

**712 Summit Lake Court
Knoxville, TN, 37922**

March 3, 2017

To: Knoxville-Knox County MPC

Attention: Mr. Dan Kelley

Re: MPC file: 3-SA-17-C "Cove Lots" at Westland Cove

Six curb cuts, to accommodate six private driveways, on the curve of Emory Chapel road, as proposed by the submitted Cove Lots request, would unnecessarily exacerbate an already undesirable road situation that is destined to become worse. Specifically, trash collection, USPS Mail delivery & school bus stops on the curve in question would significantly compromise safety and retard traffic flow.

Fortunately, responsible past zoning by Knox County & MPC in similar situations provides three nearby examples of responsible curb cuts for driveway access. Features of these developments should be incorporated in the Cove Lots development:

1. **Fox Harbor** at 900-920 Fox Road, (i.e. Emory Chapel extended) less than one half mile west of the very site in question, contains six desirable residences on a comparable waterfront plot of land with one curb cut.
2. **Westland Ridge** at 9405-9421 Westland Drive contains five area compatible residences with a single curb cut.
3. **Windermere** at 10000-10020 South Northshore Drive contains six houses with a single curb cut.

Each of the cited existing subdivisions demonstrates responsible traffic/safety sensitive zoning on similar tracts of real estate. The proposed plat with its six independent, private driveways simply does not meet common sense safety standards and the core purpose of responsible zoning and land development. It should be rejected or modified to incorporate a single, consolidated curb cut.

Sincerely,



DH (Andy) & Merle Andrew



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

[MPC Comment] Errata...FW: MPC March Agenda item # 17, file 3-SA-17-C

1 message

DH Andrew <dyodd63@live.com>

Fri, Mar 3, 2017 at 5:19 PM

Reply-To: dyodd63@live.com

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

Cc: "john.schoonmaker@knoxcounty.org" <john.schoonmaker@knoxcounty.org>

Mr Dan Kelly, attached find my notes that were accidently omitted.

TIA, -andy-

Sent from [Mail](#) for Windows 10

From: dhandrew@aol.com

Sent: Friday, March 3, 2017 4:31 PM

To: commission@knoxmpc.org

Subject: MPC March Agenda item # 17, file 3-SA-17-C

Atten, Mr. Dan Kelly,

Please route our comments to the Commissioners of MPC and include them in the agenda package as appropriate.

Do not hesitate to call us at [865/966-1861](tel:8659661861) if you have any questions.

In summary, Six curb cuts on the bend of Emory Chapel Rd just does not pass the smell test of responsible zoning.

TIA,

DH (Andy) Andrew

A Knox County Neighbor

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