



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] File 8-SF-14-C

1 message

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

Wed, Aug 13, 2014 at 11:59 AM

Reply-To: seamansstudio@yahoo.com

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

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



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

[MPC Comment] Sheffield @ Vanosdale Property

1 message

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

Wed, Aug 13, 2014 at 2:00 PM

Reply-To: ac.will@yahoo.com

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

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

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This message was directed to commission@knoxmpc.org