



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] File 8-SF-14-C

1 message

Fribourg, Henry A <fribourg@tennessee.edu>

Sat, Aug 9, 2014 at 6:07 PM

Reply-To: fribourg@tennessee.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "Claudia Fribourg (cfribourg@hotmail.com)" <cfribourg@hotmail.com>, "Daniel Fribourg (crowknight@hotmail.com)" <crowknight@hotmail.com>, "aquarijen@gmail.com" <aquarijen@gmail.com>

Members of Metropolitan Planning Commission,

My wife and I are writing you in opposition to the proposed plan of development for 14 units on the five acres at the corner of Vanosdale and Sheffield.

It has been obvious to me for many years that this land should be changed to some kind of dwellings; it should be and would preferable to further encroaching on some of the best and most valuable of the increasingly scarcer agricultural land in East Tennessee, land from which we and our descendants will all depend for our food. However, the lot should be developed rationally and intelligently, rather to satisfy the momentary whims of greedy developers.

The proposed plan is replete with unsupportable assumptions and unrealistic future consequences, in addition to ignoring current insufficient infrastructure:

- This intersection is now insufficient for its traffic volume, not only at business commuting hours, but even more when at the times when West Hills Elementary School receives and dismisses students – one of the 3 lanes functions as a 35-minute parking lot for parents;
- Buckingham and Vanosdale should be 4-laned for the current volume of day-time traffic before any additional traffic is inflicted on them by this plan;
- The assumption that the new development would increase the enrollment at West Hills Elementary School is ludicrous: 14 units realistically could easily generate at least two dozen or more pupils for both it and/or for Bearden Middle School on Francis, fed by and just across the end of Vanosdale at Middlebrook Pike;
- The criterion that residents of the new development, which is contained entirely within neighborhoods within Knoxville City limits, must maintain their access road rather the City street engineering department – this is not a driveway, not when such a street provides access to 14 distinct home units.

The MPC staff should strongly deny this proposed plan and recommend to the commissioners that they should turn it down entirely, even without accepting to consider any modification. It is obvious that considerable infrastructural planning and execution by the city even before the developers could develop a new plan.

Sincerely,

Henry and Claudia Fribourg

7421 Somerset Road, Knoxville, TN 37909-2356

“Whenever you find you are on the side of the majority, it is time to pause and reflect.” Mark Twain, 1904

“If you always do what you always did, you will always get what you always got. “Anonymous, 2013

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Re: Agenda Item 17 -- File 8-SF-14-C

1 message

Cap and Clara Hardin <hcaphardin@comcast.net>

Mon, Aug 11, 2014 at 10:05 AM

Reply-To: hcaphardin@comcast.net

To: commission@knoxmpc.org

Members of the Commission:

We urge you to deny the development reference above as presently proposed.

Our concerns are:

1. The increased traffic

Vanosdale Road is heavily traveled now and already experiences backups regularly. Traffic is now scheduled to increase as

West Hills school is requiring all carpool traffic to use the Vanosdale entrance.

2. The proposal that the residents will be responsible for maintaining the new road and the water retention pond. If the road is

not properly maintained, the residents will be inconvenienced. If the water retention pond is not properly maintained the entire community will be affected.

3. The number of units (14) proposed

Perhaps half that number (7) would be more in keeping with the surrounding area and would have less negative impact on the community.

Thank you for your consideration of this matter.

A. B. Hardin
Clara G. Hardin
7417 Somerset Road
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Proposed Development of the Lot on Corner of Vanosdale and Sheffield (File 8-SF-14-C)

1 message

thesmiths1504@comcast.net <thesmiths1504@comcast.net>

Tue, Aug 12, 2014 at 10:00 AM

Reply-To: thesmiths1504@comcast.net

To: commission@knoxmpc.org

My wife and I are opposed to this proposed development for a number of reasons:

1. The proposed access road junction with Vanosdale is very close to the existing intersections of Buckingham, Sheffield and Westdale with Vanosdale. Traffic tie-ups are sure to occur. Increased vehicle accidents are a real possibility because of this difficult access.
2. Asking residents to maintain this road will place a burden on them that will be difficult to implement. The development would be in the city, maintaining a road serving 14 homes should be the city's responsibility.
3. In all likelihood, residents in the proposed development will average two cars per household. Twenty eight more cars will place a significant additional burden on the already jammed roads in the area.
4. The estimate of just 6 additional students from the proposed 14 houses is unrealistically low. Twenty to thirty more students is much more likely. Area schools will have a hard time dealing with these added student numbers.
5. Shoehorning 14 houses into the property given its topographic limitations, including the need for a runoff basin, will be difficult. The resulting cheek to jowl house siting will negatively impact the image of the West Hills area.

We request that the proposal be rejected outright. We also request that no other proposals for development of the site be considered until the public infrastructure issues raised by this proposal, including road, traffic and school impacts, are addressed by the city and the school system.

Thank you for your consideration of our opinion.

George F. & Ruth B. Smith
7443 Somerset Road
Knoxville TN 37909

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Property at Vanosadale and Sheffield

1 message

'Ashley Williams' via Commission <commission@knoxmpc.org>

Mon, Aug 11, 2014 at 9:17 AM

Reply-To: ac.will@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Good morning all, My name is Ashley Williams , 522 Broome Road. As I had written to you last week West Hills Neighborhood Association along with Wesley Neighbors had a public meeting to discuss legitimate concerns of this project at the West Hills Elementary School August 8th from 6 until 7:30. We had tried to get someone from the development company to attend, however, because the person who was going to attend is still down and out from the results of a recent back surgery. There was no representation for the entity wanting to build this. The main concerns which I believe do have significant concern are;

1.) Traffic backing up in both directions on Vanosdale which it sometimes backs up to Kingston Pike on the South side as well as Middlebrook Pike on the North Side- that is with out this neighborhood traffic.

2.) Drainage- I understand as per the 6th item they must meet, being that they have to have a Neighborhood Association to gather funds to keep the retention pond and common areas maintained. My question is this- If they either do not have an association- or one is started and then falls apart, is the maintenance of the Common area or Retention pond now the responsibility of West Hills neighborhood Association? We can not afford to take this on.

3.) Street maintenance- we are told that the residents of this new neighborhood will be responsible for the cost of maintaining their streets- what happens if they are not able to handle the cost of this. Who's responsibilities will this fall to? We certainly can not afford to take this on, nor do I feel the City should have to absorb this just so that the builder can build his project.

4.) 14 houses being built on 5 acres(minus the footage of the road, sidewalk, cul-de-sac and retention pond) is not Historically how West Hills is designed. We ask that you keep this in mind.

I have a scheduled meeting with the owner as well as a developer at a spec house in another location tomorrow morning August 12th at 9am at 9900 , George Williams Road to discuss these issues as well as others, also to walk through the spec house to see what kind of materials are used as well as they type of house it will be. I would welcome your presence if available.

I write to you this morning to give you an idea that it is the week of the MPC meeting to determine what is to be done with this property- however- Our first meeting with the

developer is 2 days before the project is approved, not approved or postponed. I ask that you keep this in consideration during your meeting on Tuesday August 12 when you go over the entirety of the Agenda. We are not against the property being built upon- only concerned that it be done so keeping in mind the above mentioned items as well as it be done so to keep the integrity of the neighborhood in mind.

I greatly appreciate your time and attention to this matter.

Thank You.

Ashley C. Williams
865-313-0282
ac.will@yahoo.com

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This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Subdivision: The Reserve @ West Hills

1 message

jhreynol <reynoldsj@utk.edu>

Mon, Aug 11, 2014 at 5:11 PM

Reply-To: reynoldsj@utk.edu

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Please consider postponing this subdivision request that is on the agenda of August 14. Neighborhood residents have had very little time to study the concept plan and meet with the developer. The number of houses proposed will increase the traffic hazards on Vanosdale Road because of the limited sight distances to the nearest intersections. More traffic will be coming onto Vanosdale Road from West Hills School this year because of new rules for parents picking up children at the school. Thank you.

John Reynolds, 7112 Stockton Drive. Knoxville, 37909.

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