



Farrington Subdivision/Dalemere Stub

1 message

Emily Bieger <ebieger@att.net>
To: bettyjo.mahan@knoxmpc.org
Cc: davemay@comcast.net

Thu, Mar 13, 2014 at 9:18 AM

To Whom It May Concern:

I am a resident of Farrington Subdivision and it has come to my attention that there is a proposal to create a Dalemere stub that would open to a new development with potentially 400 or so ingress/egresses.

I am *adamantly* opposed to this proposal on several points, point #1 being the most important.

1) Farrington is a well-established subdivision that is somewhat encapsulated in that we have no thoroughfares. We are not a shortcut for anyone. We have many small children, many people who like to run, walk and exercise their pets without fear of being run down by someone barreling through in a hurry to get to somewhere else. **Why is it necessary to use our neighborhood as a cut-through?**

2) We are a relatively safe neighborhood, but the additional traffic and exposure will likely bring with it more crime and vandalism.

3) Drainage is already an issue. The drainage created by clear-cutting the existing greenbelt can only add to an already existing drainage problem. There are erosion problems on Dalemere Dr. and in the drainage easement that flows through Farrington. During a light or moderate rain, the storm drainage runs like a river. During large storms or prolonged rains, it is a veritable lake.

Thank you for hearing my concerns.

Emily Bieger

1006 Ashby Road
Knoxville, TN 37923

(h) 865.851.7088

(c) 865.313.0683

ebieger@att.net



Fwd: re-sent with photos

1 message

Michael Brusseau <mike.brusseau@knoxmpc.org> Tue, Mar 11, 2014 at 1:45 PM
To: Dan Kelly <dan.kelly@knoxmpc.org>, David Campbell <dcamp44@tds.net>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>

Re: Item 39

----- Forwarded message -----

From: <jdavemay@comcast.net>
Date: Tue, Mar 11, 2014 at 1:20 PM
Subject: re-sent with photos
To: michael.brusseau@knoxmpc.org
Cc: Richard.briggs@knoxcounty.org

Mr. Brusseau,

My name is Dave May, and I am president of the Farrington Homeowners Association (FHOA). It has been brought to my attention by several residents that an adjacent property is being considered for re-zoning at Thursday's MPC meeting (agenda item 39). I have reviewed the request from Ideal Engineering Solutions, Inc. and have little doubt that the request meets the standards set forth by the county and the MPC. I (representing the FHOA) do, however, have some serious reservations concerning the Dalemere Drive stub street extension and the water drainage from the development.

Farrington Subdivision is somewhat encapsulated; that is, all our streets are neighborhood streets--not thoroughfares. We are not a shortcut to anywhere. We are a walking-friendly subdivision. (Just this morning when I returned to my home I passed three ladies--not all together--walking with baby strollers.) If the Dalemere stub is opened to the new development with the expected 400 or so ingress/egresses, it would change the complexion of the neighborhood. Dalemere Drive and Farrington Drive would become thoroughfares. Also, the street from the new development into Farrington via Dalemere Drive would start steeply downhill and continue downward until it reached a fairly sharp turn. That would be dangerous even in good conditions and downright hazardous in bad.

The drainage created by clear-cutting the existing greenbelt can only add to an already existing drainage problem. There are erosion problems on Dalemere Dr. and in the drainage easement that flows through my yard. During a light or moderate rain, the storm drainage runs like a river. During large storms or prolonged rains, my yard is a veritable lake. I have attached a couple of photographs of my yard. This is not a rare occurrence.

I plan to attend the MPC meeting on Thursday with my concerns. If you wish to discuss the issue

beforehand, please call me at [865-531-3384](tel:865-531-3384) (H) or [865-696-2227](tel:865-696-2227) (C).

Thank you,

Dave May

--

Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: [\(865\) 215-2500](tel:865-215-2500)
Fax: [\(865\) 215-2068](tel:865-215-2068)
www.knoxmpc.org

2 attachments



P3160009.JPG
436K



P7230010.JPG
343K

IDEAL ENGINEERING SOLUTIONS, INC.

325 Wooded Lane, Knoxville, Tennessee 37922

February 19, 2014

Michael Brusseau
Zoning Official
Knoxville- Knox County MPC
401 Main Street
Knoxville, Tennessee 37901

**RE: Sight Distance Certification
Nubbin Ridge Road Re-Zoning Request (MPC File 3-F-14-RZ)
Knox County, Tennessee**

Dear Mr. Brusseau:

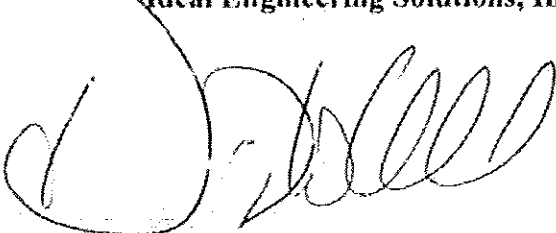
Please find attached a topography map which shows the proposed entrance to the Nubbin Ridge parcel.

I hereby certify that there is a minimum 300' + sight distance in each direction.

Mike - please contact me at 755-3575 with any questions or comments you may have on this site or any other subjects.

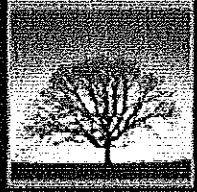
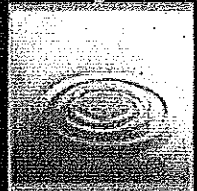
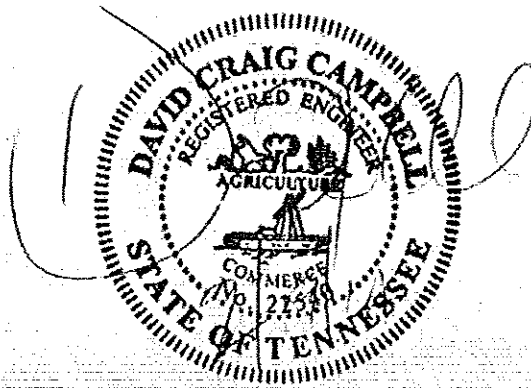
Sincerely,

Ideal Engineering Solutions, Inc.



David C. Campbell, P.E.
President

IES:14-0247



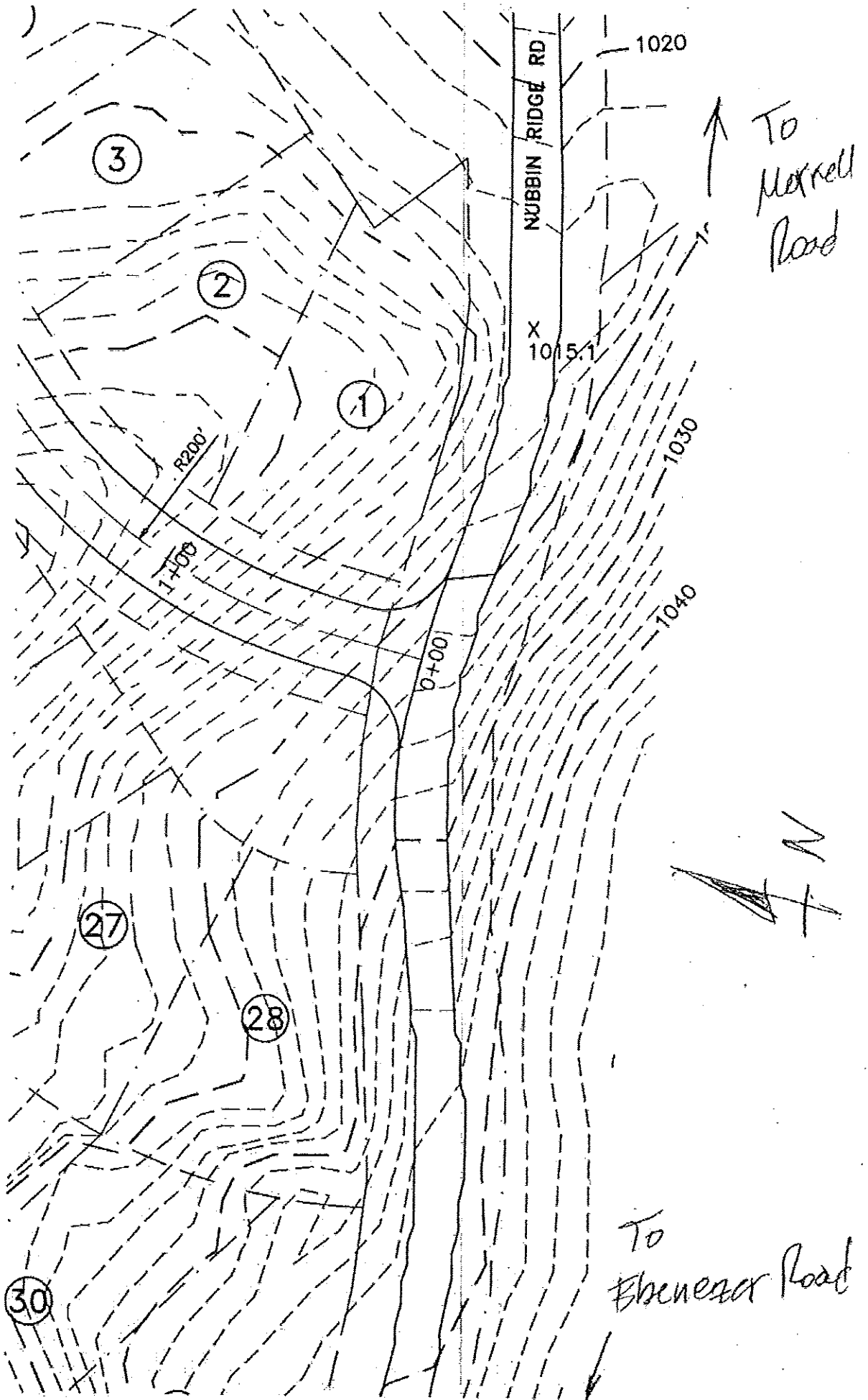
Land Development
Consulting

Subsidiary Planning
Design & Construction

Land Development
Planning & Site Plans

Land Use Planning /
Site Development Engineering

Design of Site
Infrastructure Improvements





Dalemere

1 message

John & Chris McCay <jamblecote@att.net>

Thu, Mar 13, 2014 at 9:10 AM

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

We are 20 plus year residents in Farrington subdivision and are alarmed at the proposal to open Dalemere to through traffic from the proposed new subdivision and through traffic from Nubbins Ridge. This would change the quiet character of our neighborhood in a very adverse way. We have recently dealt with through traffic by adding speed humps but this would make the problem insurmountable . We do not want to be a cut through route for hundreds of cars nor do we want to deal with additional runoff, erosion and yard damage caused by paving an area already prone to water problems. Please deny this request. It would damage our quality of life, our property values and our safety.

Sincerely,
Christine and John McCay
8602 Amblecote Road
Knoxville , TN
Farrington Subdivision

Sent from my iPad



Proposed changes to Dalemere Drive ... Agenda item#39

1 message

Marie J. McGuigan <mjm246@bellsouth.net>

Thu, Mar 13, 2014 at 12:44 PM

To: bettyjo.mahan@knoxmpc.org

To the MPC...

As a homeowner in the Farrington development I would like to register my concerns re the proposed changes to Dalemere Drive; specifically that Dalemere Drive should NOT be opened and connected to the proposed development on Nubbin Ridge Road.

Farrington, a development of 190 homes is not a 'pass through' neighborhood. While Farrington Drive connects to Ebenezer Road, all the streets are curved, only capable of handling two vehicle passage at one time. And while many of the homes are 30+ years old, they are highly sought by young families with small children, who seek a safe environment for their children.

Dalemere Drive demands slow driving! It contains a steep downgrade progressing into a sharp turn at the bottom. The thought of opening it up to 200 more vehicles per day is a nightmare! Not only would this change the character (and selling point) of the neighborhood, but also, and most importantly it would endanger the safety of the many residents who walk around the neighborhood with their children and grandchildren.

Thank you for your careful consideration of this matter.

Marie J. McGuigan
1313 Farrington Drive
Knoxville, TN



Farrington subdivision

1 message

Kerstin Nilson <svantenilson@yahoo.com>

Wed, Mar 12, 2014 at 9:13 PM

Reply-To: Kerstin Nilson <svantenilson@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

I am apposed to open Dalemere Drive to Nubbins Ridge.It would be a shortcut that is not good for our neighborhood, with a steep downhill and sharp turn,their is already access from Nubbins Ridge in to Dunaire Drive.Mothers with strollers would not be safe,we have a lot of young families.

Kerstin Nilson

8624 Dalemere Drive

Agenda Item 39 Ideal Engineering Nubbin Ridge / Dunaire MPC File 3-F-14-RZ

1 message

r_piety <r_piety@bellsouth.net>
To: bettyjo.mahan@knoxmpc.org

Tue, Mar 11, 2014 at 6:07 PM

Dear MPC Staff and Commissioners,

I and many of my neighbors in Farrington Subdivision are very concerned about the implications of Agenda Item 39 - Ideal Engineering - Nubbin Ridge / Dunaire.

From reading the MPC Staff's review it is clear they endorse approving the rezoning and that it will likely pass.

However, as you review this proposal and especially any subsequent development plan, please consider the following:

1) I have spoken with many Farrington residents and they uniformly **oppose the idea of connecting to Dalemere** as proposed by the MPC Staff. Home owners along Dalemere appreciate the value of being on a dead-end street and the increased safety it brings to children and those walking. But the concern is not limited to those neighbors living on Dalemere. Home owners elsewhere in Farrington do not want a 2nd connector to Nubbin Ridge encouraging even more non-resident through-traffic.

2) A second issue is the safety of the proposed subdivision entrance on Nubbin Ridge. Despite the stated 300' line of sight in both directions, this is a curving stretch of road that lies between a blind curve, and a change in elevation that restricts visibility. This stretch is already one of the more hazardous. **Please do not add a subdivision entrance without improving this stretch of Nubbin Ridge Road.**

3) A third issue that needs close attention is drainage. Even with the current wooded and over-grown state of this plot, it already discharges heavy run-off during storms resulting in water and erosion problems in Farrington Subdivision. **Development Plans that simply maintain the status quo of the present run-off volume will not suffice.**

Please consider the impact on the existing residents of the area while you make decisions related to this plot of land.

Regards,

Richard Piety

1108 Farrington Drive

Knoxville, TN 37923



AGENDA ITEM #: 39

1 message

LToney <ltoney5017@comcast.net>

Wed, Mar 12, 2014 at 11:28 PM

To: bettyjo.mahan@knoxmpc.org

Cc: Dave May <jdavemay@comcast.net>

Commissioners,

My husband and I have lived in Farrington Subdivision since 1983. We are adamantly opposed to the proposal to open Dalemere Dr. into the proposed new development on Nubbin Ridge. The character of our neighborhood would be affected, quite adversely, by opening the Dalemere stub. This is a family friendly area and we have numerous walkers, bike riders, and baby strollers who enjoy making the Farrington loop. Connecting Dalemere to Nubbin Ridge would create a short cut that would effectively re-route Ebenezer bound traffic through our neighborhood. Both our safety and our property values would suffer. Please leave our neighborhood intact.

Thank you.

Lee and Leslie R. Toney

1300 Farrington Drive

Knoxville, TN 37923



Farrington Neighborhood

1 message

Saunya Wenger <saunyawenger@gmail.com>

Thu, Mar 13, 2014 at 12:44 PM

To: bettyjo.mahan@knoxmpc.org

As a resident of Farrington Neighborhood, I am opposed to the proposal to open up a cul-de-sac street and turn it into a thoroughfare to another development. More vehicles cutting through our neighborhood would negatively our pedestrian traffic. Additionally, the proposed cut through is on a very steep street that is not suitable for an entrance into a neighborhood.

Thank you for your consideration.

Saunya Wenger

Farrington resident



(no subject)

1 message

Paul Williamson <pdw2w@yahoo.com>

Thu, Mar 13, 2014 at 11:43 AM

Reply-To: Paul Williamson <pdw2w@yahoo.com>

To: "bettyjo.mahan@knoxmpc.org" <bettyjo.mahan@knoxmpc.org>

As a resident of the Farrington neighborhood I want to express my firm opposition to connecting Dalmere Dr. to a new development.

I live on Farrington Dr. and the volume of traffic is already higher than it should be due to some drivers taking a short cut through our neighborhood from Nubbin Ridge to Ebenezer Road. Some of these drivers speed down Farrington Dr. (close to 50MPH) even with mild speed bumps on the street. This is already a safety issue as many residents walk or jog through the neighborhood which includes babies in strollers. To connect a new development would significantly increase safety issues and probably devalue property along Farrington Dr.

I ask for your support in not approving the connection of Dalmere Dr. to this new development.

Thank You,

Paul Williamson