



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

[MPC Comment] Agenda Item #17, MPC file 8-SF-14-C

1 message

James Ellis <jamese@mbiarch.com>
Reply-To: jamese@mbiarch.com
To: commission@knoxmpc.org

Thu, Aug 14, 2014 at 8:39 AM

August 14, 2014

Dear MPC Commissioners,

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

My wife and I live in the Westdale neighborhood directly across Vanosdale 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 strongly with those people who are concerned about the traffic issues for Vanosdale, which is already a very heavily used, two lane road with no shoulders or turn lanes. This road is a major thoroughfare for traffic connecting Kingston Pike and Middlebrook Pike. Fire engines and ambulances frequently use Vanosdale along with all the school traffic for West Hills elementary, Westside Learning Center, and Bearden Middle School. Also, if the un-needed Tennova Hospital is built then traffic will no doubt increase.

This road is very dangerous as all vehicles ignore the stop sign on Buckingham and most vehicles roll through the four way stop at Vanosdale and Sheffield all while speeding. Several people walk that short stretch of road including several of Westdale residents that walk to the park. It's extremely dangerous due to the overgrown brush and lack of separation of the sidewalk and road. Also, the Westdale neighborhood has between 50 and 75 vehicles a day that turn around in the neighborhood because they've made a wrong turn trying to get onto the poorly designed I-40 on ramp. The addition of 14 new homes connecting to Vanosdale will only cause these issues to increase and become more dangerous for drivers and pedestrians. The proposed variances and proposed site plan **will increase** the traffic hazard especially with small children walking to and from the elementary school.

In addition to the traffic issues, there are serious concerns about the retention pond that is planned for the neighborhood. The proposed density and street design mean that most of the 5 acres will be developed, leaving very little pervious area for rainwater. This water will more than likely end up on Vanosdale causing additional traffic problems. There are numerous concerns about this retention pond including the following:

- Size of pond, will it be adequate?
- How will it be constructed, where will the water go?
- Will the pond be visible or will it be screened?
- Will it have a fence/wall around it to protect small children from the elementary school?
- Who is responsible for maintenance?
- Will the pond have standing water that can cause health issues?

Unless MPC and the West Hills neighborhood have a full understanding about how this proposed neighborhood will effect the surrounding area and receives answers to the important and technical questions raised, 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 reasonable to request a postponement before voting on this application.

For all 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,

James Ellis
7604 Westdale Dr.
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

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

1 message

MFerg3868@comcast.net <MFerg3868@comcast.net>

Wed, Aug 13, 2014 at 9:02 PM

Reply-To: MFerg3868@comcast.net

To: commission@knoxmpc.org

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 1987 on Portsmouth Rd, the property in question is directly behind my house, It is already hard to get out on Buckingham Road from Portsmouth.

I am not against building houses on the property but 14 is too many houses for a 5 acre plot of ground. I would like for the builder to meet with the West Hills Association before it is approved, so we can see the plan.

Maxine L. Ferguson
205 Portsmouth Rd
Knoxville, TN 37909
[865-691-9895](tel:865-691-9895)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] West Hills Development

1 message

sirdiddimus@stevenklewis.com <sirdiddimus@stevenklewis.com>

Thu, Aug 14, 2014 at 7:24
AM

Reply-To: sirdiddimus@stevenklewis.com

To: commission@knoxmpc.org

Commissioners,

As a resident whose property backs up to the proposed development, I must strongly oppose the development of 14 houses on a small 5 acres plot of land. The traffic only would cause undue burden on an already over used stretch of roadway. Not to mention it would greatly decrease our property value.

Thank You,
Steven Lewis
206 Buckingham Dr
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] West Hills Development

1 message

kim@kimberlylewis.me <kim@kimberlylewis.me>

Thu, Aug 14, 2014 at 8:02 AM

Reply-To: kim@kimberlylewis.me

To: commission@knoxmpc.org

Commissioners,

As a resident whose property backs up to the proposed development, I must strongly oppose the development of 14 houses on a small 5 acres plot of land. The traffic only would cause undue burden on an already over used stretch of roadway. Not to mention it would greatly decrease our property value.

Thank You,
Kimberly Lewis
206 Buckingham Dr
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Update on proposed West Hills development -- MPC meeting on Thursday

1 message

'Ashley C WILLIAMS' via Commission <commission@knoxmpc.org>

Wed, Aug 13, 2014 at 10:06 PM

Reply-To: ac.will@yahoo.com

To: commission@knoxmpc.org

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: knoxtrees@aol.com

Date: 08/13/2014 9:36 PM (GMT-05:00)

To: knoxtrees@aol.com

Subject: Fwd: Update on proposed West Hills development -- MPC meeting on Thursday

To: West Hills Executive Committee and West Hills residents

From: Ashley Williams, ac.will@yahoo.com 313-0282

Jeff Ownby, jeff.ownby@knoxcounty.org 441-6162

Larry Silverstein knoxtrees@aol.com 693-1256

Subject: Update on proposed West Hills development Sheffield/Vanosdale

Date: August 13, 2014

A group of about 50 people met last Friday at West Hills School to review the latest information from MPC regarding the Application for Concept Plan for The Reserve at West Hills. A petition was signed by those present. An article appeared in today's Shopper News about the meeting.

The MPC meets tomorrow (Thursday), at 1:30 PM in the City County Building to consider the Application.

At the Agenda meeting on Tuesday, a request for a postponement was made by Jeff Ownby on behalf of the WHCA because the neighborhood has not been able to schedule a meeting with Mr. Medlyn. That request for a postponement will be formally made again at the MPC meeting on Thursday. It is item #17 on the meeting agenda. <http://agenda.knoxmpc.org/agenda.pdf>

We believe that the developer, Peter Medlyn – Medlyn Real Estate, Inc., will oppose a postponement.

Neither Mr. Medlyn nor anybody representing him, attended the community meeting last Friday. Mr. Medlyn met with Ashley Williams yesterday (Tuesday). Mr. Medlyn offered to

meet with Ashley and Jeff tomorrow morning, but that is not acceptable for two reasons. The first is that this is too close to the MPC meeting and it would not be possible to share the information with the owners of the property closest to the development. Second, there needs to be a meeting with all concerned residents so they can hear for themselves what the plans are and to be able to ask questions directly to the developer.

So, while we are hopeful that this matter will be postponed at the meeting on Thursday, we still suggest that people attend the meeting just in case it doesn't get postponed. If you cannot attend in person, it is on Comcast Cable Channel 12.

We know that at least 30 objections have already been filed with MPC. If you wish to send in your own objection as well as your request for a postponement in order to hear from the developer directly, please send in an email to the MPC Commissioners. You can reach all at once (except Jack Sharp who does not have email) with one email at commission@knoxmpc.org. Their individual email addresses are listed below, but all should receive the email at commission@knoxmpc.org.

Herb Anders herb@claibornehauling.com
Bart Carey bartcarey@comcast.net
Art Clancy commission@knoxmpc.org
Laura Cole commission@knoxmpc.org
Elizabeth Eason eason.mpc@gmail.com
Mac Goodwin mgoodwin.mpc@gmail.com
Len Johnson commission@knoxmpc.org
Michael Kane commission@knoxmpc.org
Rev. Charles Lomax commmission@knoxmpc.org
Rebecca Longmire commission@knoxmpc.org
Brian Pierce brianpierce@mbiarch.com
Jeffrey Roth commission@knoxmpc.org
Jack Sharp no email 687-3804
Jim Wakefield commission@knoxmpc.org
Janice Tocher jtocher.mpc@gmail.com

If you haven't already written to MPC, you should mention the traffic issues and the density of having 14 houses on only 5 acres. You can also express your opposition about the proposed 3 variances which reduces the required distance between the proposed street and the intersections of Vanosdale with Sheffield, Buckingham, and Westdale. You can also raise questions about the retention pond which is mentioned in the letter I sent to MPC today. See attached.

Please share this information with others since we do not have email addresses for most of the people who live nearest the property.

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This message was directed to commission@knoxmpc.org



MPC_letter_West_Hills_8-13-14.docx

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