



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

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**[MPC Comment] 4-SD-17-C / 4-K-17-UR CONCEPT PLAN/USE ON REVIEW**

1 message

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**Andy Vandergriff** <andyvandergriff@gmail.com>

Tue, Apr 11, 2017 at 7:24 PM

Reply-To: andyvandergriff@gmail.com

To: commission@knoxmpc.org

Dear Metropolitan Planning Commission,

My name is Andy Vandergriff, and my wife Laura and I own and reside at 1213 E. Woodshire Dr, Knoxville, TN 37922.

The property that I am referencing in the subject line of my email is directly to the north of my property and I see it every time I look out the back windows of my house. We recently purchased our home as we prepared to welcome twin boys into our family, and this property with its wooded, undeveloped borderland seemed perfect as a peaceful place for my children to safely play in our back yard, and I was reassured to see that the parcel that was next to my back yard was landlocked and had no street access, and was sure to be left undeveloped, and would keep the character of this area intact.

I saw the use on review signs two weeks ago as I drove to church (My family and I attend Shoreline on Westland, where we are members and I am a lay leader, leading a community group of young couples and also volunteering as the worship director for our student ministry), and looked up the plan that was submitted by Mesana Investments for the Westland Oaks Subdivision, and I am very frustrated by what I have found, which is next to nothing. The audacity that they show, in deigning to only submit the boundary of the property, as a neighbor is frankly insulting. There are no details. No clue as to how they plan to route the subdivision, no idea as to where the houses are going to be placed on the site, no details for infrastructure, for water management, for the preservation of hillsides and ridges.

This is a massive development. 80 houses on Westland Drive along with all of the development that has currently been placed there. There has been no traffic study, no detail of the effect of the added trips on what is already a crowded two lane road.

And the developer has not given the timeline. I have no details nor assurances as to how close this development come to my property, or how long it will take to finish. How long exactly will it be before my children get to play in the backyard again? To have assurances there will not be heavy equipment or strange men right outside my back door? That run off will not damage my property?

And to consider only these questions leaves the biggest question of all: what effect will this development have on the character of the community in which we live? I love the Lakeshore area for its beauty, and the proximity to nature, even as proximal as we are to civilization. The pace of life here is laid back and largely carefree, though the roundabouts are often a challenge to maneuver. However, this is a difficult balance to strike. One development too many, or in the wrong location can do irreparable harm.

I have often said to friends that I am no fan of Not In My Back Yard movements, but it is quite another matter when it is your actual back yard that you're talking about. Even if given more information about this development, I believe I would still oppose, but there is absolutely no information given by this developer, and as such you should not allow this project to go forward.

Sincerely,

Andy Vandergriff  
1213 E Woodshire Dr  
Knoxville, TN 37922

Sent from my iPad

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



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

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**[MPC Comment] Mesana Investments Westland Oaks Concept Plan 4-SD-17-C and Use on Review Development Plan 4-K-17-UR**

1 message

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Jack Woodall <ajwoodal@gmail.com>

Wed, Apr 12, 2017 at 11:21 AM

Reply-To: ajwoodal@gmail.com

To: commission@knoxmpc.org

Cc: Gerald Green <gerald.green@knoxmpc.org>, tom.brechko@knoxmpc.org

The Mesana Investments Westland Oaks Concept Plan 4-SD-17-C and Use on Review Development Plan 4-K-17-UR should be postponed for the reasons set out in the staff report and the reasons set out in my previous e-mail.

In addition to a simple postponement, at this point the Commission should require a traffic study for this development proposal before any concept plan or use on review for this development is approved.

The staff has noted that a maximum of 130 dwelling units may be built on the entire 43 acre site. The previous MPC staff report on the rezoning of this property notes that a development of 125 dwelling units would generate over 1200 trips per day.

The developer has divided this property in half for development purposes, initially timing the first part of the development with 80 units on 22 acres with the remaining half of the property to be developed in the future. The subdivision regulations require that a traffic study be submitted with the concept plan application for any development with 75 units or more. Apparently not wanting to do the required traffic study the developer reduced the size of the first half of the development to 74 units.

The developer should not be able to avoid a needed traffic study by serially developing the property. The subdivision entrance is less than one-half mile from the Westland Drive-Pellissippi Parkway interchange. The subdivision entrance will not be at a 90 degree angle to Westland Drive and has the problems discussed by the MPC staff in its report. Despite serial development of the property, all of the traffic for the entire property eventually must exit the subdivision from a narrow and potentially inadequate entrance. Requiring a traffic study when the remainder of the property is developed is not the proper way to resolve potential traffic problems at the subdivision entrance, and potential traffic problems between the entrance and the Westland Drive-Pellissippi Parkway interchange. Whether the resolution is simple or complex, traffic issues should be addressed when the entrance is first built, not later when additional traffic is added to the entrance.

A traffic study should be required now.

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