

From: <jp2x4@comcast.net>
To: "Kevin P. Murphy" <kmurphy@alumni.rice.edu>
Date: 11/7/2010 3:07:34 PM
Subject: Re: MPC Nov 2011 Agenda Item 11 - subdivision of Arlington Place(11-SB-10-C)

For subject above : The Home owners Board of Summer Rose Subdivision would like postponement for Agenda Item 11-the Arlington Place subdivision, until traffic study is complete. Signed: John C. Pilant- President SRHOA.

----- Original Message -----

From: "Kevin P. Murphy" <kmurphy@alumni.rice.edu>
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Sent: Sunday, November 7, 2010 3:42:53 PM
Subject: MPC Nov 2011 Agenda Item 11 - subdivision of Arlington Place (11-SB-10-C)

Dear MPC Commissioners,

I would like to request a postponement for Agenda Item 11 - the Arlington Place subdivision - in order to wait for the results of the traffic study currently being conducted.

The staff recommendation lists a condition of implementing the traffic improvements that will be identified by a traffic study. I believe that the study and recommended improvements should be available before the subdivision application is considered by the Commission. This is fair for the applicant (to know what they are being committed to) and for the community (to know what we are agreeing / supporting).

The application calls for two exiting lanes from the subdivision onto a busy street (Washington Pike) with limited visibility at that intersection. I suspect that the required improvements will be fairly significant, potentially a stoplight and maybe some re-alignment of Washington Pike. This section of Washington Pike already backs up heavily during the morning and evening rush hour, so any changes will certainly have an impact on the surrounding residents and the numerous commuters who utilize Washington Pike and Murphy Rd as arteries.

I am not opposed to putting an access road into the property, nor am I opposed to the proposed uses of a church and an assisted living facility. I am committed to working with the applicant and have sent a letter to the pastor of Arlington Baptist Church asking for an opportunity to meet with him and some of the neighborhood leaders out here in a few weeks.

I would also like to work with Wilbur Smith and the neighborhood for the traffic study and recommendations. Could you please send me some contact information for that firm or for Knox County Engineering?

I will be out of town on Wednesday for business and unable to appear personally to ask for the postponement. If we take the time to engage the applicant, neighborhood and engineers I believe we can come up with a result that will make all of us proud.

Respectfully,

--Kevin

Kevin Murphy
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