



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

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**[MPC Comment] Re: January 12, 2017 Agenda Item 17 - Vining Mill - MPC File No. 1-SC-17-C**

1 message

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**Darrel Cavin 09-03 G AR** <djcavin@aceweb.com>

Wed, Jan 11, 2017 at 9:31 AM

Reply-To: djcavin@aceweb.com

To: commission@knoxmpc.org

Re: January 12, 2017 Agenda Item 17 - Vining Mill - MPC File No. 1-SC-17-C

My name is Darrel Cavin I have a residence in Hardin Valley.

Concerning the referenced development, I am requesting the MPC staff and committee consider aligning the Vining Mill Hardin Valley entrance with the Massey Creek entrance (Mission Hill Ln.). There are a couple of objectives for making this request.

In the recently adopted 1016 Northwest County Sector Plan on p.58 addressing the Hardin Valley Community there is reference to road connectivity and pressure on the Hardin Valley road. And that "future development in Hardin Valley should include" ... "connectivity for the road network should be conditioned as new neighborhoods develop to alleviate traffic on Hardin Valley and maintain a well-connected street network". The high level of build out in nearby developments on Hardin Valley and Hickory Creeks roads is greatly increasing the traffic flow on Hardin Valley between Marietta Church and Campbell Station roads. Vining Mill will add ~ 2000 vehicle daily trips (my estimate as no data is included in the agenda package) and the Massey Creek development which is only at the initial stage of build out will add over 1000 daily vehicle trips to this section of roadway. An expected total of 3000 entry/exit events to the Hardin Valley road. As future development along Hardin Valley road continues certainly there will be a point it becomes necessary to facilitate neighborhood access to and from Hardin Valley road. A common location of the two development entrances on Hardin Valley road will provide better options than those available if the Vining Mill entrance is off set as proposed. Especially if the options include traffic lights.

Another consideration for aligning the entrances of the two developments would be to facilitate a pedestrian path between the developments (via the roadway and/or sidewalks without traveling East/West on Hardin Valley road. This connectivity would also provide an ideal pedestrian access for Vining Mill to the future Conner Creek Greenway. And better access to other nearby current and future developments via the greenway.

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