is neither adequate space nor an ideal location for the placement or maintenance of utilities when zoning for the adjacent properties may require little or no setback for buildings. This is particularly true of high pressure water lines if they are to be in close proximity to building walls or foundations. Gravity sewers which must often be placed in deep trenches can also be of concern if excavations are adjacent to nearby structures. In addition, Tennessee Department of Environment and Conservation (TDEC) regulations require a ten-foot horizontal separation between water and sewer lines. Given these concerns, it will be virtually impossible to place all utilities within the designated utility trench(s) shown on the road sections of the Concept Plan.

While it may not be the intention of the Concept Plan to restrict the location of utilities to these designated trenches, the lack of any notation to the contrary is a concern. KUB representatives have raised these concerns in various meetings and conversations but have not been given any assurances that our needs will be addressed. One recent meeting did include a discussion about allowing utilities to be placed in the "parking bay" on streets where parking is to be permitted, However, that is not shown on the current drawings that we have been given, and even if it were, not all streets are wide enough to accommodate parking.

These concerns as they relate to the approval of the Concept Plan are being communicated formally from KUB staff to Dan Kelly at MPC but I wanted to bring it to your attention as well. We look forward to working with the City, MPC and the community to bring about the quality of development along the waterfront that everyone envisions, but it must be recognized that the proper location and placement of underground utilities is as important to the effort as is the visible streetscape. Without the ability to properly construct, maintain and replace these utilities over the long term, the objectives of sustained waterfront development can not be achieved.

Bill