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[MPC Comment] March 9, 2017, MPC agenda items - 6th District

1 message

Heather O'Maonaigh <sleepy1109@gmail.com>

Mon, Mar 6, 2017 at 11:16 AM

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Dear MPC and Knox County Commissioners,

Looking over the agenda for the March 9, 2017, MPC meeting, I note a handful of items of interest in my area (6th District, Morgan Place subdivision). In particular:

*Solway Station (planned 59 dwelling units) on Solway Rd. [item 23; 2-SK-17F]

*Hardin Valley Heights (planned 39 dwelling units). Off Solway Rd. [items 19 and 24; 2-SL-17-F, 3-SC-17-C, 3-J-17-UR]

*Veterinary Clinic planned at the intersection of Solway Rd. and Sam Lee Rd. Plan is to carve an acre out of the 164 acre farm that's there for the clinic. [item 53; 3-F-17-UR]

I have no real flags to wave about any one of these agenda items. Taken together, though, I have continued concerns about the quality of life impact of growing density in the area. An immediate concern is the growing traffic pressure on Solway Rd, particularly at points of intersection with Pellissippi Parkway. I've observed several dangerous wrecks recently as people (like me) try to work around Hardin Valley Rd. congestion by entering and exiting Pellissippi from small feeder streets like George Light Rd.

When I look at the MPC reviews for each plan I see evaluation of the potential impacts of each development, taken individually. It's not clear to me, though, that impacts are being evaluated as a whole. The area isn't just absorbing any one of these developments, it's absorbing them all together. In general, I reiterate my request for planned, quality growth in the area, as "one off" developments proliferate. In the specific instances of the developments mentioned above, I ask MPC to give special consideration to Solway Rd. traffic concerns and to determine whether any additional steps can be taken with these developments to maximize traffic safety and flow.

Thank you kindly,
Heather O'Maonaigh
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This message was directed to commission@knoxmpc.org