



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

[MPC Comment] Proposed development Vanosdale Road

1 message

Jan <granjj@comcast.net>

Tue, Sep 9, 2014 at 10:56 AM

Reply-To: granjj@comcast.net

To: commission@knoxmpc.org

Once again, the cart is before the horse.

This is a wonderful five acre tract in the heart of West Hills. According to the proposal, these homes would be valued more highly than our own. I am certain they will enhance the appearance of the neighborhood. However, no consideration is being given to the impact of traffic at an already busy intersection located at the elementary school.

That section of Vanosdale is two lane. It is already dicey for emergency vehicles to come through at that juncture. There are two large schools, a nursing home, apartments for seniors, as well as, many aging residents in the area. Talk with our emergency providers. They will tell you that making their way through that area delays service thereby endangering lives.

Proposing development without first addressing access through that area is irresponsible. We have seen this in the Tennova Hospital proposed for Middlebrook. It is well and good to point out Weisgarber; however, traffic coming from the west will not use that access. They will either cut through on Bennington Drive or travel Vanosdale making a once lovely residential area more congested.

This property will be developed at some point. I am not opposed to development. However, groundwork literally must be done first to pave the way towards development without causing a cumbersome, dangerous situation for our students, residents and seniors.

Jan Mobley
7801 Bennington Drive

Sent from Xfinity Connect Mobile App

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Reserve at West Hills

1 message

Diane Bohannon <debohannon@live.com>

Tue, Sep 9, 2014 at 5:14 PM

Reply-To: debohannon@live.com

To: commission@knoxmpc.org

Knox County Metropolitan Planning Commission,

Recently the West Hills Community Association presented the Commission with a detailed document concerning the planned new development in West Hills, the Reserve at West Hills. I hope it is read carefully since it describes in great detail the concerns many residents of West Hills have about the proposed development.

A main concern is the impact on an already heavily-traveled Vanosdale Road that a new road would create. Modifying the minimum sight distances for a new road would create a potential hazard. Vanosdale Road often comes to a standstill during morning and evening rush hour, during the times school (West Hills Elementary and Bearden Middle School) starts and ends, and during the holiday season when many people use the road as a shortcut to West Town Mall. Vanosdale is often used by emergency vehicles, and there is no room to pull over if a person is stopped in traffic and a fire engine needs to get by.

Another concern is the possible flooding that could occur from the heavy development of this site. Flooding on Sheffield near the ball fields is already a problem, and the amount of construction proposed could only aggravate the situation. The developer proposes an 8 foot deep retention pond with possibly a 20 foot diameter to be placed at the corner of Vanosdale and Sheffield Drive. Not only would this be very unsightly, it sounds extremely dangerous since no fencing is planned.

There are numerous other concerns – the density of the proposed development, the fact that the proposed road will not be a city road, the fact the proposed homeowners association will be responsible for maintaining utilities and the road itself, the possibility of the expensive houses not selling. I am concerned that since the MPC has done such a good job of creating sound development guidelines which are meant to enhance the quality of a city, now the developer wants variances. I don't think most residents of West Hills resist development that enhances the quality of the neighborhood, but this is not the right development and not the right place.

Thank you for considering this letter.

Diane Bohannon
7410 Westridge Drive

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This message was directed to commission@knoxmpc.org



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

**[MPC Comment] MPC File #8-SF-14-C, The Reserve@West Hills, 316
Vanosdale Rd.**

1 message

Dearden, Boyd L <bdearden@utk.edu>

Tue, Sep 9, 2014 at 4:34 PM

Reply-To: bdearden@utk.edu

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

Dear Commissioners:

As a 40 year resident of West Hills I am writing to express my deepest opposition and ask that you deny the Concept Plan. This proposed plan does nothing but disrupt the integrity of the whole West Hills Community. The West Hill Community Association (WHCA) has sent you their detailed opposition to this Concept Plan and I urge you to address the points they have outlined on the potential hazards if this plan is approved.

West Hills doesn't need The Reserve@West Hills and their Concept Plan should be denied.

Boyd Dearden

732 Kempton Rd

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Reserve@West Hills

1 message

ejane@bellsouth.net <ejane@bellsouth.net>

Tue, Sep 9, 2014 at 11:15 AM

Reply-To: ejane@bellsouth.net

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

I agree with WHCA vote on File number 8-S F - 14 - C, The Reserve @ West Hills.

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Reserve @ West Hills

1 message

Fribourg, Henry A <fribourg@tennessee.edu>

Tue, Sep 9, 2014 at 12:14 PM

Reply-To: fribourg@tennessee.edu

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

Dear MPC Commissioners,

My wife Claudia and I have read the proposal for this subdivision. Based on our 58-year residency and home ownership, and having been active in community affairs, we are convinced this is a poorly-thought-thru proposal which has, as its main objective, the profit they developer wants, without having any regard for the consequences of his proposal on the community and the City.

We support strongly the document you have received from the West Hills Community Association.

Henry A. Fribourg, Ph. D.

Professor Emeritus of Crop Ecology, University of Tennessee

7421 Somerset Road, Knoxville, TN 37909-2356, USA

"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] Support for WHCA Formal Response

1 message

Bryan Grubaugh <bryan.grubaugh@gmail.com>

Tue, Sep 9, 2014 at 10:59 AM

Reply-To: Bryan.Grubaugh@gmail.com

To: commission@knoxmpc.org

Good morning,

As a homeowner in the West Hills community, I wanted to take time this morning to write the commissioners and voice my agreement with the formal opposition filed by the West Hills Community Association (WHCA) regarding MPC reference number: File # 8-SF-14-C, The Reserve @ West Hills.

I believe the opposition clearly and concisely communicates why the MPC should deny the requested variances for the planned development.

Kind regards,

Bryan and Julie Grubaugh

7805 Chesterfield Dr. Knoxville TN 37909

[618-791-4027](tel:618-791-4027)

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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, The Reserve @ West Hills

1 message

Jill Schmutde <jschmutde@gmail.com>

Wed, Sep 10, 2014 at 11:30 AM

Reply-To: jschmutde@gmail.com

To: commission@knoxmpc.org

I am writing concerning File # 8-SF-14-C, The Reserve @ West Hills.

My husband and I do want to see this development approved.

The types of homes planned do not fit in this neighborhood and will decrease our property values.

The design for the traffic to enter Vanosdale is not a good plan as that is a busy area with constant traffic.

The 8-foot retention pond without fencing directly across from the elementary school is a dangerous proposal since children walk right by that area. This is a disturbing thought to me in particular - as a child, I was a rule-follower but couldn't resist taking a swim in a nearby retention pond. That worked out for me, other than the discipline I faced as a result, but I worry about the danger to 800-plus students who may be similarly tempted.

Sincerely,
Jill Schmutde

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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, The Reserve @ West Hills

1 message

Rocky Swingle <rockys512@gmail.com>

Tue, Sep 9, 2014 at 11:17 AM

Reply-To: rockys512@gmail.com

To: commission@knoxmpc.org

Dear Knoxville MPC members,

I urge you not to approve three variances requested by the developer of The Reserve at West Hills, File #8-SF-14-C at your September 11, 2014 meeting. I live a short distance from this proposed development and frequently travel past the site.

The variances would shorten the required 400 foot distance between the proposed entrance to the development on Vanosdale Rd. and intersections at Sheffield Dr., Bridgewater Dr. and Westdale Dr. Vanosdale is a very busy road because it is major route between West Hills and Kingston Pike/I-40. Also, West Hills Elementary School is across the road from the proposed development. The school generates a great deal of traffic. I am concerned that additional traffic would add to an already congested and dangerous intersection at Vanosdale and Sheffield, in particular. Further, the intersection of Vanosdale and Bridgewater is a sharp 90 degree turn with an impaired sight line. Many drivers run the stop sign at that intersection. Adding the proposed development entrance will increase the likelihood of accidents on Vanosdale.

There is also an issue with storm water management. Currently all storm water that flows off the site is directed to the surface of Sheffield Dr. where it flows past West Hills School for about 200 yards. There are currently flooding problems on this section of Sheffield. This development will add to those problems.

Finally, the developer is proposing a home owners' association to fund roadway, storm water and other maintenance. With only 14 houses contributing to the HOA and even fewer while the project is being built, MPC should require a large bond from the developer (if the project is approved) to guarantee payment of maintenance costs in case house sales are slow, or in case the developer has financial problems and is unable to fund the HOA while the project is being completed.

Thank you for considering these issues.

Sincerely,

Rocky Swingle
7213 Sheffield Dr.
Knoxville, TN
rockys512@gmail.com
865-438-0397

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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 The Reserve @ West Hills

1 message

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

Tue, Sep 9, 2014 at 11:31 AM

Reply-To: thesmiths1504@comcast.net
To: commission@knoxmpc.org

I am writing to express my opposition to this proposal.

MPC staff has recommended the three variances for road access to the development be granted stating they will not create a traffic hazard. I strongly disagree. Traffic on Vanosdale is heavy and backs up at all intersections during rush hours, especially when school is in session. Turning left from the proposed development to access Kingston Pike and the Interstate will be difficult and will unavoidably create hazards.

I am also concerned about the effects of the development on storm water flows. During heavy rains water now flows down streets and ponds in yards. Additional impervious surfaces on these steep slopes will unavoidably add to these problems and create additional traffic hazards.

Finally, I am concerned about the financial feasibility of an association of, at the most, 14 home owners generating enough money to maintain and keep up the proposed storm-water retention pond and private street. If it proves unfeasible, what will happen to these facilities? Will the homeowners look to the City for assistance and will the City be forced to assume this liability?

Thank you for your consideration of my views.

George F. 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] West Hills Development

1 message

Derek Trimble <derekt@patricianashdesigns.com>

Tue, Sep 9, 2014 at 3:08 PM

Reply-To: derekt@patricianashdesigns.com

To: commission@knoxmpc.org

All,

Thank you for your time and consideration of the proposed development in the West hills Neighborhood at the corner of Vanosdale Road. I think that the objections stated in the neighborhood's response are sound. Personally, I didn't have any objections to the Tennova Hospital and I don't want to seem as though the entire neighborhood is against developing that piece of property. I do want to see it developed properly, and with consideration to the people that have invested their time and livelihoods in making that neighborhood a strong stable investment.

That having been said, I think that the issues regarding drainage and the retention pond are spot on. Drainage on that site is going to be a real issue for the folks living downhill and for the elementary school across the street. Flooding there could damage quite a bit of infrastructure. Not to mention my overall objections to an un-fenced retention pond that close to a park where kids play. Last thing we need is kids playing in that.

ALSO - I'm deeply concerned about how that plays out for traffic around the school. The road itself is already somewhat dangerous in the winter months and in the evening hours. I feel that what they're proposing will not improve that situation at all.

Please consider our objections, and at the minimum force the developer to come up with a more workable solution to make our neighborhood better not worse.

Many Thanks,

Derek R. Trimble

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Derek R. Trimble
Senior Graphic Designer
Patricia Nash Designs

109 S. Gay Street
Knoxville, TN 37902
865-437-5393 Ph
205-276-4056 Cell

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This message was directed to commission@knoxmpc.org