



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

[MPC Comment] FW: Petition

1 message

Musel, Nicole <n.musel@gwccnet.com>

Wed, Jun 22, 2016 at 10:38 AM

Reply-To: n.musel@gwccnet.com

To: "herb@claibornehauling.com" <herb@claibornehauling.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Attached is a signed petition from the residents of Hidden Meadows to keep Ivory Tower Drive closed off (no thru road/traffic) from the subdivision to Golden Meadows for your consideration.

Hidden Meadows is a subdivision of 222 homes; 140 homes have been built and are occupied. The Hidden Meadows subdivision is home to many families with young children. Many of the residents of Hidden Meadows have concerns about the amount of traffic that runs through our neighborhood. With the remaining homes to be built, the new residents those homes will bring, and the continued traffic from the contractors the safety of the residents and especially the children is of concern to the current residents. Making Ivory Tower Drive a thru road to the Golden Meadows would only increase the amount of traffic through our neighborhood.

Please note that all 83% of the residents of Hidden Meadows signed the petition. As such, our neighborhood strongly believes that this road should remain closed off from Golden Meadow for the safety of its residents in Hidden Meadows. The opening of this road will only allow additional traffic to flow through the neighborhood which will increase the risk of our children becoming injured.

I have heard that you have been responsive to resident issues in the past, and I hope that you will consider and support this request. With your leadership and support for this road to remain closed between Ivory Tower Drive and Golden Meadows, our neighborhood will have the appropriate traffic control for today's conditions.

Thank you for your consideration.

Warm Regards.

Christina (Nicole) Musel

[302-593-5473](tel:302-593-5473)

2633 Silent Springs Lane

Knoxville, TN 3931

Nicole Musel

Liability Adjuster

Great West Casualty Company | Old Republic Insurance Group

PO Box 94 | South Sioux City, NE 68776

O: 865.392.3709 | F: 800.833.1851

www.gwccnet.com

Attention: The information contained in this message and or attachments is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any system and destroy any copies. (GWCC)

--

This message was directed to commission@knoxmpc.org



Scanned from a Xerox Multifunction Device.pdf

463K

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	RACHEL THOMPSON	3542 SPARKLING STAR LN	865-769-5325	Rachel Thompson
2	DAVID Hale	2731 Silent Springs Ln.	276 2020740	David Hale
3	Larry Jackson	2760 Silent Springs Ln	865-423 604 767	Larry Jackson
4	Alex Bowers	2748 Silent Springs Ln	931-237-4102	Alex C. Bowers
5	Suzetta Vaughn	8340 Ivory Tower Dr	865-951-3975	Suzetta Vaughn
6	CHRIS Rowe	2514 Sparkling Star Ln	919-625-3310	Chris Rowe
7	Jason Hepsher	2510 Sparkling Star	865 679 8997	Jason Hepsher
8	Morgan Hassell	2500 Sparkling Star Ln	(423) 500-9194	Morgan Hassell
9	Jonathan Chakales	8350 Ivory Tower Pl.	(814) 445 7145	Jonathan Chakales
10	Johnny Coffey	2477 Clinging Vine Ln.	865-719-8350	Johnny Coffey
11	Kevin Thummer	2467 Clinging Vine Ln	615-545-7004	Kevin Thummer
12	Ron Walters	2463 Clinging Vine Ln	301-473-3580	Ron Walters
13	Summer Ardey	2459 Clinging Vine Lane	865 771 2589	Summer Ardey
14	Demetrius Jones	2424 Clinging Vine Lane	865 919-1436	Demetrius Jones
15	Craig Keasor	8505 Golden Cloud Ln	865-556-8948	Craig Keasor
16	Anke Mue	8521 Golden Cloud Ln	865 386 8448	Anke Mue
17	Bart Hobson	8543 Golden Cloud Ln	865-255-3764	Bart Hobson
18	John Gallagher	8555 Golden Cloud Ln	865-241-4427	John Gallagher
19	Eric Woodard	8559 Golden Cloud Ln.	865-742-9075	Eric Woodard
20	Yu Chen	8571 Golden Cloud Ln	865-360-3889	Yu Chen

B 0

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS





















We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Julya Johnson	8501 Golden Cloud Ln, ^{Knoxville TN 37921}	865-250-2839	<i>Julya Johnson</i>
2	Whitney Tisdale	8509 Golden Cloud Ln, ^{Knoxville TN 37921}	865-712-4089	<i>Whitney Tisdale</i>
3	Kable Nunnally	8517 Golden Cloud TN 37921	423-368-0578	<i>Kable Nunnally</i>
4	Lamar Johnson	2611 Piper Grove Ln 37931	865-800-6888	<i>Lamar Johnson</i>
5	Olisa Parra	2615 Piper Grove Ln ^{TN 37931}	865/315-3322	<i>Olisa Parra</i>
6	Colin Campbell	8544 Golden Cloud Ln	865-235-0103	<i>Colin Campbell</i>
7	Heather Alexander	8540 Golden Cloud Ln	865-973-1787	<i>Heather Alexander</i>
8	Roger Kades	8552 Golden Cloud	865-363-0214	<i>Roger Kades</i>
9		8636 Golden Cloud	867-82-7290	<i>[Signature]</i>
10	Dana Amazeen	8520 Golden Cloud Ln	865-206-9200	<i>Dana Amazeen</i>
11	Misty Tanner	8500 Golden Cloud Ln	865-363-3503	<i>Misty Tanner</i>
12	Brian Graves	8414 Summer Rain Dr	423-948-5779	<i>Brian Graves</i>
13	TIM MARLOWE	2629 Silent Springs Ln	856-803-7370	<i>Tim Marlowe</i>
14	Dina Hedges	8513 Golden Cloud Ln	865-919-9886	<i>Dina Hedges</i>
15	Matthew Weaver	8535 Golden Cloud Ln	865-599-9366	<i>Matthew Weaver</i>
16	Jolie Fields	2614 Piper Grove Ln	865-748-9112	<i>Jolie Fields</i>
17	Ryan Cline	8516 Golden Cloud Ln	865-399-8629	<i>Ryan Cline</i>
18	Mary Harpold	8504 Golden Cloud Ln	423-851-2610	<i>Mary Harpold</i>
19	Randall Williams	2616 Silent Springs Ln	865-456-0052	<i>Randall Williams</i>
20	Halle Wornack	2409 Silent Spring Ln	865-356-3998	<i>Halle Wornack</i>

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Josh Coffey	2624 Silent Springs Ln	423-309-5585	
2	Ryan Raasch	2628 silent Springs Ln	865 332 9914	
3	Richard Jones	2632 silent Springs Ln	865-622-0749	
4	Nathan Silcott	2559 Sparkling Star Ln.	865-230-4785	
5	Dawnnys McMillen	2551 Sparkling Star Ln	865-386-8010	
6	Emily Hudson	2546 Sparkling Star Ln	865-456-6295	
7	Bridget Webb	2547 Sparkling Star Lane	865-314-5847	
8	Jason S. Ruffel Davis	2531 Sparkling Star Ln	865-373-1941	
9	JASON SMITH	2519 SPARKLING STAR LN	865-591-2371	
10	Cheralyn Wood	8333 Ivory Tower Dr	865 771 1292	
11	Gary Nicely	2515 Sparkling Star Ln	865-201-1003	
12	George Townsley	2715 Silent Springs Ln	865-399-0237	
13	Chris Boyle	2739 Silent Springs Ln	864 477-1596	
14	Stacy	2739 Silent Springs Ln	865-600-0330	
15	Chris Jones	2554 Sparkling Star Ln	423-276-0400	
16	James Maxin	2555 Sparkling Star Ln	865 304 4843	
17	Lincoln Dunford	2539 Sparkling Star Ln	865-719-3730	
18	Bruce Hayes	2518 Sparkling Star Ln	865-356-4095	
19	Lauren Rodgers	2506 Sparkling Star Ln	865-963-6923	
20	Brian Parton	2640 Silent Springs Ln.	865-256-8102	

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Christina Musel	2633 Silent Springs Ln	3025935473	
2	Sherry Griffin	2625 Silent Springs Ln	865-200-1646	
3	John Blevins	2613 Silent Springs Ln	404-803-8949	
4	Jordan Frey	2601 Silent Springs Ln	865-414-7805	
5	Chris Wooten	2604 Silent Springs Ln	865-214-0859	
6	RITA Marshall	2608 Silent Springs Ln	865-216-7482	
7	Ashley Irwin	2612 Silent Springs Ln	865-406-4090	
8	PETER HOLT	2605 SILENT SPRINGS LN	865-452-6542	
9	TWATHAN D. GEBHART	2600 SILENT SPRING LN	260-403-2832	
10	Brett+Cindy Stouckdale	2736 Silent Springs Ln	865-532-9690	
11	Tyler Smith	2751 Silent Springs Lane	865) 414-9893	
12	Chrissen Fries	2755 Silent Springs Ln	865 250 0687	
13	Chad Burnett	2763 Silent Springs Ln	865, 776, 0263	
14	Melinda Croppo	2768 Silent Springs Ln	3154895564	
15	Christina Graham	2764 Silent Springs Ln	757 846 0257	
16	Allison Shepherd	2767 Silent Springs Ln	865-319-4835	
17	Barbara McCallum	2756 Silent Springs Ln	865-567-3614	
18	Katie Stamps	2759 Silent Springs Ln	859-583-9727	
19	Allison Stewart	2747 Silent Springs Ln	865-591-7653	
20	Holly Farler	2743 Silent Springs Ln	865) 617-1945	

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Brittany Hobson	2620 Silent Springs Lane	865-337-7548	
2	AL Tate	2417 Clinging Vine Ln	865-282-5920	
3	W. Baumgardner	2636 Silent Springs Lane	865-406-9320	
4	David Bridges	2543 Sparkling Star	865-621-6667	
5	Nicola Williams	2525 Sparkling Star Ln	865-242-4604	
6	Abby York	2471 Clinging Vine Ln.	865-582-1885	
7	Kevin Blair	2404 Clinging Vine Lane	865-207-4848	
8	Mark Hopkins	2550 Sparkling Star Ln	918-691-5247	
9	Melissa + Bambi Chittum	2440 Silent Springs Ln	(865) 310-2840	
10	Lisa Mills	2760 Silent Springs Ln	(865) 806-0295	
11	J. T. McMahon	2744 Silent Springs Ln	865-320-3025	
12	Amber Brett Waiser	2726 Silent Springs Ln	931-308-7973	
13	Kevin Sherman	2829 Ivory Tower Drive	901-270-1273	
14	Maeve Blackburn	832A Ivory Tower Dr.	423-676-1123	
15	Dustin York	2471 Clinging Vine Ln.	865-318-9731	
16	Brittany Baxter	2719 Silent Springs Ln.	865-237-1410	
17	Stormi Gray	2451 Clinging Vine Ln	865-310-2581	
18	Meghan Cragg	2530 Sparkling Star Ln.	865-281-0711	
19	Dennis Moore	2558 Sparkling Star		
20	Shane Bagnard	8547 Golden Meadow Ln	865-406-3529	

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Jessica Barnett	8507 Golden Cloud Ln	607-351-8318	<i>J Barnett</i>
2	Elizabeth Papp	8556 Golden Cloud Ln.	805-271-8701	<i>Elizabeth Papp</i>
3	Kula and Paul Rollins	8548 Golden Cloud Lane	307-871-2497	<i>Kula Paul R</i>
4	Amaral Young	8528 Golden Cloud Ln	910-585-0635	<i>Amaral Young</i>
5	Tara Mee & Andrew Hilliard	2522 Sparkling Star Ln	805-466-1553	<i>Tara Mee</i>
6	Michael & Cynthia Dean	4507 Sparkling Star Ln	777-66690	<i>Cynthia Dean</i>
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

PETITION

NO THROUGH ROAD FOR IVORY TOWER DRIVE FROM HIDDEN MEADOWS SUBDIVISION TO GOLDEN MEADOWS

We, the undersigned, are concerned residence of Hidden Meadows, urge you to keep our subdivision separate from Golden Meadows to secure the safety of our children and residences.

	Name (Please Print)	Address (Please Print)	Phone	Signature
1	Dorinda Vasquez	8570 Golden Cloud Ln	382-6984	Dorinda Vasquez
2	Jay Bookner	8524 Golden Cloud	274-1313	Jay Bookner
3	Steve M. Collins	2530 Sparkling Star Lane	865-964-0634	Steve M. Collins
4	Zach Parrell	2586 Sparkling Star Lane	865-339-2943	Zach Parrell
5	Angela Crisher	8566 Golden Cloud Ln	865-1934-8063	Angela Crisher
6	Mindy Dalton	8531 Golden Cloud Ln	865-951-6854	Mindy Dalton
7	Laura McCallister	8532 Golden Cloud Ln	865-247-3897	Laura McCallister
8	Jack R...	2619 Pipe Grove Ln	265-385-0859	Jack R...
9	Sherri Cowan	2752 Silent Springs Ln	292-3418	Sherri Cowan
10	Beth Ann Hill	2735 Silent Springs	221-0263	Beth Ann Hill
11	Brenda Albertsen	2444 Clinging Vine Lane	924-2891	Brenda Albertsen
12				
13				
14				
15				
16				
17				
18				
19				
20				



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

[MPC Comment] Re: Hidden and Golden Meadows

1 message

Gerald Green <gerald.green@knoxmpc.org>

Fri, Aug 5, 2016 at 10:24 AM

Reply-To: gerald.green@knoxmpc.org

To: Brad Anders <Brad.Anders@knoxcounty.org>

Cc: "Musel, Nicole [n.musel@gwccnet.com]" <n.musel@gwccnet.com>, Planning Commissioners <commission@knoxmpc.org>

Commissioner Anders,

Connectivity is one of those items that benefits everyone but which no one seems to want. The benefits include enhanced safety (more than one point of access/egress in the event of an emergency), decreased response time for emergency responders, improved traffic circulation and management, enhanced physical health of residents (by providing more opportunities for walking and biking), and more sustainable communities. Here are links to documents that describe connectivity and its benefits:

<http://www.lvpc.org/pdf/streetConnectivity.pdf>,<http://pedshed.net/?p=71>,http://documents.atlantaregional.com/transportation/tp_SRTP_Toolkit_Connectivity.pdf,<http://www.aging.ny.gov/livable/ResourceManual/Design/IV1i.pdf>,

I currently live in a neighborhood in which development began in the 1920's and that is connected to neighborhoods developed decades later. Rather than being a detriment, this connectivity provides more options for me to travel to and from my home and enables my wife, dogs, and me to walk through different neighborhoods improving our physical health and strengthening our social connection to the community as we meet and talk to a variety of neighbors. For most of my life I lived in an even older neighborhood that enjoyed strong connectivity to other neighborhoods. I did live briefly in a cul-de-sac neighborhood that had very limited connectivity. My strongest memory of that neighborhood is when a tree fell across the only access road, blocking all traffic until a couple neighbors and I were able to remove the tree.

Our responsibility as staff at MPC is to make recommendations that will enable a strong, sustainable community. To do this we must look to the future and often try to swim against the tide of current practices. As staff, we believe that connectivity among neighborhoods is one of the elements that will help ensure that our neighborhoods are sustainable and still viable in the future. For that reason, and because of the benefits of connectivity, staff will continue to recommend that new neighborhoods be connected to adjacent neighborhoods whenever feasible. While we as staff make recommendations, it is up to the Planning Commission as to whether to accept and approve these recommendations.

In this case, the reconsideration of the connection between Hidden Meadows and the adjacent neighborhood is a bit complicated. The approval of the concept plan for the development included a condition that the connection be provided. The developer agreed to this and the connection is indicated on the final plat submitted for approval, which is on the agenda for next week's MPC meeting. If the Planning Commission agrees that this condition should be removed, the consideration of the item will have to be postponed and a revised final plat, with the connection removed, will have to be submitted for approval. The Planning Commission is copied on this email so that they are aware of this option.

I trust that this information is useful. Should you have any questions or require additional information, please let me know.

Regards,
Gerald

Gerald Green AICP

Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
[865.215.2500](tel:865.215.2500)

gerald.green@knoxmpc.org

On Thu, Aug 4, 2016 at 5:02 PM, Brad Anders <Brad.Anders@knoxcounty.org> wrote:

Mr. Green,

MPC has before it this month a final plan for the Hidden Meadows Subdivision. If you look back on the history of the zoning you will see it was a very contested zoning. Smithbilt gave the county land to improve the roads and even made changes to comply with some residents. The zoning was within the sector plan and was justified. The neighbors in Golden Meadows were opposed to the connection and we could not work out with MPC to block it, no one but MPC wanted it. Now the neighbors of Hidden Meadows do not want the connection and I would ask, if the developer agrees, that the connection be reconsidered due to safety concerns and connecting neighborhoods that have such a significant difference in age.

I have not spoken with the builder in the matter and he may have changed his mind about the connection. I am reaching out to MPC on behalf of the neighbors.

Brad Anders
Knox County Commission
District 6

--

This message was directed to commission@knoxmpc.org