



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT

FILE #: 8-SF-14-C AGENDA ITEM #: 9

POSTPONEMENT(S): 8/14/2014

AGENDA DATE: 9/11/2014

SUBDIVISION: THE RESERVE @ WEST HILLS

APPLICANT/DEVELOPER: MEDLYN REAL ESTATE

OWNER(S): Medlyn Real Estate, Inc.

TAX IDENTIFICATION: 120 B E 001

JURISDICTION: City Council District 2

STREET ADDRESS: 316 Vanosdale Rd

LOCATION: East side of Vanosdale Rd., south side of Sheffield Dr.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Ten Mile Creek and Fourth Creek

APPROXIMATE ACREAGE: 4.88 acres

ZONING: R-1E (Low Density Exclusive Residential)

EXISTING LAND USE: Residence

PROPOSED USE: Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: School and residences / R-1E (Low Density Exclusive Residential)
South: Residences / R-1E (Low Density Exclusive Residential)
East: Residences / R-1E (Low Density Exclusive Residential)
West: Residences / R-1E (Low Density Exclusive Residential)

NUMBER OF LOTS: 14

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Vanosdale Rd., a minor arterial street with a 22' pavement width within a 50' right-of-way.

SUBDIVISION VARIANCES REQUIRED: 1. Intersection spacing variance from proposed street to Buckingham Dr., from 400' to 347'.
2. Intersection spacing variance from proposed street to Sheffield Dr., from 400' to 305'.
3. Intersection spacing variance from proposed street to Westdale Dr., from 400' to 134'.

STAFF RECOMMENDATION:

APPROVE variances 1-3 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 7 conditions

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of

Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Placing a note on the final plat that all lots will have access only to the internal street system.
6. Prior to final plat approval establish a homeowners association for the purpose of assessing and collecting fees for the maintenance of the joint permanent easement and any other commonly held assets such as the common area and stormwater system.
7. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a concept plan in the R-1E (Low Density Exclusive Residential) District.

#### **COMMENTS:**

The applicant is proposing to subdivide this 4.88 acre tract into 14 lots at a density of 2.87 du/ac. Vanosdale Place Subdivision which is located directly across Vanosdale Rd. was originally subdivided in 1984 at a density of 3.2 du/ac. This property which is zoned R-1E (Low Density Exclusive Residential) has a minimum lot size requirement of 7,500 square feet. The proposed lots range in size from 8,552 to 25,953 square feet. Ten of the proposed lots will be over 10,000 square feet in size.

The proposed subdivision will be served by a Joint Permanent Easement (private street) with access out to Vanosdale Rd. While the original plan proposed a public street with access to both Vanosdale Rd. and Sheffield Dr., the Sheffield Dr. access was eliminated due to the steeper grade of the street. The proposed access onto Vanosdale Dr. has been located so as to maximize the distance from Buckingham Dr. and still keeping adequate distance from the intersection with Sheffield Dr. Any proposed street access to this site would require variances from the intersection separation requirements of the Subdivision Regulations.

The applicant is proposing sidewalks within the subdivision and along the entire street frontage of Vanosdale Rd. The sidewalks shall be installed at the time the street improvements are installed for the subdivision.

ESTIMATED TRAFFIC IMPACT: 170 (average daily vehicle trips)

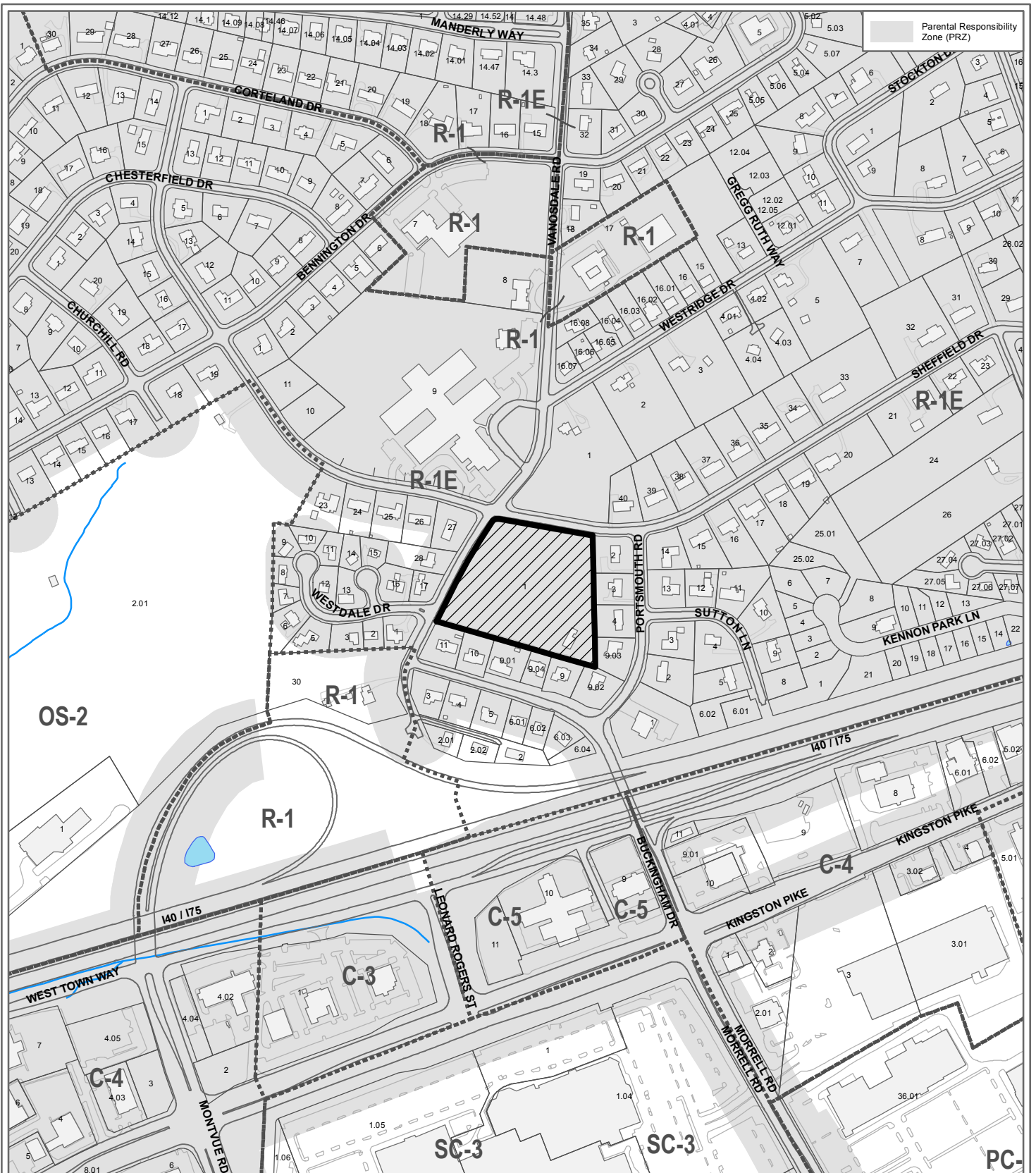
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**8-SF-14-C  
CONCEPT PLAN**

Subdivision: The Reserve @ West Hills

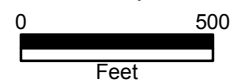


Approval of Concept Plan

Original Print Date: 7/17/2014  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 120  
 Jurisdiction: City







Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Re: 8-sf-14-c**

1 message

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**'Patricia Serio' via Commission** <commission@knoxmpc.org>

Fri, Jul 25, 2014 at 6:14 PM

Reply-To: hikerpat08@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

**Commission Members:**

This communication is regarding your file no. 8-sf-14-c - the large lot at the corner of Vanosdale at Sheffield, in west Hills.

It is my understanding that 14 new homes are planned for this lot, in addition to a new road. Given traffic considerations, minimum viable living space of houses, and the "out of place" look that houses of this size would have within west Hills, I am against this project.

I am asking that the Metropolitan Planning Commission listen to the people living in this neighborhood and come out against this planned development. Please help us keep our neighborhood consistent with the west Hills covenants and ensure that any houses built ensure a proper fit with the existing neighborhood.

Thank you for your consideration in this very important matter.

Sincerely,  
*Patricia Serio*  
*7431 Westridge Drive*  
*Knoxville, TN 37909*  
*(865) 584-4427*

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Regarding File 8-sf-14-c (Vanosdale Lot)**

1 message

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**Bryan Grubaugh** <bryan.grubaugh@gmail.com>

Fri, Jul 25, 2014 at 10:52 AM

Reply-To: Bryan.Grubaugh@gmail.com

To: commission@knoxmpc.org

Goodmorning,

I wanted to take time today to discuss the MPC case for file number 8-sf-14-c. This is the large lot on Vanosdale Road in West Hills.

It's my understanding that they plan to try and build 14 new homes on this lot in addition to a new road. Given traffic considerations, minimum viable living space of houses, and the "out of place" look that houses of this size would have within West Hills, I am against this project.

I ask the MPC to listen to the people living in this neighborhood and come out against this planned development. Help us keep our neighborhood consistent with the covenants and ensure that any houses built ensure a proper fit with the existing neighborhood.

Your help is appreciated in keeping West Hills the wonderful neighborhood that it is.

Kind regards,  
Bryan Grubaugh

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] 5 acre tract on Vanosdale at Sheffield**

1 message

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

Fri, Jul 25, 2014 at 9:30 AM

Reply-To: ac.will@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Good morning,

My name is Ashley C. Williams, I live at 522 Broome Road in West Hills. I took over Dr. Pelot's position as President of the West Hills Community neighborhood Association in December of 2013. I am writing to you today to express our initial concerns of the proposed neighborhood at the corner of Vanosdale and Sheffield. 14 individual houses (on 4 acres after a road is cut) will draw a lot of opposition from the neighborhood. Our concerns are as follows.

First is the added traffic for that area. Vanosdale often backs up from West Hills elementary as well as Kingston Pike past where the proposed entrance of this neighborhood would be, the entrance to the neighborhood is within 200 feet of a hair-pin curve that does not have a stop sign.

Second- after putting in the road, that would place 3 houses per acre which does not follow the historical character of the neighborhood. I have copies of the covenants of the neighborhood that state the minimum lot size and livable square footage for single story housing for the neighborhood- I ask that you take a look at that while considering this proposed project. If you need for me to provide copies- I will- I figured you would want to get a copy yourself so that you can be assured it has not been altered in any way.

Third is watershed from the property. As that property sits- it is flat at the Vanosdale side, however, all you have to do is drive up Sheffield to see how much of a hill that property actually sits on, changing that property to include as much concrete that will need to be put in place to incorporate a street and 14 drive ways will not leave very much land for the water to be absorbed- leaving it only to run off on Vanosdale.

The West Hills executive board along with Jeff Ownby and the Wesley Neighbors Association has a meeting set up for 8pm on August 8th- after your decision to approve or disapprove of this project has been announced. If your position is to support the project our goal will be to gather the required information to present to the Commission on August 14th.

I greatly appreciate each and every one of you volunteering your time to attention to this matter.

Thank You.

Ashley C. Williams  
865-313-0282  
[ac.will@yahoo.com](mailto:ac.will@yahoo.com)



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

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**[MPC Comment] Proposed neighborhood at Vanosdale and Sheffield**

1 message

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

Wed, Aug 6, 2014 at 8:47 AM

Reply-To: ac.will@yahoo.com

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

Good morning to you all. My name is Ashley C. Williams, I am the President of the West Hills Community Association. I live at 522 Broome Road Knoxville, 37909. I am inviting you all to a scheduled meeting this Friday (8-8-14) at the Church of the Nazarene on Vanosdale. The purpose of this meeting is for the residents of Wesley Neighbors as well as West Hills Neighborhood Association to meet with the developers of the proposed neighborhood. Both West hills and Wesley Neighbors are in heavy opposition of the number of units proposed for the size of the property. We are expecting about 150 residents in attendance (we have yet to put this out on social media for a public invite).

If you could attend, I would greatly appreciate it. I also understand if you can not. We all know the property will be built upon at some point- we are not against that. We are against the number of units though. I called the owner/builder and have spoken with him. I have given him our concerns and he did respond " I hope there is a way that we can work together on this project".. West Hills would support 8 or 9 units for the size of this property.

My cell phone is listed below. Please do not ever hesitate to call me. We greatly appreciate your taking this into consideration in your Staff recommendations

Thank You.

Ashley C. Williams  
865-313-0282  
[ac.will@yahoo.com](mailto:ac.will@yahoo.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Property at Vanosadale and Sheffield**

1 message

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

Mon, Aug 11, 2014 at 9:17 AM

Reply-To: ac.will@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Good morning all, My name is Ashley Williams , 522 Broome Road. As I had written to you last week West Hills Neighborhood Association along with Wesley Neighbors had a public meeting to discuss legitimate concerns of this project at the West Hills Elementary School August 8th from 6 until 7:30. We had tried to get someone from the development company to attend, however, because the person who was going to attend is still down and out from the results of a recent back surgery. There was no representation for the entity wanting to build this. The main concerns which I believe do have significant concern are;

1.) Traffic backing up in both directions on Vanosdale which it sometimes backs up to Kingston Pike on the South side as well as Middlebrook Pike on the North Side- that is with out this neighborhood traffic.

2.) Drainage- I understand as per the 6th item they must meet, being that they have to have a Neighborhood Association to gather funds to keep the retention pond and common areas maintained. My question is this- If they either do not have an association- or one is started and then falls apart, is the maintenance of the Common area or Retention pond now the responsibility of West Hills neighborhood Association? We can not afford to take this on.

3.) Street maintenance- we are told that the residents of this new neighborhood will be responsible for the cost of maintaining their streets- what happens if they are not able to handle the cost of this. Who's responsibilities will this fall to? We certainly can not afford to take this on, nor do I feel the City should have to absorb this just so that the builder can build his project.

4.) 14 houses being built on 5 acres( minus the footage of the road, sidewalk, cul-de-sac and retention pond) is not Historically how West Hills is designed. We ask that you keep this in mind.

I have a scheduled meeting with the owner as well as a developer at a spec house in another location tomorrow morning August 12th at 9am at 9900 , George Williams Road to discuss these issues as well as others, also to walk through the spec house to see what kind of materials are used as well as they type of house it will be. I would welcome your presence if available.

I write to you this morning to give you an idea that it is the week of the MPC meeting to determine what is to be done with this property- however- Our first meeting with the

developer is 2 days before the project is approved, not approved or postponed. I ask that you keep this in consideration during your meeting on Tuesday August 12 when you go over the entirety of the Agenda. We are not against the property being built upon- only concerned that it be done so keeping in mind the above mentioned items as well as it be done so to keep the integrity of the neighborhood in mind.

I greatly appreciate your time and attention to this matter.

Thank You.

Ashley C. Williams  
865-313-0282  
[ac.will@yahoo.com](mailto:ac.will@yahoo.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

**Fribourg, Henry A** <fribourg@tennessee.edu>

Sat, Aug 9, 2014 at 6:07 PM

Reply-To: fribourg@tennessee.edu

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Cc: "Claudia Fribourg (cfribourg@hotmail.com)" &lt;cfribourg@hotmail.com&gt;, "Daniel Fribourg (crowknight@hotmail.com)" &lt;crowknight@hotmail.com&gt;, "aquarijen@gmail.com" &lt;aquarijen@gmail.com&gt;

Members of Metropolitan Planning Commission,

My wife and I are writing you in opposition to the proposed plan of development for 14 units on the five acres at the corner of Vanosdale and Sheffield.

It has been obvious to me for many years that this land should be changed to some kind of dwellings; it should be and would preferable to further encroaching on some of the best and most valuable of the increasingly scarcer agricultural land in East Tennessee, land from which we and our descendants will all depend for our food. However, the lot should be developed rationally and intelligently, rather to satisfy the momentary whims of greedy developers.

The proposed plan is replete with unsupportable assumptions and unrealistic future consequences, in addition to ignoring current insufficient infrastructure:

- This intersection is now insufficient for its traffic volume, not only at business commuting hours, but even more when at the times when West Hills Elementary School receives and dismisses students – one of the 3 lanes functions as a 35-minute parking lot for parents;
- Buckingham and Vanosdale should be 4-laned for the current volume of day-time traffic before any additional traffic is inflicted on them by this plan;
- The assumption that the new development would increase the enrollment at West Hills Elementary School is ludicrous: 14 units realistically could easily generate at least two dozen or more pupils for both it and/or for Bearden Middle School on Francis, fed by and just across the end of Vanosdale at Middlebrook Pike;
- The criterion that residents of the new development, which is contained entirely within neighborhoods within Knoxville City limits, must maintain their access road rather the City street engineering department – this is not a driveway, not when such a street provides access to 14 distinct home units.

The MPC staff should strongly deny this proposed plan and recommend to the commissioners that they should turn it down entirely, even without accepting to consider any modification. It is obvious that considerable infrastructural planning and execution by the city even before the developers could develop a new plan.

Sincerely,

**Henry and Claudia Fribourg**

7421 Somerset Road, Knoxville, TN 37909-2356

*“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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Re: Agenda Item 17 -- File 8-SF-14-C**

1 message

**Cap and Clara Hardin** <hcaphardin@comcast.net>

Mon, Aug 11, 2014 at 10:05 AM

Reply-To: hcaphardin@comcast.net

To: commission@knoxmpc.org

Members of the Commission:

We urge you to deny the development reference above as presently proposed.

Our concerns are:

## 1. The increased traffic

Vanosdale Road is heavily traveled now and already experiences backups regularly. Traffic is now scheduled to increase as

West Hills school is requiring all carpool traffic to use the Vanosdale entrance.

## 2. The proposal that the residents will be responsible for maintaining the new road and the water retention pond. If the road is

not properly maintained, the residents will be inconvenienced. If the water retention pond is not properly maintained the entire community will be affected.

## 3. The number of units (14) proposed

Perhaps half that number (7) would be more in keeping with the surrounding area and would have less negative impact on the community.

Thank you for your consideration of this matter.

A. B. Hardin  
Clara G. Hardin  
7417 Somerset Road  
Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Subdivision: The Reserve @ West Hills

1 message

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**jhreynol** <reynoldsj@utk.edu>

Mon, Aug 11, 2014 at 5:11 PM

Reply-To: reynoldsj@utk.edu

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

Please consider postponing this subdivision request that is on the agenda of August 14. Neighborhood residents have had very little time to study the concept plan and meet with the developer. The number of houses proposed will increase the traffic hazards on Vanosdale Road because of the limited sight distances to the nearest intersections. More traffic will be coming onto Vanosdale Road from West Hills School this year because of new rules for parents picking up children at the school. Thank you.

John Reynolds, 7112 Stockton Drive. Knoxville, 37909.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

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**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](mailto:gael@gaellott.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

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

Wed, Aug 13, 2014 at 11:59 AM

Reply-To: seamansstudio@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

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

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] Sheffield @ Vanosdale Property**

1 message

'Ashley Williams' via Commission &lt;commission@knoxmpc.org&gt;

Wed, Aug 13, 2014 at 2:00 PM

Reply-To: ac.will@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

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, cul-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 its 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](mailto:ac.will@yahoo.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Proposed Development of the Lot on Corner of Vanosdale and Sheffield ( File 8-SF-14-C)**

1 message

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

Tue, Aug 12, 2014 at 10:00 AM

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

My wife and I are opposed to this proposed development for a number of reasons:

1. The proposed access road junction with Vanosdale is very close to the existing intersections of Buckingham, Sheffield and Westdale with Vanosdale. Traffic tie-ups are sure to occur. Increased vehicle accidents are a real possibility because of this difficult access.
2. Asking residents to maintain this road will place a burden on them that will be difficult to implement. The development would be in the city, maintaining a road serving 14 homes should be the city's responsibility.
3. In all likelihood, residents in the proposed development will average two cars per household. Twenty eight more cars will place a significant additional burden on the already jammed roads in the area.
4. The estimate of just 6 additional students from the proposed 14 houses is unrealistically low. Twenty to thirty more students is much more likely. Area schools will have a hard time dealing with these added student numbers.
5. Shoehorning 14 houses into the property given its topographic limitations, including the need for a runoff basin, will be difficult. The resulting cheek to jowl house siting will negatively impact the image of the West Hills area.

We request that the proposal be rejected outright. We also request that no other proposals for development of the site be considered until the public infrastructure issues raised by this proposal, including road, traffic and school impacts, are addressed by the city and the school system.

Thank you for your consideration of our opinion.

George F. & Ruth B. Smith  
7443 Somerset Road  
Knoxville TN 37909



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

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

1 message

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**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](mailto:commission@knoxmpc.org)



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

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

1 message

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'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](mailto:knoxtrees@aol.com)

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

To: [knoxtrees@aol.com](mailto: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](mailto:ac.will@yahoo.com) 313-0282

Jeff Ownby, [jeff.ownby@knoxcounty.org](mailto:jeff.ownby@knoxcounty.org) 441-6162

Larry Silverstein [knoxtrees@aol.com](mailto: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](mailto:commission@knoxmpc.org). Their individual email addresses are listed below, but all should receive the email at [commission@knoxmpc.org](mailto:commission@knoxmpc.org).

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

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 **MPC\_letter\_West\_Hills\_8-13-14.docx**  
OK



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] West Hills Development**

1 message

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**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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] West Hills Development

1 message

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**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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

1 message

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**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](mailto:commission@knoxmpc.org)



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Monday's West Hills Meeting**

2 messages

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

Fri, Aug 15, 2014 at 9:54 AM

Reply-To: ac.will@yahoo.com

To: Peter Medlyn &lt;pmedlyn@propertyservicegroup.com&gt;

Cc: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Good morning Peter,

I wanted to send you a formal invitation to attend the West Hills Community Neighborhood Association's August meeting this coming Monday evening at 7pm at the Church of the Nazarene on Vanosdale- just north of the corner of Vanosdale and Sheffield. I have already cleared most of our normal agenda to give you time to explain your project. I try to keep these meetings to 1 hour. If you could respond, I would greatly appreciate it.

Thank You.

Ashley C. Williams  
865-313-0282  
[ac.will@yahoo.com](mailto:ac.will@yahoo.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)**Peter Medlyn** <pmedlyn@propertyservicegroup.com>

Fri, Aug 15, 2014 at 10:03 AM

Reply-To: pmedlyn@propertyservicegroup.com

To: Ashley Williams &lt;ac.will@yahoo.com&gt;

Cc: commission@knoxmpc.org

Great thanks for setting this up, I look forward to seeing you Monday evening.

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**From:** Ashley Williams [mailto:[ac.will@yahoo.com](mailto:ac.will@yahoo.com)]**Sent:** Friday, August 15, 2014 9:54 AM**To:** Peter Medlyn**Cc:** [commission@knoxmpc.org](mailto:commission@knoxmpc.org)**Subject:** Monday's West Hills Meeting

[Quoted text hidden]

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

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**[MPC Comment] West Hills development**

1 message

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**kmayo1@comcast.net** <kmayo1@comcast.net>

Tue, Aug 19, 2014 at 8:46 PM

Reply-To: kmayo1@comcast.net

To: Commission@knoxmpc.org

Dear MPC, I am writing to express my concern over the development being proposed at the corner of Vanosdale and Sheffield. I am a West Hills resident and I'm concerned that this development will not fit the covenant that the West Hills community has. I'm also concerned about the 8 feet deep retention pond that is planned directly across from West Hills Elementary. If this property is to be developed, I would hope it would be within keeping of the same restrictions that we already have and not a 14 house monstrosity.

Please try to keep our community in mind when making your decisions. Thank you,  
Kathy Mayo

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

**[MPC Comment] ac.will@yahoo.com**

1 message

**Janna Peevler-Boyd** <janna.boyd@gmail.com>  
Reply-To: Janna.Boyd@gmail.com  
To: Commission@knoxmpc.org

Wed, Aug 20, 2014 at 1:17 PM

To Whom It May Concern,

I am writing to voice my opposition to the proposed 14-home development on 5 acres located at the corner of Vanosdale and Sheffield Drive. This development will not fit within the existing West Hills community, and it will not add value to the existing community. I have been a resident of West Hills for 10 plus years. I have a daughter who attends school at West Hills Elementary which sits diagonally across the intersection from the property in question. I have several objections to this proposed development.

This development will require a detention pond to collect storm water runoff. At the neighborhood meeting, the developer indicated that he did not plan to secure or cordon off the proposed 8-ft. deep detention pond. This pond would be located right across from an elementary school where many kids walk to school. With no barrier to entry, an accident is inevitable. The developer indicated that the responsibility for securing and maintaining the pond and ostensibly the liability for the pond would fall on the homeowners or the homeowner's association (HOA). In addition to the safety issue, there is an issue of suitability and aesthetics impact to consider. Given the developer's lack of regard for safety, I am skeptical that the aesthetic impact of the pond has entered into his plans.

The number of houses proposed would result in a lot size that is far smaller than is the norm for the neighborhood. The current plan would be to put 14 homes, roads, and a detention pond on a plot of land that is 5-acres in size. The result would be 14 lots approximately 1/4 to 1/3 acre in size. Of the over 1200 homes within the West Hills boundaries, the majority have a lot size of 1/2 to 1 acre. Adding this density of housing simply does not fit the character of the neighborhood.

This development would be placed at an already busy 4-way intersection. Vanosdale is a common route to get from Middlebrook Pike to Kingston Pike. This intersection also links the Wesley Neighbors side of West Hills with West Hills Elementary, the Jean Teague greenway, and the rest of West Hills. The four-way stop in question is generally busy and there are frequent issues with compliance at this intersection. During the peak elementary school drop off and pick up hours, it would be nearly impossible to turn left out of the proposed development. My understanding from the neighborhood meeting is that the city is unwilling to build a road and it would be the responsibility of the developer to create access and then the responsibility of the HOA to maintain the road as well as the other infrastructure including water, sewer, and utilities.

In summary, I see nothing but headaches and potential litigation from this development as it is currently proposed. I respectfully request that the Metropolitan Planning Commission have the developer re-evaluate his plans and propose something that is more in keeping with the character of West Hills while considering safety, aesthetic, and traffic impacts.

Thank you for your time and consideration in this matter.

Janna Peevler-Boyd

7042 Stockton Drive

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Opposition to 5 acre/14 house project @  
Vanosdale/Sheffield**

1 message

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**Wayne Erwin** <werwin@councilmark.com>

Wed, Aug 20, 2014 at 12:24 PM

Reply-To: werwin@councilmark.com

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

I want to express my **opposition** to the proposed project (Medlyn). We do not need another logjam at one of the primary entry/exits for the West Hills neighborhood. Terrible idea.

Please vote **NO**.

S. Wayne Erwin Jr., CFA

Partner & Portfolio Manager

Councilmark Asset Management, LLC

(865) 330-2525 ext. 201 - Phone

(865) 330-2530 - Fax

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)