



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

[MPC Comment] Edith's Place Subdivision

1 message

Kathy Ball <kbthepb@gmail.com>

Tue, May 10, 2016 at 6:44 PM

Reply-To: kbthepb@gmail.com

To: commission@knoxmpc.org

RE: Edith's Place Subdivision Proposal

Since I reside at 1400 Murray Drive, across the street from this proposed subdivision, I want to voice my concerns about it.

The roads here will not support any more traffic, and walking or biking are too dangerous due to the roads being too narrow and there being no sidewalks or shoulders on the roads at all. Due to increased traffic on Clinton Highway, it is very difficult and treacherous to turn onto it, especially a left turn towards Powell, Walmart, and Krogers.

The alternate routes are deadly. Murray is very narrow and winding. There are no shoulders, and if we have to pass a car on the narrowest section, that also has a blind hill, we will most likely destroy our vehicles falling off the edge of the road. School buses use these roads, too, so i just pray that there isn't one coming when i go that way.

The only other way to leave the neighborhood is down Wilkerson Road. This road has a very narrow "S" curve with a cliff on one side. The only consolation is that we can go into the neighbor's yard if passing someone there so no one goes over the cliff. Then there is the perilous blind hill on Wilkerson, too. This is most hazardous for those who live there.

Adding this subdivision to our neighborhood would cause many accidents, no doubt. There would be no way around it. There is no "good way to go" to get into or out of this neighborhood, during rush hour especially.

Please turn down this request for a subdivision here, and save some lives. These precarious roads here are bad enough without the drastic increase in traffic this would cause.

Thank you,
Kathy Ball
1400 Murray Drive
Knoxville, TN 37912
[\(865\)789-5522](tel:(865)789-5522)

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Edith's Place Development

1 message

'Pat Penn' via Commission <commission@knoxmpc.org>

Tue, May 10, 2016 at 5:41 PM

Reply-To: sanduski03@yahoo.com

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

Road

2412 Monterey

37912

Knoxville, TN

May 10, 2016

Dear MPC Board Members,

A few decades ago Knoxville was called "a scruffy little city." That was not an image the residents wanted. To compensate, individuals and organizations began planting trees - particularly dogwoods and redbuds - and flowering plants. The dogwood trails (and Festival) are a testimony that trees and landscaping matter. The tremendous growth of parks and greenways in the Knoxville area are a further indication that people seek the beauty of natural resources.

Norwood is striving mightily not to become a "scruffy little neighborhood." It is made up of a variety of modest, older homes, and probably no two are alike. The neighborhood is valued by its residents because of the large lots, mature trees, and cared-for yards. Parts of Norwood could even be considered pastoral. It is also conveniently located, but still is (mostly) enough removed from the noise and congestion of traffic to keep it generally peaceful. The challenges are Clinton Highway on one side, with its collection of car lots, empty lots and buildings, and an interesting variety of stores and small businesses. On the west side is Pleasant Ridge Road, with an ever increasing amount of condos and apartments, and more traffic. Other challenges to preserving our neighborhood are coming from within.

I moved to my home on Monterey Road home in 1995. It was exactly what I had been looking for - a nice, brick house at the end of a quiet dead-end street, next to woods "which couldn't be developed because of the topography." All it takes is a developer with a permit and a plan to undo that. In 2006, nine acres of the woods were leveled, to create 18 lots for "Monterey Oaks." Ten years and three owners later that land is still cleared, undeveloped, and a runoff nightmare. In the meantime, the detention pond has been reworked, and the silt fences were ineffective. Totally removing all the trees on a slope definitely causes runoff. Also removing all the trees certainly did not make it "Compatible with the character of the neighborhood..." as stated in "Use on Review" guidelines, nor has this added to the value of any adjoining properties. At least it has not added to the traffic - yet.

Now, adjacent to the property I just described, is a proposal for 23 detached residential units.(Edith's Place) There have been two previous attempts to develop this land in the past, one for 42 (3Plex) units, and the other for 46 condominiums; both were opposed by the Norwood Homeowners, and both were ultimately rejected at the state level. The incompatibility of these with the rest of the neighborhood, as well as serious traffic problems were the main factors for opposition. Having 23 detached units is certainly an improvement over past proposals. However, there are concerns. Murray and Wilkerson Roads still have dangerous areas that make it a challenge when two cars meet at the same time. (I'm sure you will get information about these roads from other local homeowners.)

I ask that you seriously consider the environmental impact of this development. To once again clear

acres of trees will add to the runoff in the area, and directly at the back of the property is a section of Third Creek. It is critical that a significant tree buffer (of mature tree be between the houses and the creek area. Furthermore, the Northwest City Sector Plan has a large section concerning the importance of "Green Infrastructure". It emphasises the importance of trees for the environment and homes. "Residential property values increase as much as 15 percent in wooded settings." In addition to the buffer in the back, retaining some trees in the development would further its compatibility with the neighborhood.

Thank you for your time in reading this email, and for your consideration and help in this matter.

Sincerely,

Pat Pennebaker

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] EDITH'S PLACE SUBDIVISION

1 message

paylc33@gmail.com <paylc33@gmail.com>

Tue, May 10, 2016 at 12:49 PM

Reply-To: paylc33@gmail.com

To: commission@knoxmpc.org

We have lived at 6021 Wilkerson road since 1977. Our main concerns about another subdivision are as follows.

Wilkerson road is not capable of the additional traffic impact. In front of our house the road is only 16 feet wide

the east side has a 10 foot 45 degree drop- off with no shoulder. last week a car ran 11 feet into my lawn, trying to miss

a school bus. People use this road as a shortcut from Merchant rd to Clinton highway. There has been many car accidents

in this area, including a school bus wreck in the S curves.

There already is an abandoned subdivision in front of our house. it has a drainage pond within 100 feet of our house.

It has water standing in it year round and is a breeding ground for mosquitos. This subdivision will add another pond on

the other side of our house.

Thank you for addressing our concerns.

Larry and Connie Payne

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This message was directed to commission@knoxmpc.org



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

Edith's place Subdivision 5-SC-16-C AND 5-F-16-UR

1 message

Lynn Redmon <walt865@me.com>

Tue, May 10, 2016 at 11:14 AM

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

Cc: Mike Reynolds <mike.reynolds@knoxmpc.org>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

To all MPC Commissioners-

On Monday, May 9, 2016 the Norwood Homeowners Association held a meeting of Murray Road/Wilkerson Road residents to discuss this subdivision - over 20 residents from Murray Road and Wilkerson Road attended.

The overwhelming consensus of the neighbors was not to try to block this development - there was also overwhelming consensus that this subdivision plan needs improvement - that with improvements this can be an outstanding development.

I have attached a MPC Commissioner Checklist that reflects the neighbor's concerns.

Sincerely,

Lynn

Lynn Redmon
5246 Oakhill Drive
Knoxville, TN 37912
[865-688-3136](tel:865-688-3136)

**MPC Check list.pdf**

75K

MPC Commissioner Check List for Deciding Approval or Revision of Edith's Place Subdivision

Agenda Items - 5-SC-16-C and 5-F-16-UR

Prepared by Lynn Redmon - May 10, 2016 - the grades are the opinion of Lynn Redmon

GRADE

ITEM

F

1. IMAGINATIVE USE OF RP-1 PLANNED RESIDENTIAL ZONING - In this subdivision, RP-1 is used to squeeze every square inch of the property for cramming the most possible lots into the development. There are no sidewalks, no walking trails, no community spaces, no landscaping buffer - no feature that RP-1 makes possible.

D

2. Planning for street view of the subdivision - At the intersection of Murray and Wilkerson, this site is one of the most visible in the Murray Road corridor. The submitted layout shows nothing but the backyards of houses visible from the street. What do people put in backyards? They store cars, boats, storage sheds, outdoor play equipment and much more. This subdivision needs a landscaping buffer - the property is now wooded - leave a 15 foot buffer of the native trees next to the streets.

F

3. Choosing a location with adequate roads - There are 3 ways to access this subdivision. A.) Wilkerson Road to Merchants - This narrow road measures 14 feet wide next to the subdivision. Cars routinely drive through neighbors front yards when they meet a school bus or garbage truck. There is no shoulder next to the subdivision - the roadway is washing away next to the subdivision. The city has dropped plans to re-align the intersection of Wilkerson and Merchants.

B.) Murray Road to Clinton Highway - This intersection - to many people - is life threatening when a left turn is attempted onto Clinton Highway.

C.) Murray to Pleasant Ridge Road - Cars must navigate a 90-degree turn in this two centuries old farm road. Large trucks typically cannot make this turn and must be pulled out of the ditch by wrecker services.

The 280 trips per day generated by this subdivision add to an impossible situation. At the very least before approval, time needs to be given the city to purchase right-of-way from the developer so Wilkerson can be widened next to the subdivision.

D

4. Setting a standard for future development - Along Murray Road there is well over 100 acres of prime undeveloped land. What is permitted in this subdivision sets the tone for future development. Owners of the undeveloped land want to see the best development possible. This subdivision, as now planned, will end up being a place where people live as they scramble to find a better place to live. Why not make this a destination and not just a pass-through residence?

5. What can an MPC Commissioner do in this situation? You have wide latitude in your vote. In the Use-On-Review you can consider any of the above items as well as anything else that you think will make for better development in Norwood. And yes, you can turn the present plan down and give the developer time to submit a more acceptable plan.



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

Driving tips if you visit Edith's Place subdivision - 5-SC-16-C and 5-F-16-UR

1 message

Lynn Redmon <lredmon865@gmail.com>

Wed, May 11, 2016 at 1:08 PM

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

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

Here is what to know if you wish to drive to visit the proposed Edith's Place Subdivision...

Come down Merchants Road and turn onto Wilkerson Road.

The speed limit is 30 MPH.

But be careful to go slower as you go through the "S" curve on Wilkerson.

As you come through the "S" curve, Wilkerson runs beside the proposed subdivision.

Again be careful - Wilkerson has no shoulder on the right (your) side - in fact the pavement is undercut by soil erosion on the right side - the last half foot of roadway is cantilevered in the air with no rock or dirt to support it underneath.

It is an 11 foot drop straight down if you run off the road. Some drivers you meet will give way to you by driving through the front yard of the house on your left - although this is frowned upon by the homeowner.

As you pull away from this part of Wilkerson again watch for traffic - Wilkerson measures 14 feet wide - from pavement edge to pavement edge - at its narrowest beside the new subdivision.

Lynn

Lynn Redmon
[865-688-3136](tel:865-688-3136)