



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

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

1 message

'Susan Seaman' via Commission <commission@knoxmpc.org>

Wed, Aug 13, 2014 at 11:59 AM

Reply-To: seamansstudio@yahoo.com

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

Dear Commissioners,

I am writing to you regarding File 8-SF-14-C, which I understand is an item on the agenda for tomorrow's meeting at 1:30. This file # is for The Reserve@West Hills, which is a subdivision planned by Medlyn Real Estate.

I feel that we are in a unique position to comment on this plan as we are probably the most affected by the traffic from this new subdivision. Our family lives at 222 Buckingham Drive, but our driveway is on Vanosdale within a few hundred feet of the proposed new street. In the files you have our property is designated as Lot #11.

During early mornings and mid-afternoons, there is a traffic jam associated with West Hills Elementary. It's not unusual for me to have to wait 5 minutes to be able to get out of my own driveway. With just one outlet from "The Reserve," I can imagine that everyone who lives there will be virtually trapped several times a day.

I think further consideration is needed as to the street layout in this proposed subdivision and the impact on traffic. Perhaps one solution would be to have a second entrance on Sheffield, though the exit from there will not be ideal, either.

I'm also considered, with the majority of other West Hills residents, that the proposed density of 3.5 houses per acre is too high, but for me personally, this is a secondary concern to the traffic issues.

I am asking that the commission postpone approval of this subdivision plan until these matters can be further considered. My husband and I plan to be present at the meeting tomorrow and would be happy to speak to the commission if that would be helpful.

Thank you,

Susan

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Sheffield @ Vanosdale Property

1 message

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

Wed, Aug 13, 2014 at 2:00 PM

Reply-To: ac.will@yahoo.com

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

Good after noon to you all. My name is Ashley C. Williams, 522 Broome Road. I am the President of the West hills neighborhood Association. I am writing to you today as to not waste any of your valuable time tomorrow during the 8-14-2014 MPC meeting. I spoke with county Commissioner Jeff Ownby on August 12th. He told me that he had addressed some concerns of this project with you-as a whole on the 12th. As you know, West hills had a meeting Friday the 8th to discuss this project. I had emailed the Commission as a whole to extend an invitation. There was media in attendance, however no one from the developers group was in attendance even though they had been invited as well. Out of the approximate 50 people in attendance- they were as a whole against this project. County Commissioner Ownby mentioned that he was going to ask for a one month postponement of this matter so that we(as a neighborhood) could have a better chance of sitting down with the Developer and discuss our concerns and issues with the sight and distance variation between Buckingham and Sheffield along Vanosdale Road, as well as who will be financially responsible for maintaining the road, cult-de-sac as well as underground utilities and traffic concern in this project. I was going to ask for the postponement as well.

He explained to me that the MPC asked Mr. Ownby to try to set a time and place for said meeting with the developer.

This morning, I personally called Peter Medlyn (the proposed owner and developer of this project) to invite him to the West hills Community executive Board meeting at it's regular scheduled time, which happens to be August 18th 2014 (this coming Monday) at 7 pm at the Church of the Nazarene on Vanosdale. I encouraged him to come and explained that approximately 50 residents who live directly around this project had legitimate concerns that they wanted to discuss with Mr. Medlyn. I invited him 6 times during our conversation. Each time he refused saying, and I quote " I do not really see the need for the meeting on Monday since the MPC hearing is tomorrow", - that was after the fact I told Mr. Medlyn I would be requesting a postponement of one month. I then told him that County Commissioner Jeff Ownby had been encouraged by the MPC for us to set this meeting up - and he still declined. We all feel he does not want to sit down with the community until after the MPC meeting. Mr. Medlyn did say- "let us get through the MPC meeting then we will cross the bridge of a meeting afterward."

I am simply writing to tell the Board- we have done everything that MPC has requested us to do, with no prevail from Mr. Medlyn. I will still request for the postponement, however, I do request that you decline this proposed development out of the concerns of the distances between the entrance of the proposed neighborhood and Sheffield as well as Buckingham. Along with the fact that the 14 houses would be required to pay to

maintain the street, sewer, incoming water, underground utilities as well as the water retention pond and anything that I might not be aware of.

I thank you for your time and attention to this matter.

Thank You.

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

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] re property at corner of Sheffield & Vanosdale

1 message

Gael Lott <gael@gaellott.com>

Wed, Aug 13, 2014 at 11:04 AM

Reply-To: gael@gaellott.com

To: commission@knoxmpc.org

Dear Commissioners....As a member of the West Hills community and living on Westdale Drive in Vanosdale Place....I am vehemently opposed to the proposal to develop this property into 14 lots and have the street in this proposed development enter/exit onto Vanosdale....and not only that.. propose to have a retention pond at the corner of Sheffield and Vanosdale....As a Realtor, too, I am aware of the properties that this developer has been involved in and the way they went down hill!....Please allow for this proposal to be postponed long enough for us to me w/him and decide what is best for the West Hills community and the Vanosdale/Sheffield property. As Commissioners you are aware of the impact a "wrong" decision can have on everyone!

Thank you for your attention to this important matter!

Gael Lott
7628 Westdale Drive
Knoxville, TN 37909
865 300 8677
gael@gaellott.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC case for file number 8-sf-14-c

1 message

Debbie Patrick <debbie@debbiepatrick.com>

Tue, Aug 12, 2014 at 12:18 PM

Reply-To: debbie@debbiepatrick.com

To: commission@knoxmpc.org

Cc: ac.will@yahoo.com, jeff.ownby@knoxcounty.org, dgrieve@cityofknoxville.org

Greetings,

I would like to discuss the MPC case file 8-sf-14-c, the proposed development on Vanosdale Rd. between Buckingham and Sheffield Drives in West Hills.

My name is Debbie Patrick, and my family has lived in West Hills since 1957. Our property backs up to the proposed development site, on the Portsmouth/Sheffield side. I have literally watched West Hills grow up over the years, as the school, YMCA, Fire Hall, and Greenway have been added along with homes and more homes. Generally, growth is a good thing. I understand that. But I have three major (and several minor) concerns about the project that I hope you will carefully consider before giving the proposal's final decision:

1. Density and the quality of our neighborhood. Most of the lots in West Hills average between 1/2 - 3/4 of an acre, not less than 1/3, as the plan proposes. While that meets the minimum density requirements for city zoning, it seriously deteriorates the quality of the neighborhood that West Hills residents, through the neighborhood association, have tried so hard to maintain. I know that the development on the west side of Vanosdale has lots that are similarly small, but just as two wrongs don't make a right, this further development compounds the issue.

2. Traffic and the dangers that go with it. Trying to exit the West Hills neighborhood from Portsmouth onto Buckingham (as the fire trucks also regularly have to do) is already becoming a challenge, and it is virtually impossible during school hours to travel Vanosdale at all. This road cuts across West Hills, and increasing traffic along with any necessary solutions to the increase, such as traffic lights, stop signs or speed bumps will further erode the residential quality of the neighborhood. If you are familiar with the area, you know how steep the hill is on that block of Sheffield by the elementary school. One of my earliest memories is of one of my first grade classmates being killed in a car/bike wreck at the four-way stop at Vanosdale and Sheffield. There have been many many other accidents there as well over the years. Visibility is poor, and increasing traffic through this development is not only degrading to the quality of life in the area, but dangerous as well.

3. The Retention Basin proposed at the bottom of the hill, across from the elementary school at the intersection of Vanosdale and Sheffield. The necessity for this, which I assume is because of the steep grade of the land along with storm drainage issues caused by the density of homes -- seems to me to be further evidence that this is a bad idea. Every day in the news we hear about mosquito born illnesses, and to deliberately create a drainage basin so close to our children seems to me to be absurd.

Based on these concerns, I urge you to revise the proposal to include fewer homes per acre, and alleviate the need for an unnaturally complicated and possibly dangerous storm drainage solution.

Respectfully,

Debbie Patrick
305 Portsmouth Rd.
West Hills

7808 Sheffield Dr.
Knoxville, TN 37909
August 13, 2014

Dear MPC Commissioners:

I am writing about **Agenda Item # 17, MPC File 8-SF-14-C**, the subdivision plan for property in West Hills.

I have lived in West Hills since 1961, a few blocks away from the property in question. MPC has already received quite a few communications raising various issues of concern about the plans for this property. While it is understood that this property can be developed, there are strong reasons for objecting to the plan as submitted.

I agree with those people who are very concerned about the traffic issues for Vanosdale, which is already a very heavily used, two lane road which has no shoulders or turn lane on the block where this property is located. Vanosdale not only splits the West Hills subdivision, it is a major thoroughfare for traffic connecting Kingston Pike and Middlebrook Pike. Fire engines and ambulances frequently use Vanosdale. Buses also use this road. If and when a new Tennova Hospital is built on Middlebrook Pike, Vanosdale will no doubt have much heavier traffic.

The traffic is already especially heavy when West Hills School and Bearden Middle School are in session, both in the morning and in the afternoon. There are many school buses, after-school care vans and buses, and very heavy car pool traffic. This area is always congested during rush hours and even worse between Thanksgiving and Christmas with traffic heading to West Town Mall and other shopping areas nearby. It is not uncommon for there to be long lines of traffic on Vanosdale in both directions going to and from Kingston Pike. With no shoulders, it can create substantial delays for emergency vehicles, particularly the Knoxville Fire Dept. which makes frequent first responder calls, particularly to Shannondale and other nursing homes on Middlebrook, but also to the western part of West Hills.

Because there is a stop sign at both ends of this block, there is almost always a practically uninterrupted flow of traffic in both directions which already makes turning on/off Vanosdale to/ from Westdale rather hazardous during the daytime hours.

Unfortunately, Vanosdale has many vehicles, including trucks, whose drivers get lost trying to get to I-40 west from Kingston Pike, and are trying to find a place to turn around once they realize they have gone the wrong way.

Vanosdale is particularly dangerous during inclement winter weather until the City clears away snow and ice.

I hope that MPC Commissioners will personally see what the traffic is like on Vanosdale during the daytime rush hours or when school is beginning or getting out. Adding additional car and truck traffic going to the proposed development will only make things worse, especially if there are 14 additional houses on this five acre property. The proposed density does not make sense for this property,

especially considering the existing traffic issues on this heavily traveled two lane road, especially if there is no center turn lane or large entrance onto the new street.

In addition to the traffic issues, there are serious concerns about the **retention pond** that is planned for this steeply sloped property. The proposed density and street design means that most of the 5 acres will be developed, leaving little in grass areas, and water will flow quickly on the paved area from top to bottom towards Vanosdale. If this water ends up on Vanosdale, it will cause additional problems for the neighborhood and those traveling thru it on Vanosdale.

Related to the traffic issues is the question of accessibility into the subdivision on Vanosdale. The regulations require 400 feet between the proposed street and the adjacent intersections. There are strong reasons why this distance should be maintained before allowing a subdivision. The MPC staff has nevertheless recommended **THREE** variances so that the spacing would be only 134 feet from Westdale, 305 feet from Sheffield, and 347 feet from Buckingham. However, it should be noted that Westdale is located **between** the proposed entrance and Buckingham. The staff recommendation says: “the proposed variances will not create a traffic hazard.”

I respectfully disagree with this conclusion and recommendation. This block of Vanosdale is already a very dangerous road, and having an additional intersection so close to **THREE** other intersections will only make it even more dangerous and even more of a “traffic hazard” than presently exists. Therefore, these variances should be denied.

Information about how a **proposed retention pond** on the corner of the property at the intersection of Vanosdale and Sheffield would actually work has **NOT** been shared with the neighborhood to date.

The following important questions come to mind about the retention pond. I’m sure there are other more technical questions that an engineer would have about this retention pond.

1. What size will the retention pond be? Is the present design adequate for what will be needed?
2. How will this be constructed? Is it just a hole in the ground to collect runoff water? Does the water then get transported to stormwater drains somewhere?
3. Will this retention pond be visible from Vanosdale and Sheffield? Will the present vegetation along both Sheffield and Vanosdale be removed? Will this become an eyesore like other retention areas such as the corner of Morrell Rd. and Deane Hill Dr.?
4. Will there be a wall built around it?
5. If there is overflow, where will this water go?
6. Has the City of Knoxville Dept. of Engineering inspected this area or given any opinion about what would be required to be done by the Developer? Has the City had any meetings with the developer about these issues?
7. Who would be responsible for maintaining the retention pond or increasing the size of it in the future if it is inadequate? If the development HOA is responsible, what happens if the funding is inadequate to make a major repair? Would potential home buyers be adequately informed about their future potential liability in the form of increased assessments?
8. How close would the retention pond be to the closest homes?
9. Will there be standing water in the retention pond which will pose a safety hazard to children and animals, or will it somehow drain to sewers?
10. If there is standing water, does that not present a mosquito hazard for the neighborhood and the school?

11. How will the water actually flow from the proposed road to the retention pond instead of flowing directly onto Vanosdale?
12. Is this proposed retention pond viable?
13. Can MPC Commissioners be expected to rule on this issue if there has not been testimony or detailed plans submitted to it as to how this retention pond would work? Is this issue not a crucial issue for determining if this high density subdivision should be approved?
14. Does this developer have a track record of experience for building or maintaining retention ponds? What assurances will the developer have to offer to the community that this will not present serious problems?

Unless MPC and the West Hills neighborhood has a full understanding about how this retention pond would work, and receives answers to the important and technical questions raised above, it does not seem proper to approve this application. Since the neighborhood has not received any information about how these questions would be answered either from the developer or the City, it would seem that it would be reasonable to at least grant a request for postponement before voting on this application.

In addition to your witnessing the traffic issues for this property, I would also urge your looking at this property in person to get a fuller understanding of concerns about the retention pond location in relation to the proposed street and to Vanosdale.

For all the reasons stated above, and particularly because the developer has not provided information to the neighborhood, I urge that this Application be denied.

Thank you for your consideration.

Sincerely,

Larry Silverstein