

December 9, 2014

To: Knoxville Knox County MPC Commissioners

From: Sharon Boyce and Jack Woodall

Re: MPC #12-I-14 RZ

Applicant Eric Moseley

1130 Mourfield Road

We have lived at 9520 Westland Drive since 1997. Our property borders the creek downstream from the proposed development and our driveway runs along the west side of Treymour Condominiums. Our property is Parcel 37.06 on the zoning map.

We oppose the rezoning request of Eric Moseley and Scott Smith to develop 18.1 acres at 1130 Mourfield Road at a density of 3.5 units per acre. This density is not compatible with the surrounding development, the creek that runs through the property, and hilly, curvy Mourfield Road. Two units per acre would be compatible with the neighborhood.

The MPC staff report approving the density quotes some zoning standards but lacks facts to support its conclusion.

Density. The proposed density of 3.5 dwelling units per acre is too dense for the Mourfield Road location given the low density of the surrounding area, the creek in the north side of the property, and the conditions of Mourfield Road. Two (2) units per acre is a compatible and appropriate density. The creek winds its way through about two acres on the north end of the property, and we believe there is a sewer line and easement on the north side of the creek which continues from the sewer on the north side of the creek next to our property and the Treymour Condominiums. There should be a wide development buffer around the creek and no development should be permitted on the north side of the creek. There are a large number of mature trees that should be preserved between the existing house and Mourfield Road. The south end of the property is steeply wooded hills and the trees should also be preserved on those slopes. None of these objectives can be achieved at a density of 3.5 units per acre, and the density should be set at 2 units per acre.

The PR zone requires that each development be compatible with the surrounding or adjacent zones. Clover Hill Lane is adjacent to and east of the property. It is a single street with 6 houses, each sited on several acres. It accesses Westland Drive. With the exception of the older house and property bisected by the creek that front on Westland Drive, the other properties are deed restricted to several acres per house. A density of 3.5 units per acre is not compatible to this adjacent development.

Anthem Subdivision is a recently completed subdivision immediately to the east of Clover Hill Lane. It has Westland Drive access with 53 lots on about 23 acres, or 2.2 dwelling units per acre. To the north across Westland Drive is Woodland Springs subdivision with 76 dwelling units on about 50 acres or 1.5 dwelling units per acre.

On the opposite side of Mourfield Road and on Mourfield Road to the south of the development, development consists of single family houses on several acres on the ridges, mostly in the woods on the east side and in the woods and open areas on the west side. A density of 3.5 units per acre is not compatible to this existing development pattern.

Across Mourfield Road on ten acres north of the creek, Treymour Condominiums consists of ten sets of attached dwellings units. Treymour was constructed on a flat field. It is zoned PR 1-4, and was built at 3.5 dwelling units per acre. However unlike this proposed development, Treymour has direct access to Westland Drive and its driveway is aligned directly across from Emory Church Road at its intersection with Westland Drive. Treymour Condominiums borders the creek downstream from the proposed development, but its developer did not build or grade near the creek. The condominiums adjacent to the creek are 50 feet away and built at a substantially higher grade than the creek. The site for Treymour Condominiums and the site for the proposed development differ substantially.

Augusta Hills Subdivision is an older area of single family homes with access to Bluegrass Road but part of the subdivision is located near the east side of Mourfield Road. It is zoned RA with large lots.

Although this is a zoning application, we cannot pretend that the applicants have not recently filed a use on review plan for the property. It shows a total disregard for the PR zone, using all the density at 3.5 units per acre. There is no room to preserve the grove of large trees at the center or trees on the south slopes, insufficient stormwater detention, insufficient spacing of houses from the creek, small lots that directly access Mourfield Road with questionable sight distance, and one lot on the north side of the creek at Mourfield Road which would have a driveway right on the side of the steep hill.

And we cannot pretend that the same developers didn't clear cut the trees for their new subdivision, named Westland Gardens, on the east side of Gettysview and the south side of Westland Drive. They have shown the same disregard on Mourfield Road.

Mourfield Road. Mourfield Road runs from Westland Drive south to Bluegrass Drive. It is the only street that connects Bluegrass Road with Westland Drive. There is no traffic count for Mourfield Road in the KGIS mapping system. The MPC staff report cited no traffic count for its assumption that the road could handle the requested density and failed to mention the blind hill, curves, ditch, or other limiting characteristics. Mourfield Road is narrow, curvy and hilly road with steep slopes on the west side and a drainage ditch parallel to the east side of the road near the proposed development. If exiting the present driveway of the proposed development, looking right or to the north, there is a blind hill. Looking left or to the south, there is a curve. It is difficult to exit the driveway at 1131 Mourfield Road across from the development and its driveway is located even further away from the hill.

The configuration of Westland Drive at its intersection with Mourfield Road on the south side and Emory Church Road on the north side is a major issue that has not been addressed. Measured centerline to centerline, the intersection of Mourfield Road and Westland Drive, is approximately 250 feet east of intersection of Emory Church Road and Westland Drive. If you are turning left from Mourfield Road on Westland Drive toward the Pellissippi Parkway, a hill to the right creates a sight distance problem. At peak usage times a substantial number of cars back up on Mourfield Road waiting to make that left hand turn.

Westland Drive is a busy street with approximately 11,000 cars per day at Lotts Elementary School according to a 2013 traffic count on the KGIS map. Further, in early 2014 Knox County BZA approved apartments on Emory Church Road that if constructed will double the traffic count on Emory Church Road and require a traffic light at the Emory Church Road and Westland Drive interchange. In the rezoning, Knox County Engineering did not address or include Mourfield Road in any proposal for possible intersection traffic improvements.

Given the unique location of this property with a blind hill, curves, a ditch along the east side of the road, the odd intersection of Mourfield Road with Westland Drive and Emory Church Road, and the proposed changes to that intersection, MPC should require a current traffic count and a traffic impact study before the zoning density is determined.

The Creek. The creek begins just north of Westland Drive at the pond in the Woodland Springs Subdivision, crosses under Westland Drive, runs through the proposed development, and under Mourfield Road. As it goes further west it borders our property. It is a creek with water all year and at all times. However, in heavy rains with several inches in a few hours, the creek overflows its banks and floods the bottom part of our property. We do not want to receive any more water in the creek from the proposed development than in its pre-developed state. Neither do we want our property to become the detention pond for this development. The proposed density of 3.5 units per acre leaves no room for properly sized detention ponds to collect water from all the units. If the developer is not required to construct adequate detention on site, the liability for downstream damage falls on the future individual property owners.

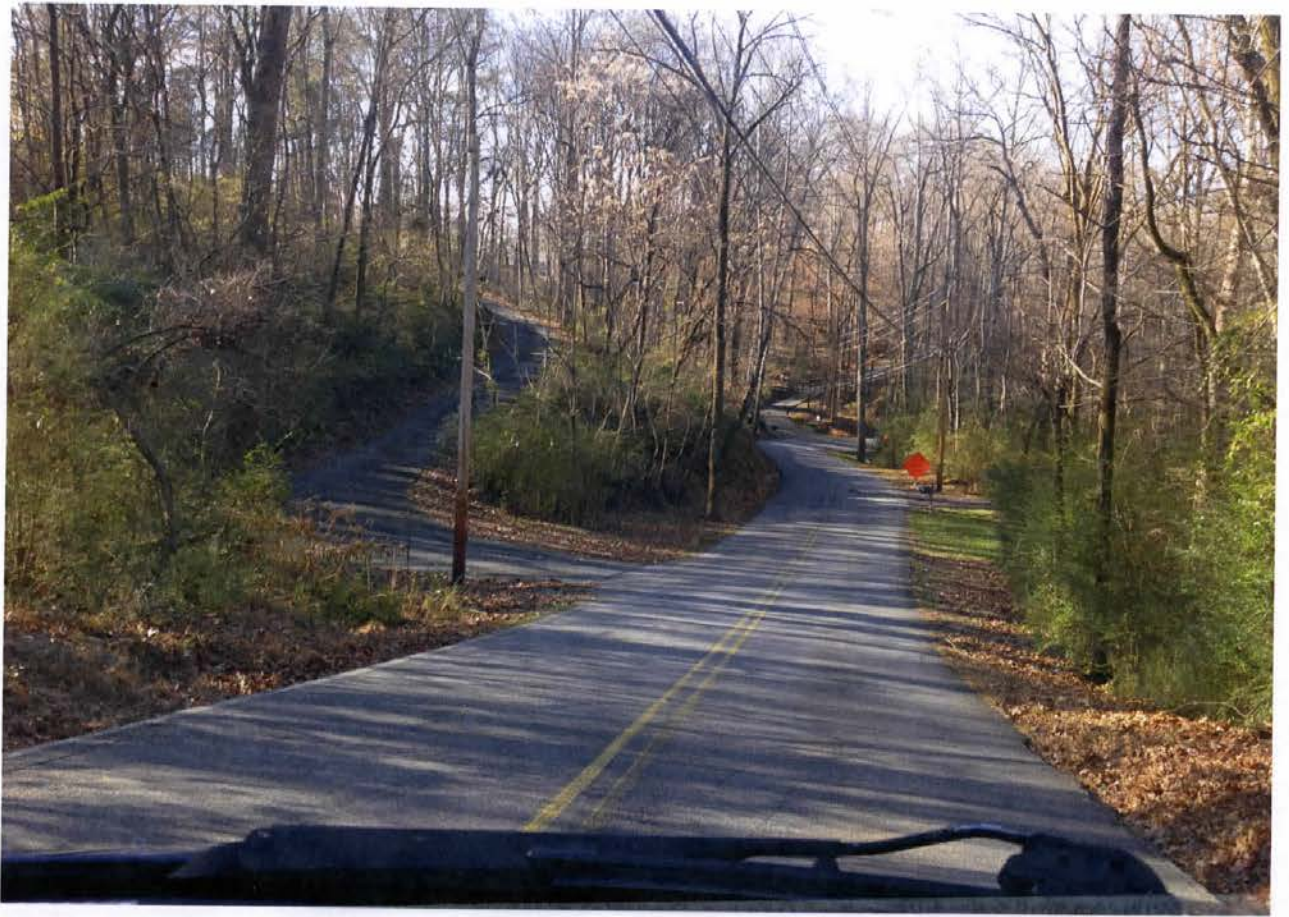
The excessive density will increase the roadway flooding on Mourfield Road and subject Knox County to liability for an unsafe roadway.

Since the developers clear cut the trees next to Gettysview, and the size and location of proposed lots and roads leave no room for trees, more downstream flooding will occur.

See attached pictures of the mature trees in the center of the property, looking north and south from the current driveway of the property on Mourfield Road, and driving south to north on Mourfield Road toward Westland Drive.









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

[MPC Comment] file # 12-I-14-RZ at 1130 Mourfield Road

1 message

brad smith <bwsmith1220@gmail.com>

Mon, Dec 8, 2014 at 6:49 PM

Reply-To: bwsmith1220@gmail.com

To: commission@knoxmpc.org

Knoxville-Knoxv County MPC

Honorable Commissioners,

My family and I have lived at 1220 Mourfield Road since 1980. In the eighties I was able to jog along Mourfield safely, but as the Parkway came in and Lott's School opened, traffic on the narrow, curvy road increased, and it became unsafe to be a pedestrian on the road anymore. Mourfield became a conduit for traffic from the Bluegrass area to Westland Drive and I-140, and it became an adventure even to drive on it, as people tend to drive faster than what is safe..

The proposed new subdivision will increase traffic significantly adding to the danger of driving on Mourfield. At least six of the diagrammed lots would not connect to the subdivision road and would require driveways opening directly onto Mourfield. The road is curvy enough that entering it from our driveway has always been problematic as the road exists today. Adding more driveways will only make it worse.

In addition, the slope of the land proposed to be developed is rather severe. The run-off of water from the hillside (which I'm sure would be denuded by bulldozers and such) would be significant. The ditch on the side of the road fills completely as it is with heavy rains. Those new driveways would somehow have to span the ditch needed to handle the waters.

In the winter, water drains across Mourfield near the base of our driveway and freezes if the temperatures dip. Many accidents have resulted from the ice formed or during episodes of snow accumulation as cars try to travel down the steep portion of Mourfield toward Westland and end up in the ditch.

The addition of sixty-three families will likely also overburden Lott's school since many of the new families would have young children.

I know that "progress" is desirable...but it should be safe and well thought out. Please reconsider the wisdom of adding significant traffic to a narrow, winding, hilly road. Thank you.

Bradford W. Smith, M.D.
1220 Mourfield Road
Knoxville, Tennessee 37922

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This message was directed to commission@knoxmpc.org



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 J.H. HODGES (1896-1983)
 J.H. DOUGHTY (1903-1987)
 RICHARD L. CARSON (1912-1980)
 JOHN P. DAVIS, JR. (1923-1977)

December 8, 2014

Metropolitan Planning Commission
 Suite 403, City County Building
 400 Main Street
 Knoxville, TN 37902

Re: Applicant: Eric Moseley
 Property: 1130 Mourfield Road
 File No.: 12-1-14-RZ

Dear Members of the Knoxville Metropolitan Planning Commission:

This letter is to confirm my representation of Westland West Homeowners Association and adjacent landowners for purposes of representation at the Metropolitan Planning Commission ("MPC") level for the above-referenced matter to before the MPC on December 11, 2014. Neither I nor my clients can be present for the December 11, 2014 MPC meeting. I am requesting a one month continuance to allow time to become familiar with the issues and to schedule a meeting with the Developer to attempt resolution without adversity. I contacted Mr. Moseley to request a one month continuance, but he declined to voluntarily continue the date of hearing. Given the obvious and open complexities of this site, it appears prejudicial not to postpone this matter one month to allow a more complete dialogue on the proposal.

In appreciation of your consideration for one month postponement, I remain

Yours very truly,

Wayne A. Kline, Attorney for
 Westland West Homeowners Association
 And adjacent landowners

WAK/jt

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