



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

[MPC Comment] Fwd: Opposition to Mesana Development of Westland Oaks

1 message

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

Tue, May 9, 2017 at 7:42 AM

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

From: **Mark Byers** <mabyers1@charter.net>
Date: Mon, May 8, 2017 at 10:55 PM
Subject: Opposition to Mesana Development of Westland Oaks
To: tom.brechko@knoxmpc.org
Cc: wkline@hdclaw.com, Carolyn Byers <cbyers1@charter.net>

Dear Mr. Brechko:

My name is Mark Byers and I live at 1218 Barton Place Lane with my wife Carolyn. 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 with a proposed new assisted living facility off Emory Church Road, you can envision a very congested area. We already have long waiting lines and congestion at the I-40 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 narrower as it passes through an area with water on both sides and limited ability for expansion without great cost to the taxpayers.

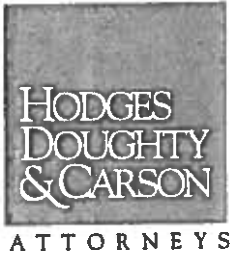
And as appropriately pointed out by the Knox County Engineering and Public Works there is a deficiency in the public street accessing this site. If a variance to reduce the required right-of-way width is approved, it could result in a blockage during an emergency where residents had to evacuate the proposed subdivision while EMS Vehicles had access the proposed subdivision. I urge the Planning Commission to err on the side of caution where public safety is involved.

Thank you for your thoughtful consideration of these points,

Mark Byers

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This message was directed to commission@knoxmpc.org



ROY L. AARON
DEAN B. FARMER
ALBERT J. HARB
EDWARD G. WHITE II
THOMAS H. DICKENSON
J. WILLIAM COLEY
T. KENAN SMITH
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DOUGLAS L. DUTTON
WILLIAM F. ALLEY, JR.

J.H. HODGES (1896-1983)
J.H. DOUGHTY (1903-1987)
RICHARD L. CARSON (1912-1980)
JOHN P. DAVIS, JR. (1923-1977)
JONATHAN H. BURNETT (1928-2015)
DAVID E. SMITH (1930-2016)

May 5, 2017

Metropolitan Planning Commission
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: Westland Oakes – Mesana Investments, LLC
Concepts subdivision plan 4-SD-17-C
Use on Review 4-K-17-UR

Dear Commissioners:

I represent concerned citizens and homeowners associations who reside in and around the area where the Mesana Development (hereinafter “Development”) is proposed. Included among this group of concerned citizens (hereinafter “Community”) are The Point at Heritage Lake Homeowners Association, Westland West Homeowners Association, Lake Ridge Homeowners Association, Autumn Ridge Homeowners Association, and various other private landowners and homeowners residing adjacent to or near land that abuts Westland Drive from Ebenezer Road westward to Northshore Drive.

This letter is to request Metropolitan Planning Commission (“MPC”) order a Traffic Study be performed by Mesana Investments, LLC (hereinafter “Applicant”) prior to approval of any Concept Plan or Use on Review for the proposed Development.

Also, this letter requests MPC require the Concept Plan include where the fill dirt will be acquired to comprise the Borrow Plan that is presently being shown in the Applicant’s proposed plan. The 22 acres in this “Phase I” is part of a 43 acre parcel recently rezoned for Planned Residential at 3 dwelling units per acre. If the Applicant is going to excavate dirt from the single lot remaining that arguably may be called Phase II, the borrowing brings the entire 43 acre parcel into the initial Concept Plan because of the disturbance of the entire 43 acres. If the Applicant is not going to borrow fill dirt from the 21 acre parcel remaining or what it is calling Phase II, Applicant should designate so on the Concept Plan by labeling “no disturbance of the property.”

Another critical issue with this property is the ridge and extensive wooded steep slopes that characterize the outline of the 43 acres. MPC's Staff Report discusses the Hillside and Ridgetop Protection Plan and includes a calculation of the slope areas on the property. This calculation shows half the property (22 acres) has slopes greater than 15% and 8 acres with slopes greater than 25%. Staff recommends every attempt be made to preserve existing trees on the site and keep development off the steepest slopes. The steepest area of this site is along the northern property line of the site.

MPC must remember this is not only a Concept Plan, but a Use on Review. The Concept Plan requires the Applicant meet the requirements of subdivisions under the Knox County Subdivision Regulations. The Use on Review requires the Applicant meet the requirements of the zoning regulations in place for a planned residential at 3 dwelling units per acre in Knox County. MPC must review the property in light of both the Concept Plan and the Use on Review and determine conformity of the proposed Development with recognized principles of good civic design, land use planning, and landscape architecture. Thus, if the Applicant is going to use fill and dirt from the undeveloped half of the site to complete Phase I, the Applicant should be required to submit a development plan for the entire site.

A traffic study is required for any development that generates more than 750 trips per day. In this case, with a development of 75 or more units, the subdivision regulations require a traffic study be submitted with the concept plan application. The Concept Plan submitted has 74 designated units, but the single dwelling unit on the remainder of the property brings the total number of dwelling units to 75, thus requiring a Traffic Study be submitted with the Concept Plan Application.

Also, the property has only a 50 foot wide access to Westland Drive and all development (Phases I and II) on the entire 43 acres site will have to access Westland Drive through this 50 foot access. This particular situation combined with the existing traffic problems west of Pellissippi Parkway on Westland Drive, the congestion that already exists in and around the intersection of Westland Drive and Pellissippi Parkway, especially during rush hour and school start up and release times, requires a Traffic Study for the future safety of the area and for the generation of trips this Development will add to the Westland Drive traffic. Westland Drive is already extremely congested, especially at and close to this location and the additional traffic generated as a result of this Development, in however many phases the applicant desires to develop, will make ingress and egress more difficult through this area at Westland Drive. MPC has the authority to request the Applicant to complete a Traffic Study prior to the approval of his Concept Plan. We request MPC do just that.

Metropolitan Planning Commission
May 5, 2017
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We are asking you, as our commissioners, to consider the need for and require a Traffic Study prior to approval of the Concept Plan and Use on Review. The requested variances, especially those requesting reduction in the required right of way width mitigate in favor of the requested Traffic Study as well. MPC should err on the side of caution when public safety is involved.

Thank you for your consideration and your service.

Yours very truly,

HODGES, DOUGHTY & CARSON, PLLC

A handwritten signature in black ink, appearing to read "Wayne A. Kline". The signature is stylized with a large, sweeping "W" and "K".

Wayne A. Kline

WAK/jt
Via electronic transmission (commission@knoxmpc.org)



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

[MPC Comment] Fwd: Proposed Westland Oaks Subdivision (4-K-17-UR-Mesana Investments)

1 message

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

Fri, May 5, 2017 at 3:30 PM

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

From: **Joe Pelliccia** <jcpell@charter.net>
Date: Thu, May 4, 2017 at 5:26 PM
Subject: Proposed Westland Oaks Subdivision (4-K-17-UR-Mesana Investments)
To: tom.brechko@knoxmpc.org
Cc: Kline Wayne <wkline@hdclaw.com>

Ladies and gentlemen of the Knoxville/Knox County Metropolitan Planning Commission my name is Joe Pelliccia and I live at 1223 Barton Place Lane with my wife Carol. We are opposed to the approval of the proposed development entitled Westland Oaks without first doing a complete traffic study to determine the real impact of this proposal upon the narrow and curvy western portion of Westland Drive.

This past November, Donald Trump was elected President in part because of his promise to "drain the political swamp in Washington, D. C." We suspect that many Knoxvilleians supported him in part for that reason. People in this country are tired of "business as usual" and are looking for honest government.

In looking at the responsibilities of the MPC, we found under a section named Authority, that one of the responsibilities of the MPC is to (and we quote)

"Review subdivision regulations and site plans
...approving those proposals that encourage the harmonious development of the community and create conditions favorable to health, safety, convenience and prosperity."

The proposal for Westland Oaks does not encourage community harmony and will not create conditions favorable to health, safety, convenience and prosperity. It would do just the opposite. Connecting the proposed subdivision, with its eventual 100+ homes, to a narrow portion of Westland Drive that can not accommodate at least accommodate a turn lane for westbound traffic will surely create traffic congestion and safety issues. This will not "encourage community harmony " and will not be a "convenience" to the hundreds of local residents and school buses that already use this road.

Approving this proposal with its numerous required variances and without a complete traffic study that concludes that an entrance way to this subdivision without a turn lane would NOT create more traffic congestion and public safety issues would just not be the right thing to do.

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: 4-K-17-UR-Mesana Investments, LLC

1 message

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

Mon, May 8, 2017 at 2:12 PM

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

From: <astaples@aol.com>
Date: Sat, May 6, 2017 at 3:27 PM
Subject: 4-K-17-UR-Mesana Investments, LLC
To: tom.brechko@knoxmpc.org
Cc: wkline@hdclaw.com

Dear sir,

My name is Annette Staples, and I live at 1219 Barton Place Lane, in The Point at Heritage Lake, which is one of the subdivisions that will be adversely affected by the development off Westland Dr. which is now up for review by the MPC.

My husband, James Staples, has already sent in a letter voicing concerns about the above project, but I wanted to add a personal story to my letter. On April 2nd I had a heart attack, and was taken by ambulance from my home to Fort Sanders Hospital, where my cardiologist has his practice. From the time I was picked up at 9am, to when I was being rolled out of surgery at 10:20am, that was an hour and 20 minutes. That is very impressive. Because of this quick response, I had no heart damage, and now have three more stents, to add to the five previous ones. The EMT's had no problem getting to my house from the Pellissippi Highway, or back to the Pellissippi, to get me to the hospital. I fear that the outcome might have been different if I lived in one of the many subdivisions that are further east on Westland Dr. and this situation is only going to get worse with the development of this new project.

There needs to be a traffic study done on this road before any further development is done. If you would drive this road, you would see that there isn't a shoulder for cars to pull over to let emergency vehicles pass, and the additional traffic will be significant.

Evidently, you don't need a traffic analysis if the project is under 75 homes, and he is proposing 74, but that is just in Phase I. But what is he proposing for Phase II ? I am sure it includes more houses and not a walking trail for the new homeowners in the proposed subdivision. This seems a little shady to me.

Why don't they do the traffic study, and fix any potential problems before agreeing to add additional traffic to this narrow and dangerous road? What could it hurt? Unless the purpose of a Phase I and Phase II, is to pull a fast one on the unsuspecting residents already living along Westland.

Do the study, and if it is deemed safe, by county standards, we will have nothing to complain about in the future.

Thank you for reading my letter, and letting me voice my concerns.
Annette Staples
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: Westland Oakes - Mesana Investments, LLC, Concepts Subdivision Plan 4-SD-17-C, Use on Review 4-K-17-UR

1 message

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

Mon, May 8, 2017 at 2:31 PM

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

From: **Barbara** <lewisbmknx@yahoo.com>
Date: Sat, May 6, 2017 at 3:30 PM
Subject: RE: Westland Oakes - Mesana Investments, LLC, Concepts Subdivision Plan 4-SD-17-C, Use on Review 4-K-17-UR
To: tom.brechko@knoxmpc.org
Cc: wkline@hdclaw.com

As so many of our neighbors in the Point @ Heritage Lake have expressed, we, too, are extremely opposed to the above development.

At certain times of the day, traffic is so backed up on Westland Drive, it is difficult, to say the least, to gain access to East Westland and nearly impossible to turn left (West). Frequently we have to wait until traffic dies down or some kind soul allows us to merge.

We think a lot of this congestion is caused by the existing subdivisions, apartments, the entrance to Pellissippi Parkway (140) and school traffic from A L Lotts Elementary School; school population could also be affected resulting in overcrowding. The addition of Westland Oakes would definitely add to our traffic congestion and would make this area an undesirable place to live.

Westland Drive is only two lanes wide in this area and more traffic would make it virtually impossible for first responders to handle emergencies in a timely manner. Westland is simply not designed to handle this amount of traffic flow and making it a four lane road would be detrimental to our community.

We ask that the MPC exercise their authority to request the applicant to complete a traffic study prior to the approval of this Concept Plan. There is definitely a need for it to ensure public safety on this portion of Westland Drive.

Barbara & Joel Lewis
1238 Barton Place Lane (The Point @ Heritage Lake)
Knoxville, TN 37922



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

[MPC Comment] Fwd: Opposition to Mensana Development

1 message

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

Fri, May 5, 2017 at 4:06 PM

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

From: **Carolyn Finn** <cgyl951@gmail.com>
Date: Fri, May 5, 2017 at 3:44 PM
Subject: Opposition to Mensana Development
To: tom.brechko@knoxmpc.org
Cc: wkline@hdclaw.com

My husband and I have lived at 1229 Barton Place Lane for 11 years and are very concerned about the traffic patterns and safety if the Westland Oaks subdivision is approved without a traffic study. There are many times daily when we can not exit our subdivision onto Westland Drive without waiting until a motorist decides to let us out. Westland Drive is a very narrow two lane road at this point and can not safely handle more traffic from the two phases of Westland Oaks subdivision.

Please for the safety of the many existing residents on Westland Drive consider conducting a traffic study before approving this proposed development.

Carolyn York Finn and Robert Finn

Sent from my iPad

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This message was directed to commission@knoxmpc.org