



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

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## [MPC Comment] MPC Agenda Item #20 Concept Plan for Harper's Cove/ October 12, 2017

1 message

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andypage@charter.net <andypage@charter.net>

Tue, Oct 10, 2017 at 4:12 PM

Reply-To: andypage@charter.net

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

Dear Knox County Planning Commission:

My name is Andy Page and I am the HOA President of the Jefferson Park Subdivision that was developed by Mesana Investments LLC. I am writing to recommend the MPC seriously consider denying the concept plan for Harper's Cove, whose 11.9 acres would border Jefferson Park on North Shore Drive, and would potentially establish a second housing development in this vicinity on North Shore Drive with a sub-par infrastructure plan to support it.

Mesana Investments developed Jefferson Park Subdivision in 2007 as they now plan to do for the Harper's Cove subdivision. Mesana had control of the Jefferson Park HOA until spring of this year, 2017. This included control of all subdivision maintenance and improvements for the last 10 years.

Jefferson Park Phase I has boulevard style streets. There were several improvements to Jefferson Park that Mesana constructed in or after 2007. Approximately 3 years ago, the roads and right of ways in Jefferson Park were seceded to Knox County. The improvements located in the dedicated right of way were lighting, an entrance gazebo, irrigation, and walkways.

Mesana installed gas lanterns on posts for the lighting in the boulevards. In recent years, the gas lamps were not working correctly. The residents consulted with gas specialty contractors, who pressure tested the gas lines and determined that they were leaking and represented an imminent safety hazard. Sample holes were dug to expose the gas line connections. The contractors said the materials were subpar, and not built to code. In less than 10 years from construction, the gas lines and lamps had to be abandoned. Despite repeated attempts to get Mesana to address this issue, they did nothing to maintain, repair, or replace the lamps. Due to safety concerns of the gas lamps and inadequate lighting, the residents of Jefferson Park had to replace all the gas lamps with solar lamps to ensure adequate lighting in the development.

Mesana had a gazebo constructed in the Jefferson Park entrance roundabout. All advertisements for Jefferson Park show a picture of the roundabout gazebo as a centerpiece for the subdivision. Approximately 2 years ago, water intrusion, due to poor construction and no maintenance, caused wood rot and the roof separated from the support posts. Collapse was imminent, repair was not an option. In less than 10 years, the gazebo roof had to be torn down.

Mesana installed a sprinkler system in the boulevards. It is constantly breaking and leaking. The contractors say it was not installed correctly and will continue to break. It cannot be fixed, and it needs to be abandoned and replaced with a new system.

There are walkways in the boulevards, with no other sidewalks. The walkways were established with 1"-2" base rock, but never fully constructed or maintained. This type of base rock is not meant to be walked on; it is the base on which a walkable surface needs to go on top. You cannot put a stroller or wheelchair on this material. It is treacherous, and no one uses it because it is not functional nor is it safe. Mesana had control of Jefferson Park for 10 years, and never finished the job; nor installed a functional walkway for the residents.

There are many other examples of infrastructure neglect by Mesana in Jefferson Park that as the new HOA President I am only now being able to address. Ten years ago, you trusted the construction integrity of Mesana LLC and Jefferson Park is an example where Mesana failed to meet your expectations and its obligations to the Jefferson Park residents.

I hope you will use this information to make an informed decision about Mesana Investments LLC concept plan for Harper's Cove-but I urge you, please do not make the same mistake again. Please contact me if I can provide any further assistance. Best, Andy Page, JP HOA President 865-206-4417

RE: Harpers Cove 10-SE-17-C

If the Harper's Cove subdivision is approved, it will only be adding to the frustrated Knox County residents who do not have a way to walk or ride bikes on South Northshore Drive between Concord Park South and the Choto Circle.

The single most impactful thing that Knox County can do for our safety, for our quality of life, and for our property values, is to give us walkability on South Northshore Drive. Please do not allow anymore development in this area without including walkability plans.

South Northshore Drive is the only way to access Concord Park from the Jefferson Park Subdivision, the YMCA adjacent to Jefferson Park, and all subdivisions west of Jefferson Park. Approving the proposed Harper's Cove subdivision without including walkability on South Northshore Drive will only make the situation worse.

South Northshore Drive is narrow and has no shoulders. The sides of the road drop down into a tight, overgrown ditch. It is not walkable, and there is no where else to walk or ride a bike, other than in the traffic lane.

Traffic has greatly increased over the past few years due to all the new homes and subdivisions that have been built in this corner of Knox County. Three years ago my Junior High kid was the only student getting on and off the Farragut bus. Now there are at least 20. The number of kids getting on and off the school busses has dramatically increased.

This situation is a tragedy waiting to happen. Kids can not get home, get to school, or get to Concord Park on foot, without mixing with the traffic on South Northshore. Please do not wait for a tragedy to happen before a walkway is added.

Concord Park is located less than 1/2 mile from Jefferson Park; a 10 minute walk if we had access. The proposed Harper's Cove subdivision will be even closer. At night we can see the lights at the baseball fields and hear the crowds cheering, but the only way we can get to Concord Park is to get in our cars and drive there.

For our safety, for our quality of life, and for our property values, the residents that live in these subdivisions off South Northshore Drive don't just want a walkway, we need a walkway.

Paulette and Jeff Pelletier  
12211 Fredericksburg Blvd  
Knoxville TN 37922.



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

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## [MPC Comment] Harper's Cove

1 message

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**Tracey Anderson** <traceybanderson@gmail.com>

Wed, Oct 11, 2017 at 9:02 AM

Reply-To: traceybanderson@gmail.com

To: commission@knoxmpc.org

To whom it may concern:

I am writing in regards to the future Harper's Cove Development. I am a resident in Jefferson Park subdivision which as you know was also developed by Scott Davis of Mesana Investments.

I read the email from our Jefferson Park president however he was extremely kind and forgot to mention a few other serious issues:

- Before he turned over the HOA to the Jefferson Park residents, he very secretly approved 10 Ball homes to be built in the phase I section of the neighborhood completely ignoring the restrictions required to built in that section.

- When selling the lots of Phase I, he completely lied about the future development of the land that was undeveloped at that time.

- The realtor who was working with Scott Davis in the beginning will not even be associated with him anymore.

In addition to his dishonesty, in the five years we have owned our property and lived in the subdivision, we have seen the entire place fall apart. The two fountains he built (one in the main entrance and the other by the pool) have never worked properly and now don't work at all. The one by the pool has never even been capable of turning on.

I have a very special interest in the property for Harpers Cove because my home currently backs up to that land. Whatever is decided in going forward with Scott Davis, I just please ask that he is locked in to developing a beautiful neighborhood. The entire community would appreciate if he has zero ability to change anything once he gets approval. Homes are investments that families make for futures of their retirement and for their children. When dishonest people like Scott Davis try to cheat and make an extra dollar any way possible, it can do more harm than realized when just looking at a subdivision.

Thank you  
Tracey Anderson

Sent from my iPhone

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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] Knox County MPC Meeting - Oct 12th comment for file 10-SE-17-C**

1 message

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**Jeff Williams** <bocifus715@gmail.com>

Wed, Oct 11, 2017 at 11:28 AM

Reply-To: bocifus715@gmail.com

To: commission@knoxmpc.org

Hello,

I'm writing to comment on an item in the upcoming Oct 12th meeting, item #20 Harper's Cove. This is file # 10-SE-17-C.

Please know that the proposed developer of this community, Mesana Investments, and it's owner, Scott Davis, have a history of not following through with proper development of communities in the area. The Jefferson Park subdivision is one example of Mesana's lack of attention to details that have ended up costing the residents thousands of dollars in after-the-fact repairs and renovations. This includes infrastructure as well as decorative elements within the neighborhood.

I urge the Commission to deny Mesana the opportunity to develop any more communities in the area, as it would put undue strain on it's potential residents.

Thank you.

Jeff Williams  
Resident of Jefferson Park

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