

4-SD-17-C, 4-K-17-UR

From: Home rjinn1955@gmail.com
Subject: Re: Traffic congestion on South Westland Dr
Date: Today at 1:00 PM
To: Carolyn Finn cgy1951@gmail.com



On Sat, Apr 8, 2017 at 12:29 PM Carolyn Finn <cgy1951@gmail.com> wrote:

... April 8, 2017

My wife and I own a residence at 1229 Barton Place Lane off of the south side of Westland Drive. We are very concerned with the added traffic flow if Westland Oaks subdivision is approved. The morning traffic is backed up past our entrance to Heritage Lake Blvd at this time. We are concerned with an added residential subdivision we could not exit our subdivision in a decent amount of time. Please consider doing a traffic count before approving another residential subdivision in this congested area of south Westland Dr.

Sincerely,

Robert Finn

Sent from my iPad



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

[MPC Comment] Fwd: MESANA Investments, LLC

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, Apr 10, 2017 at 8:13 AM

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

From: **Joe Pelliccia** <jcpell@charter.net>
Date: Sat, Apr 8, 2017 at 8:58 AM
Subject: MESANA Investments, LLC
To: tom.brechko@knoxmpc.org

File no. 4-K-17UR & 4-SD-17-C

Dear Mr. Brechko:

My name is Joseph Pelliccia and I live at 1223 Barton Place Lane with my wife Carol. Please consider this email as our formal request that the applicant (MESANA Investments, LLC) be required to contract for a traffic study of the area of Westland Drive that will be affected by this proposed development prior to any further approvals.

If you consider the current flow of traffic to and from this area due to its current residential population, which includes a large apartment complex, the East Tennessee Children's Hospital, the Weigel's supermarket and gas station, Westland Children's Academy, Lotts Elementary School and the potential increased traffic associated proposed new assisted living facility off Emeroy Church Road, you can envision very congested area. We already have long waiting lines and congestion at the I 140 interchange traffic control lights at different times of the day. Entering and leaving our subdivision (The Pointe at Heritage Lake) is already difficult and sometimes dangerous at times.

Also, this section of Westland is very narrow and nothing like the remainder of the road running east through the elementary school and Gettysview subdivision to Ebenezer Road. If you consider the nature of Westland Drive running west, it is even more narrow as it passes through an area with water on both sides and limited ability for expansion without great cost to the tax payers.

And as appropriately pointed out by the Knox County Engineering and Public Works there is a deficiency in the public street accessing this site. If a variance to reduce the required right-of-way width is approved, it could result in a blockage during an emergency where residents had to evacuate the proposed subdivision while EMS Vehicles had access the proposed subdivision. Recently, the devastation of Gattlinburg has made us all keenly aware of the tragic results of inadequate planning. I urge the Planning Commission to error on the side of caution where public safety is involved. It might also be worth considering that there be a minimum of two points of ingress and egress from all future subdivision development.

Thank you for your thoughtful consideration of these points,
Joe

Sent from my iPad

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: File no. 4-K-17UR & 4-SD-17-C

1 message

Tom Brechko <tom.brechko@knoxmpc.org>
Reply-To: tom.brechko@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Mon, Apr 10, 2017 at 8:14 AM

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

From: **Jim Staples** <jim@rockytopenergy.com>
Date: Fri, Apr 7, 2017 at 5:28 PM
Subject: Re: File no. 4-K-17UR & 4-SD-17-C
To: tom.brechko@knoxmpc.org
Cc: jcpell@charter.net, bobobfl@yahoo.com, rfinn1955@gmail.com, mikekeel@utk.edu, paul@providenceadvisors.com, wkline@hdclaw.com

Mr. Brechko: I did not include my address with this subject email. My address is Jim Staples, 1219 Barton Place Lane, Knoxville, Tn. 37922.

Sent from my iPad

> On Apr 7, 2017, at 5:22 PM, Jim Staples <jim@rockytopenergy.com> wrote:

>
> Dear Mr. Brechko: Please consider this email as my formal request for the applicant (MESANA Investments,LLC) be required to contract for a traffic study of the area of Westland Drive that will be affected by this development prior to any further approvals. I'm concerned as Westland Drive is already very congested, especially at this location, and that the additional traffic generated as a result of this development will make ingress and egress very difficult from our subdivision (The Point at Heritage Lake). Early morning and late afternoon traffic is already very difficult and the added trips from this proposed development will result in a very dangerous ingress and egress for all current residents and become a bottleneck and a danger to the traveling public on Westland Drive.

>
> Your help and consideration in this matter is appreciated. Jim Staples

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> Sent from my iPad

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This message was directed to commission@knoxmpc.org