



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

---

**[MPC Comment] Concerns With Item 13, Ashton Grove, MPC 06/09/16 Meeting**

1 message

---

**shaney@charter.net** <shaney@charter.net>

Tue, Jun 7, 2016 at 12:39 PM

Reply-To: shaney@charter.net

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

Please consider these points regarding Item 13, Ashton Grove/Daniel Parker plan, under review for the upcoming June 9, 2016, meeting:

1. Neighborhood Compatibility: Neighbors on all sides of this small, 1.5 acre plot feel that the proposed subdivision into seven homes is not in harmony with the area. Although the PR zoning allows for such density, it does not follow that this property must be developed to the maximum to insure the success of the developer at the expense of the neighborhood. Since the zoning change to PR prior to 2007, potential developers have attempted to cram as many units as possible into this small lot located near the hazardous intersection of Bluegrass and Northshore. (See item 105, MPC meeting, June 14, 2007).

2. Drainage Concerns: This area is prone to severe run-off water from the intersection of Bluegrass/Northshore down. Neighbors along Northshore must endure ponds in their yards and run-offs into their basements resulting from overbuilding of the land which can no longer absorb the water and the inadequate drainage system.

3. Buffers for Adjoining Properties: According to the estimated traffic impact studies, there will be 90 vehicle trips per day from this proposed subdivision. The turnaround for the subdivision roadway is only 11 feet from my property line, a distance I question. That means 90 sets of headlights will be directed into my home and bedroom window. Also, there appears to be empty space to the right of building number 6. What will be placed here? Dumpsters? Neighbors need to be assured of solid barriers to protect against these intrusions.

Thank you for your attention to these issues,

Sonja Haney

10321 Bluegrass Road

—

---

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



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

**[MPC Comment] June 9th 2016 MPC Meeting 2-G-16-UR & 6-SD-16-C**

1 message

REXANA and BOB JOHNSON &lt;johnsonbobandrex@msn.com&gt;

Wed, Jun 8, 2016 at 10:13 AM

Reply-To: johnsonbobandrex@msn.com

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

June 7, 2016

Robert O. &amp; Rexana Johnson

10642 Sandpiper Lane

Knoxville, TN 37922

Knox County Metropolitan Planning Commission

Meeting for June 9, 2016

**Agenda Item # 13 Ashton Grove - Daniel Parker****2-G-16-UR & 6-SD-16-C**

We do want to see this vacant lot [one and a half acres] developed into homes consistent to the neighborhood.

We feel that this site has been approached much like a student's classroom math assignment challenge. The student attaining the target hopes to receive a gold star. In this case the developer's 'target' is a proposal of maximum zoned density and his 'gold star' is approval from the MPC.

We know that the MPC's responsibility is much broader as it evaluates not only the metrics of the regulations, but also the fit or compatibility of proposals to the neighborhood and the potential impact to the local area.

It is our understanding that developers are not mandated to implement the maximum number of dwellings per acre under the current zoning density of a particular site.

To achieve this maximum density, the developer has had to deviate from the Subdivision Regulations and Knox County Zoning Ordinances with multiple variance requests. We anticipate additional variances to be requested as the process continues. The MPC Staff Report states under its recommendations that variances are required because the **"limited size of the site restricts compliance with Subdivision Regulations"**. CORRECTION: I think this statement is backwards. The real issue is that the site cannot adequately accommodate the excessive number of houses proposed. With fewer houses the Subdivision Regulations could be followed. The regulations were developed to avoid the very problems that we as neighbors are opposed to. Four single-family houses on four lots would be a welcome addition and less impact to traffic and other concerns of the neighbors.

The MPC Staff Recommendations also state that **"the proposed variances will not create a traffic hazard."** The intersection spacing variance may not *create* a hazard, but it *will increase* the existing traffic hazard at this stretch of Northshore. However, with existing saturated traffic conditions and

the number of existing subdivision entrances, I feel that MPC should not grant the intersection spacing variance. There must be a potential hazard or a variance would not be required. It would be better to align Road A with the Cambridge Shores entrance. In addition to the variance request for the intersection spacing between Road A and Cambridge Shores, it is questionable if there is 400 feet between Sandpiper and the proposed "Road A".

Page 1 of 2

AGENDA ITEM #13 2-G-16-UR & 6-SD-16-C

Page 2 of 2

This location is at a 'blind hill' with limited sight distance that is evident by the two recently added "flashing lights on poles" on the east bound side of Northshore. There has been concerns for school buses to stop along this west bound section of Northshore. I do not think more flashing lights would be a solution to the hazard. So we request that any variance for sight distance be denied prior to the developer's request for such.

The variance request for the reduced cul de sac radius brings to question if adequate space is available for large garbage trucks to enter and turn around as well as delivery vehicles, moving trucks, lawn service vehicles, and maintenance trucks. The cocked-eyed position of the cul de sac appears to be force fitted. Fewer houses would improve the overall design for the site.

There is also the continued concern for this proposal's large area of paved and impermeable surfaces in relationship to the historical storm water runoff problem of this area. The adjacent neighbors at the corner on Sandpiper are out of town and could not attend this June meeting. They are very concerned on this issue and have been in attendance for two of the previous MPC meetings in which the review of this proposal was postponed.

We ask if the building sites have been inspected for karst areas in addition to the one under the proposed storm water basin. This area was documented as a blue pond on the KGIS map. The presence of unidentified sinkholes could impact the foundations of proposed houses.

This proposal is not compatible with the character of the neighborhood. The size and location of the buildings (houses) do not fit with neighboring homes. The neighboring custom homes are in a wide variety of individual shapes and styles. The proposed volume of small, 'cookie cutter' style houses crowded in a row is not consistent with buildings (houses) in the vicinity, and would decrease the value of adjacent properties. Under the above MPC Use on Review criteria cited from MPC's website, this proposal should be denied.

We realize the impact to traffic on Northshore in front of this site is not under your jurisdiction. However, we feel that your approval of high density developments for this section of Northshore certainly increases the danger to an already problematic stretch of road. The hazards from the blind

hill at Northshore and Bluegrass with limited line of sight will be compounded by the large number of vehicle trips at this location.

As the record shows, the community has repeatedly expressed its concerns at the multitude of public hearings for this site from 2006 up to today's meeting. The neighbors have been consistent in their concerns. We ask that you assist us in maintaining the integrity of our existing neighborhood.

We along with our neighbors are opposed to this proposal.

Robert O. and Rexana Johnson  
10642 Sandpiper Lane  
Knoxville, TN 37922

—

---

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



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

---

**[MPC Comment] 6/9/2016 Agenda Item #13 for 6-SD-16-C Comments**

1 message

---

**Liza Wright** <lizawright@tds.net>

Tue, Jun 7, 2016 at 9:22 PM

Reply-To: lizawright@tds.net

To: commission@knoxmpc.org

Knoxville/Knox County Metropolitan Planning Commission Agenda Date 6/9/2016

File # 6-SD-16-C, previously #2-G-16-UR

Subdivision: Ashton Grove, Applicant/Developer: Daniel Parker

Street Address: 10419 S. Northshore Dr.

Location: NE side of S. Northshore Dr., south of Sandpiper Ln.

Looking at the Concept/Use on Review of the 1.54 acre 10419 Northshore property, I see several problems:

- 1) The LeMay drawing shows the round-about radius 11 ft. from the east adjacent property (William Thomas Starkey). If you add the 7' line of sight, the paved round-about would be at most 18' instead of a 35' setback from the Starkey property. Why is there not a 35 ft. setback on the east (Starkey boundary)?
- 2) What homeowner wants to pay to re-pave their street? Because the road is a joint permanent easement, it is really a shared driveway; Knox County will not maintain it because it does not meet county standards of 50' right of way ( they have 40' right of way) so it cannot be converted to a county road. This is not in future resident's best interests, or in the interest of adjacent neighborhoods.
- 3) Are fire hydrants provided for joint easements? The west side of Sandpiper still does not have a fire hydrant, or a connection to sewage treatment, and it is a Knox County Road.
- 4) The #5 house is located exactly on the north setback to Sandpiper. That #5 house has the setback as its backyard. The NW corner wall of the #7 house, touches the stormwater detention basin. If allowed, this does not sound safe. There are no details about the retention basin- there is no setback between the retention basin and the adjacent Sandpiper properties on the north.
- 5) MPC questions if sight distance at the entrance will meet Subdivision Requirements. That should be determined now before this concept is approved. Why would there be a reason to change a Subdivision Intersection distance between streets from 400 feet? If this Requirement was established for safety, then it definitely applies here for multiple reasons.

A) It is easy to overlook on a flat map view, how steep the hill is going south from Sandpiper toward Bluegrass/Chandler and how difficult it is to turn out along here. Turning out from both Sandpiper, and Rivermist subdivisions, it is not possible to see a car coming from the south until

the car has already topped the hill north of Bluegrass and is on the way down the hill, (cars often go 50 or more mph here) coming towards you.

B) From Sandpiper, the proposed entrance to this Ashton Grove subdivision is less than 400 ft. to the south. Another planned subdivision (Cambridge Shores) entrance is planned 63' south of Ashton Grove. So, the Ashton Grove subdivision will violate the Subdivision Intersection distance in both the north and south directions. Cambridge Shores will then also violate it.

C) If there were coordinated planning so that the entrance (of whatever is built here) was aligned with the other development entrance, drivers coming out of both of those locations could at least see each other clearly and give signals so they do not turn into each other.

D) There are estimated by MPC to be an average of 90 vehicle trips generated from the Ashton Grove 7-house subdivision, (cars, mail trucks, school busses, 3 garbage companies, etc.). Then there could be hundreds from the much larger potential development; that is a lot of traffic turning into each other within 63'. Traffic has already greatly increased in this difficult visibility section due to traffic between Farragut and Northshore Elementary.

E) I am not sure whether it will be possible to see either of the proposed subdivision turnouts from Sandpiper Ln at Northshore (from either the east or west) or what the visibility will be from River Mist. These visibilities should be determined in advance, in the field on this hill.

F) There are precedents for turn lanes off of S. Northshore Dr. at Wood Valley Road and at Leadenhall. If there is not room for a safe turn lane into the development, then the subdivision has too many units. This is what we have been saying, that the zoning is too many for this space and type of access.

6) The Cul-de-sac right of way is 40' but the part you drive on only has a 33' radius. To allow trucks to go around it, it should be 40'. In all the surrounding areas, the pavement radius on all the cul-de sacs are at least 40' (Sandpiper is 100').

7) In addition to being too small a paved radius, MPC says a Cul- de- sac Transition Radius Variance would be needed from the required 75' to 25 ft. Why give a variance to guidance that exists for good reason?

8) South of Houses #2, #3, and #4, the Knox County GIS map shows 2' contours going from an elevation of 890 to 906' in the SE corner (16 ft). ( Elevations are not consistent on the LeMay drawing- they are off by 100'??) The concept plan does not indicate stabilization of that cut.

Thanks much for your consideration of these comments.

In summary, this 1.54 acre property at 10419 S. Northshore Dr., is a very small space to put a 7-house subdivision and to get access in and out to each house. There are 7 dwellings crowded onto an easement that will not be maintained by the county, or support service trucks on its cul-de-sac. The number of dwellings push the detention pond and cul-de-sac past 35' setbacks. The subdivision entrance will create additional hazards on S. Northshore. The type B landscape screen required by MPC on 3 sides, will not fix the structural problems that also create future hidden costs for residents. People who buy the smallest houses do not have extra money to re-pave their own street and fix retention ponds, so degradation of this neighborhood over time is likely. Why not decrease the # of housing units and uphold the existing County standards for road, cul-de-sac, and setbacks? People of all family size and income bracket want desirable places to live long term that they can maintain.

Elizabeth Wright

6/8/2016

KnoxMPC Mail - [MPC Comment] 6/9/2016 Agenda Item #13 for 6-SD-16-C Comments

10652 Sandpiper Lane

Knoxville, TN 37922

-

---

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