



Fwd: December 12, 2013, 1:30 PM, Agenda Item #31 Coward Mill Property rezoning request

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Thu, Dec 12, 2013 at 8:11 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

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From: "Jean" <robertfellows@bellsouth.net>
Date: Dec 11, 2013 10:30 AM
Subject: December 12, 2013, 1:30 PM, Agenda Item #31 Coward Mill Property rezoning request
To: <michael.brusseau@knoxmpc.org>
Cc:

To: Metropolitan Planning Commission. Re: the Subject Coward Mill Property.

My wife and I are property owners and residents that live directly off Coward Mill Road. We are against any rezoning of the subject property that will increase the traffic on Coward Mill Road for the following reasons:

- 1) Coward Mill Road is a short rural road which is unusually narrow and curving road that will not safely support more traffic. This is a road which is supported on the east by a one-lane bridge crossing Beaver Creek at the old "Coward Mill" location on the creek. There have been trucks that have gotten stuck on the very sharp curves, steep hill, railroad crossing and narrow approach to the one-lane bridge.
- 2) Coward Mill dead-ends on the west with a stop sign on the four-lane Pellissippi Parkway. Coward Mill Traffic entering Pellissippi has no acceleration lane when turning right onto the 55 mph (nominal) Parkway. Coward Mill traffic turning left must cross two lanes of 55 mph thru traffic and one lane of turning traffic before being able to enter Pellissippi Parkway in the fast lane - again with no acceleration lane onto Pellissippi.
- 3) To underline the low traffic, low speed capacity of Coward Mill Road, the road was scheduled to be closed by the highway department when the Knoxville bypass "Orange Route" was slated to be built a decade ago.
- 4) Directly across Coward Mill Road from the subject property, and on an outside curve in Coward Mill Road, a propane gas storage facility is sited to supplement the gas available in a natural gas pipeline. The facility has several multi-thousand gal (cubic feet) gas storage tanks and much exposed gas pipeline that is subject to damage from accidents initiated from Coward Mill - not to mention the safety risks from gas trucks on Coward Mill.
- 5) A new health care facility has recently begun operations on Coward Mill Road between the subject property and the Coward Mill terminus at Pellissippi Parkway. The added employee traffic has increased wait times at Pellissippi and exacerbated the entry anxiety to Pellissippi. Local road users need less traffic, not more!

Thank You,
Robert Fellows
2707 Magnolia Pointe Lane
Knoxville