



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

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**Fwd: Application of Beacon Park, LLC File Number 1-F-15-UR**

1 message

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**Dan Kelly** <dan.kelly@knoxmpc.org>

Wed, Jan 7, 2015 at 1:09 PM

To: Jeff Welch &lt;jeff.welch@knoxtrans.org&gt;, Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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

From: **Bob Bird** <bbird@tds.net>

Date: Wed, Jan 7, 2015 at 11:44 AM

Subject: Application of Beacon Park, LLC File Number 1-F-15-UR

To: [dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)

Mr. Kelly,

I want to add my voice to Mrs. Cohn's email below. I am one that believes the referenced intersection is dangerous as is and would only worsen if the requested amendment were to be approved. I have a prior commitment that prohibits my attendance at the scheduled meeting, thus my email is intended to share my opposition of the requested amendment. I am not opposed to the development of the property as previously allowed; I simply want it done in a manner that will be safe for the community at large. To ignore the traffic situation at the intersection would not be prudent towards the long term best interest of maintaining safe roadways in Knox County. Turning on to Northshore from Chandler is difficult and needs to be improved before additional traffic is added. I believed this to have been addressed in the original MPC approval.

One further thought: The timing of the notice may meet the required standard of the law but in my opinion is not in keeping with the spirit of the intent to provide ample notice for public comment. I too would like to see this hearing deferred.

Respectfully,

Robert B Bird

Vice President, River Sound HOA

From: [hopecohn@hotmail.com](mailto:hopecohn@hotmail.com)To: [dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org)CC: [lewisknox@aol.com](mailto:lewisknox@aol.com); [dennisfalls@charter.net](mailto:dennisfalls@charter.net); [frederichans@tds.net](mailto:frederichans@tds.net); [daince@aol.com](mailto:daince@aol.com)

Subject: Application of Beacon Park, LLC File Number 1-F-15-UR

Date: Wed, 7 Jan 2015 16:02:25 +0000

Dear Mr. Kelly,

On behalf of at least a dozen residents of Riversound subdivision and Chandler road homeowners, I respectfully request that the Knox County Metropolitan Planning Commission defer consideration of the application of Beacon Park, LLC, File Number 1-F-15-UR, which is currently scheduled for review tomorrow, January 8, 2015. I did not

receive a copy of Beacon Park's current application until Monday, January 5th and it was at that time, I learned that the above application of Beacon Park does not include the construction of a new intersection at S. Northshore/Chandler/Blue Grass roads as originally approved. The current application of Beacon Park simply will require the installation of 3 actuated flashers at said intersection which, in the opinion of many residents of Riversound and Chandler Road, will be grossly inadequate to insure the safety of those homeowners who must use this intersection multiple times each day. This intersection is already dangerous because of poor visibility of oncoming traffic on Northshore. School bus drivers who must turn left from Bluegrass Road onto Northshore Drive are particularly at risk. There have been several accidents, including one fatality, near this intersection. Adding construction traffic and the estimated 340 estimated vehicle trips to this dangerous intersection is unwise and will make the intersection even more hazardous.

Notice of this proposed change in the plan of the subdivision has not given residents of the affected neighborhoods the time in which to express their concerns in an organized manner. If I had had the information in advance I would have been able to cancel my travel plans and several other of our residents would also have been available to present their concerns. Therefore, I must ask you in the interest of public safety, please reschedule the hearing on the above application of Beacon Park.

Sincerely,

Hope Cohn

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Dan Kelly  
MPC, Development Services Manager  
[\(865\) 215-2500](tel:(865)215-2500)



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

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## [MPC Comment] Comments, Questions & Concerns on 1-SC-15-C and 1-F-15-UR

1 message

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**JTMowery via Commission** <commission@knoxmpc.org>  
Reply-To: jtmowery@aol.com  
To: commission@knoxmpc.org, brad.anders@knoxcounty.org

Wed, Jan 7, 2015 at 11:36 AM

Commissioners:

I have comments, questions and concerns about Agenda Item 9 on the Knox County Metropolitan Planning Commission agenda for the meeting this Thursday, January 8, 2015. This item deals with the Arcadia-Beacon Park, LLC Concept Plans and Use on Review which are file numbers 1-SC-15-C and 1-F-15-UR.

This is being addressed to the MPC as indicated on their website and also to Brad Anders, Chairman of the County Commissioners for distribution to the other County Commissioners since District 5 where this property is located does not currently have a representative as a result of our neighbor Rick Briggs' recent resignation.

I am J. T. Mowery and live at 2132 River Sound Dr, Knoxville, TN 37922. My property and about six others back up to the section of Chandler Road between Northshore Dr. and the intersection with Rodgers Island Road.

Although I understand the current review is only for a portion of the property which is to ultimately be developed, I am concerned that plans being proposed could set a bad precedent for the future. I am unsure of the actual plans as the MPC website indicated the Agenda Package would contain, "A complete set of all agenda materials including maps, staff reports, site plans, correspondence and other supporting documents will be posted the Friday afternoon preceding the MPC meeting." I could not find any of these and therefore have not seen the plans.

I feel an overall development plan needs to be considered instead of one small portion and am especially concerned about the plans which I believe are for the access from Northshore to utilize Chandler Road between Northshore Drive and Rodgers Island Road to connect to new roads to the subdivision which would replace the existing section of Chandler Road after the intersection with Rodgers Island.

I feel a different access road should be used primarily because of safety issues:

Chandler Road intersects busy Northshore Drive at high point in the road which creates blind spots for the traffic resulting in accidents now. With more Chandler traffic there will be more accidents. Besides normal traffic issues, Chandler would not provide a safe or convenient location for school bus loading and unloading. At least three possible alternatives for consideration would be:

A) Extend the end of Rivermist Lane to intersect with the new construction road. This would give better line of sight on Northshore, Rivermist is already developed with curbs and is much wider than Chandler, and it is only a short distance down the edge of a field to the new construction site.

B) Extend the end of Sandpiper Lane to intersect with Rogers Island Road and the new construction. This again gives better line of sight on Northshore and it is already wider than Chandler.

C) Create a new access road between Rivermist and Sandpiper Lane to create a unique entrance for all the future development. This would be on a safer location on Northshore Drive.

If Chandler Road is utilized, a number of issues need to be addressed:

1. Water Runoff:

There have been various issues in the past with water runoff from Chandler Road harming the River Sound properties bordering the east side of Chandler. Some previous solutions have been to deepen the drainage ditch on the west side of Chandler or to attach a drainage pipe; such as the one which connects the east end of the culvert, which runs under Chandler from the ditch on the west side of Chandler, to the sewer on River Sound Drive by running that pipe underground between River Sound addresses 2128 and 2132. In addition, the slope of the road and the rising terrain west of Chandler causes runoff from the Chandler driveways and the road to overflow onto the River Sound properties during hard rain storms.

Widening of Chandler would cause more water run off and any plans should insure that water runoff does not impact the River Sound properties either during construction or after completion if the Chandler alternative is utilized. Work done would need to adhere to now existing Knox County Storm Water Ordinances and the NPDES Clean Water Act which were not in place previously.

2. Established Tree Line:

Environmentally, most of the River Sound properties are protected from Chandler Road with a long established tree line providing a natural vegetation buffer. Some of the cedar, oak, and hackberry trees appear to be historically over 100 years old as part of the beautiful entrance to the country lane. Removable of those trees would destroy the historical environment. Since these are right by the road, any roadwork on the east side of the road could affect the root system which might cause them to die or fall over causing damage to the River Sound properties.

Plans should guarantee the preservation of these trees and the protection of the River Sound properties from damage caused by disruption of these trees.

3. Roadway Environment:

Chandler Road is a very narrow, rural road. It is dangerous and occasionally noisy even with the current level of both vehicle and pedestrian traffic. Additional traffic from the new development would require widening the road if Chandler Road is used for access. Most of the River Sound houses are relative close to Chandler now with a steep drop off from the road. For example, the rear of my house is about 30 feet from Chandler and 15 feet below the surface of the road. Any widening toward River Sound would be difficult and cause issues with the landscape. In addition, this steep drop off and the gradual elevation rise to the west on Chandler increases the water runoff issue discussed above.

There is about twice the easement available for widening toward the west of Chandler Road as opposed to moving east toward River Sound. Therefore, any widening should go toward the west and not the east. Perhaps most of the existing road could be used as a pedestrian walkway and a new road created toward the west.

4. Noise Level:

If the Chandler Road alternative is used for access, the noise level would increase extensively and some type of sound barrier should be provided for the River Sound properties.

Based on the above concerns, I would recommend no approval of the plans until acceptable solutions to these concerns are provided and a review done to make sure all appropriate issues have been addressed.

Sincerely,  
J, T. Mowery

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