



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

[MPC Comment] Proposed Development between Knightsbridge and Queensbridge Roads

1 message

Jonny Loney <JonMLoney@comcast.net>

Tue, Feb 24, 2015 at 2:51 PM

Reply-To: jonmloney@comcast.net

To: herb@claiborne.com, bartcarey@comcast.net, commission@knoxmpc.org, eason.mpc@gmail.com, jtocher.mpc@gmail.com

Cc: jsgkelley@comcast.net, AKelly2003@aol.com, loneyl@comcast.net

Dear Commissioner :

I am writing to express my deep concern about a high density subdivision proposed on the Kirby property off Northshore Rd.

between the Knightsbridge and Queensbridge entrances to Lyons Crossing. It is my understanding that the proposed

entrance to the development is off Knightsbridge, just inside the entrance to Lyons Crossing. As a resident there,

I am very concerned that such an arrangement would create unacceptable congestion and a safety hazard at the

entrance and on Northshore Rd. Motorists entering the new development would have to turn left across Knightsbridge

almost immediately after turning off Northshore, creating safety risk both to drivers coming down Knightsbridge to exit

Lyons Crossing and to trailing drivers entering Lyons Crossing and those approaching the entrance on Northshore.

Knightsbridge is at a very steep grade at the entrance and is already dangerous in snow and slick conditions.

The addition of cars turning across Knightsbridge at the foot of the hill or turning on to Knightsbridge from the new

development is a recipe for personal injury from T-bone collisions with cars coming down the steep hill.

Access and egress at the Northshore/Knightsbridge intersection is already very difficult (and I know from personal

experience – dangerous) during the morning and evening rush. This situation will be made even worse by the proposed

apartment complex at the nearby Wallace Rd./Northshore intersection, with or without the proposed development at the

Kirby property.

Reducing the density of the proposed development from 3 houses per acre to 2 houses per acre would partially alleviate

but not solve the problem. Eliminating entrance to the proposed development across Knightsbridge is not only necessary

to avoid congestion, but to protect the safety of residents and visitors to our neighborhood. [I believe revisions to the proposal](#)

[are critical. Please take action to require reduction in the density of the development and to eliminate the entrance across Knightsbridge.](#)

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Sincerely,

Jon Loney

1213 Westbury Rd.

Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fw: Proposed Development: Lyons Crossing - Final Phase

1 message

C ROBBINS <candcn10ac@bellsouth.net>

Sun, Mar 8, 2015 at 12:57 PM

Reply-To: candcn10ac@bellsouth.net

To: commission@knoxmpc.org

-- On Sun, 3/8/15, C ROBBINS <candcn10ac@bellsouth.net> wrote:

> From: C ROBBINS <candcn10ac@bellsouth.net>
> Subject: Fw: Proposed Development: Lyons Crossing - Final Phase
> To: commissioner@knoxmpc.org
> Date: Sunday, March 8, 2015, 12:46 PM

>

>

> -- On Sun, 3/8/15, C ROBBINS <candcn10ac@bellsouth.net>
> wrote:

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> > From: C ROBBINS <candcn10ac@bellsouth.net>
> > Subject: Proposed Development: Lyons Crossing - Final
> Phase
> > To: bettyjo..mahan@knoxmpc.org
> > Date: Sunday, March 8, 2015, 12:43 PM
> > Dear Commissioner:

> >

> > I am writing concerning the concept/use on review
> agenda
> > item 9, known as the Kirby Farm. Staff
> recommendation
> > is to approve subject to 8 conditions, one of which is
> a

> > determination on whether the drainage from the pond
> site is

> > a stream subject to buffer. I live at 1444
> > Queensbridge Drive and my lot backs up to the Kirby
> > farm. Frequently after a heavy rain or a prolonged
> > rain event I have seen runoff from the hillsides
> flowing a

> > good two to three inches deep and fifteen to twenty
> feet

> > across behind my property. Anybody that buys a house
> > in that flood plain is going to have problems.

> >

> > Respectfully,

> >

> > Christopher Robbins
> > 1444 Queensbridge Drive
> > Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org