

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SF-18-C **AGENDA ITEM #:** 9
 1-I-18-UR **AGENDA DATE:** 4/12/2018

POSTPONEMENT(S): 1/11/2018 - 2/8/2018

▶ **SUBDIVISION:** THE COVE IN WEST HILLS

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Wanda & Plumlee Moody

TAX IDENTIFICATION: 106 O A 039

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 0 Broome Rd

▶ **LOCATION:** Southeast side Broome Rd., northeast of Marlboro Rd.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 12.42 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This area is developed with low density residential uses under R-1, R-1E, and RP-1 zoning. A senior living facility is currently under construction on the adjacent property to the northeast in the RP-1 zone.

▶ **NUMBER OF LOTS:** 45

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Broome Rd., a major collector street with 18' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1) Reduce the vertical curve length at STA 0+74 from 195ft (K=25) to 126ft (K=16.15).

STAFF RECOMMENDATION:

▶ **POSTPONE** the concept plan application until the May 10, 2018 MPC meeting as recommended by staff.

▶ **POSTPONE** the Use on Review application until the May 10, 2018 MPC meeting as recommended by staff.

COMMENTS:

In an email correspondence to the West Hills Neighborhood Association on March 30, 2018, the applicant stated his intent to withdraw the Concept Plan and Use on Review applications for the proposed residential development, however, he elected not to submit a formal withdrawal request so the applications would remain as a discussion item on the MPC agenda. Because of these circumstances, staff is recommending postponement of the applications for one month if the applicant does not request withdrawal at the MPC meeting. This is to allow all interested parties to be informed of the continuation of the request.

The applicant is proposing to subdivide this 12.42 acre tract into 45 lots at a density of 3.6 dwelling units per acre (du/ac). The property is zoned RP-1 (Planned Residential) up to 6 du/ac. In 2007, the property was zoned from R-1 to RP-1 up to 6 du/ac with a condition restricting the use to senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals in accordance with Memorandum of Agreement dated August 30, 2007 (see attachment). The proposal at the time was to construct an assisted living facility for 60-80 individuals on approximately 5 acres and 68 villas for senior citizens on 15.5 acres (approximately 4.4 du/ac). According to the Memorandum, the West Hills community was willing to accept the rezoning based on the concept plan presented. The proposed development never materialized and in early 2017 the property owner applied to have the condition removed that restricts the use of the property to housing for seniors. The application was postponed at January 2017 MPC meeting at the request of the applicant and approved by the Planning Commission on consent in February 2017.

The subject property is located on the southeast side of Broome Rd., approximately 600 feet south of Middlebrook Pike. The development includes sidewalks on one side of all internal roads and along the entire Broome Road frontage to tie into the sidewalk being installed to the northeast. This property is within the Parental Responsibility Zone for Bearden Middle School, which means that bus service is not provided. In such cases, MPC has a policy of recommending that sidewalks be installed.

The site has considerable topography change (approximately 65') from the high point along Broome Rd. to the low point along the rear property line. However, only a small part of the property in the southwest corner is within the Hillside Protection Area. The site is highly vegetated and will need to be cleared almost entirely to develop the subdivision as proposed.

This property is within the Ten Mile Creek watershed which requires stormwater retention rather than detention. Retention ponds hold water much longer than detention ponds and because of a steady release of water an easement will be needed from downstream property owners. If true retention or infiltration is used on the site then easements from downstream property owners will not be required.

Broome Rd. is a major collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Rd. will be widened to 20' along the entire frontage of the development and tie into the road widening being installed by the adjacent development to the northeast.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local utility services.
2. The proposed development has a density of approximately 3.6 du/ac, which consists of smaller lots than the typical .5 acre lots (~2 du/ac) within the adjacent West Hills and Bennett Place neighborhoods (zoned R-1E).
3. Controlling the volume of stormwater in the Ten Mile Creek watershed is a known issue that has resulted in stricter stormwater standards for development in this watershed. Before construction can begin on the site, the developer must prove those standards can be met during permit review. These stormwater standards provide downstream property owners additional protections against flooding compared to other areas in Knoxville.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Northwest City Sector Plan identify this property for LDR (low density residential) uses with a maximum density of up to 6 du/ac. The proposed development density of 3.6 du/ac is within the development density permitted by these plans.
2. Approximately 1.3 acres in the southwest corner of the 12.42 acre property is within the Hillside Protection Area (HP) identified in the Northwest City Sector Plan. Of these 1.3 acres in the HP, approximately .4 acres are 25 percent slope or more, with the remainder primarily being between 15 - 25 percent slope. The steep slopes in the HP are on the west side of a natural drainage swale that runs through the property and are not part of a ridge system.

ESTIMATED TRAFFIC IMPACT: 497 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

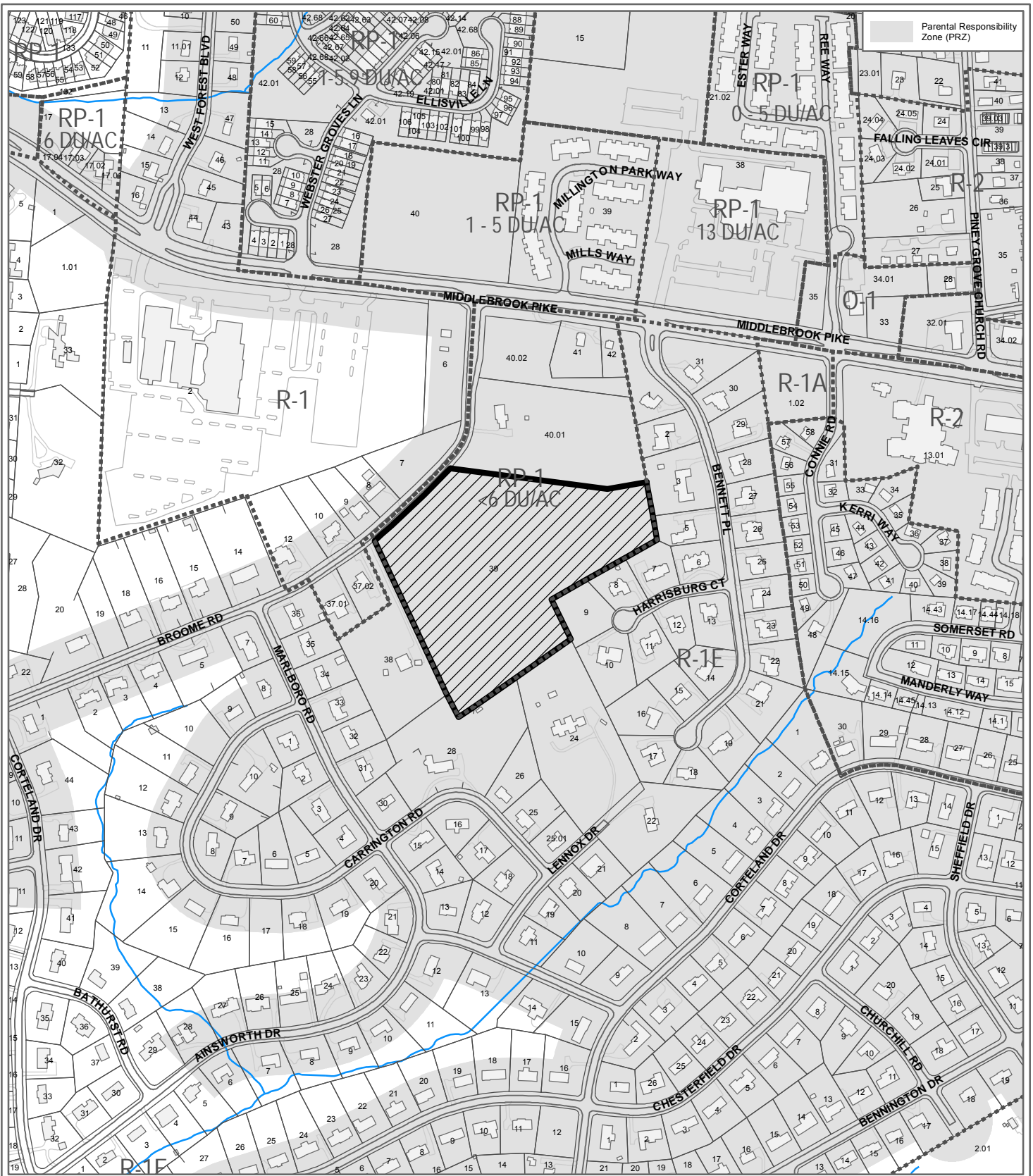
ESTIMATED STUDENT YIELD: 16 (public school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



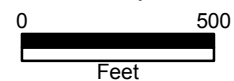
**1-SF-18-C / 1-I-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in RP-1 (Planned Residential)

Petitioner: Sullivan, Jim
The Cove in West Hills

Map No: 106
Jurisdiction: City



Original Print Date: 12/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Wanda Moody
705 Broome Road
Knoxville, Tennessee 37909
Telephone 865 690-2766
Fax 865 470-2731



**To: Mark Donaldson, Executive Director
Metropolitan Planning Commission**

From: Wanda Moody

**Subject: Agenda Item September 13 Meeting
7-F-05-RZ Shorewalker Place LLC**

Date: August 20, 2007

As you recall this item was removed from the table by the Planning Commission at its meeting on August 9 and is scheduled to be heard at the meeting on September 13. In this request I also asked that it be listed in my name as the property owner and known as Park at West Hills.

The request is to re-zone the 20.5 acre tract on the Southeast corner of Middlebrook Pike and Broome Road from R-1 to RP-1 Planned Residential. Plans are for the 5acre tract fronting on Middlebrook Pike to include an Assisted Living Facility that would accommodate 60-80 individuals. On the 15.5-acre tract fronting Broome Road up to 68 villas for senior citizens would be constructed with a price range of \$210,000 to \$330,000.

The developers and I have worked closely with the West Hills Home Owners Association in the development of the plans for the project, which should maintain the prevalent character of the neighborhood. A final copy of these agreements will be made available prior to the planning commission meeting.

Signed,

A handwritten signature in cursive script that reads "Wanda Moody". The signature is written in black ink and is positioned above the printed name.

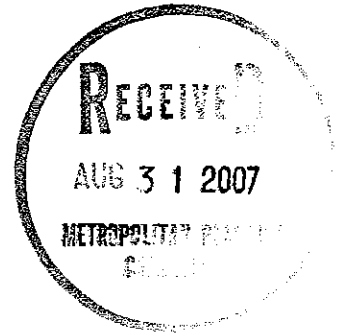
Wanda Moody

CC: Kenneth Pruitt

1-SF-18-C
1-I-18-UR

**MEMORANDUM
OF
AGREEMENT**

**West Hills Community Association
and
Park at West Hills
and
Wanda Moody**



(7-F-05-RZ)

WHEREAS, The West Hills community is willing to accept re-zoning of the "Moody" property from R-1 to RP-1. The community's acceptance is founded on a concept plan presented by developers, which describes a community development for senior citizens, and includes an assisted living center, and

WHEREAS, the community, the property owner and the developer further requests consideration of the following provisos, which will hopefully maintain the prevalent character of the neighborhood, to wit:

1. The development should be clearly- identified, so far as allowed by law, as intended for senior citizens, including an assisted living facility. Assisted living should be defined as serving the needs of the elderly, and should not in any sense be construed to include rehabilitative services for treating people with addictive behaviors.
2. Density of dwellings should be no more than 68 condos or villas on the approximately 20 acres, with inclusion of an assisted living facility of adequate size to accommodate up to 80 residents.
3. The facility and condos/villas should be of such architectural design as to be compatible with adjacent homes, should be one story and should be at least partially brick, stone, or similar material.
4. Parking areas should be screened from adjacent homes and roads by berms, walls or landscaping where possible.
5. Property perimeters on roads should ideally include landscaping, and if dwellings do not face the road, a blend of fencing and landscaping should be utilized to enhance aesthetics for both residents and passers-by.
6. Interior perimeters should similarly be fenced, bermed and/or landscaped to provide privacy for residents and adjacent homeowners.
7. Lighting, on interior drives and parking areas should be subdued, and not of telephone pole height. Spotlights or other accent lighting, if necessary should be directed so as to contain the direct line of lighting within the perimeter of the property.

- 8. Storage of refuse collectors should be screened, and should be located in such a place as to have minimal impact, by noise, odor, or other on neighboring property or even on residents of the development.
- 9. A covenant should be in place, which defines character and activities associated with an upscale development.
- 10. A covenant is also required that the development be managed by an on-site entity in order to ensure maintenance of the development, and in particular any retention basins.
- 11. Density takes into account the ability of Broome Road to absorb additional traffic. It is also thought that if other than a seniors' development were considered than the density should be decreased because of traffic impact, and should not exceed 68 units on the total 20 acres
- 12. A traffic pattern should be established to minimize traffic on Broome Road, especially that portion of Broome Road that lies south of the development. The developer agrees to build, if feasible from an engineering standpoint, a road for the construction of the projects that will spill out onto Middlebrook Pike as much as possible. Naturally, any such road must be approved. The developer also will instruct delivery trucks for large building materials, such as concrete trucks, lumber trucks, block and brick trucks, to access and exit the building site, whenever possible, by way of Middlebrook Pike. Eventually, it will be necessary to close off the construction road over the assisted living site once the parking lot is constructed and the facility nears opening. At this point, access to and exit from the villa site will necessarily be from and onto Broome Road, but with specific instructions to the suppliers to use Middlebrook Pike to gain entrance and prohibit, whenever possible, the use of Broome Road for access to or exit from the property on that portion of Broome Road that lies south of the project.

Agreed this 30th day of August, 2007.

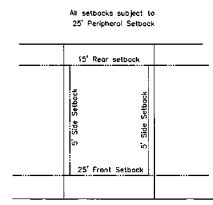
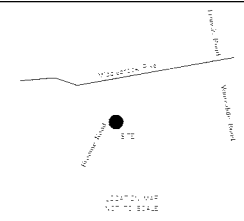
West Hills Community Representative

Joseph E. ... W.H.C.A.

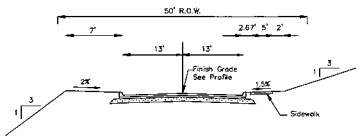
Park at West Hills Representative

Richard E. Rudenst
Wanda Moody Owner

Wanda Moody, Owner



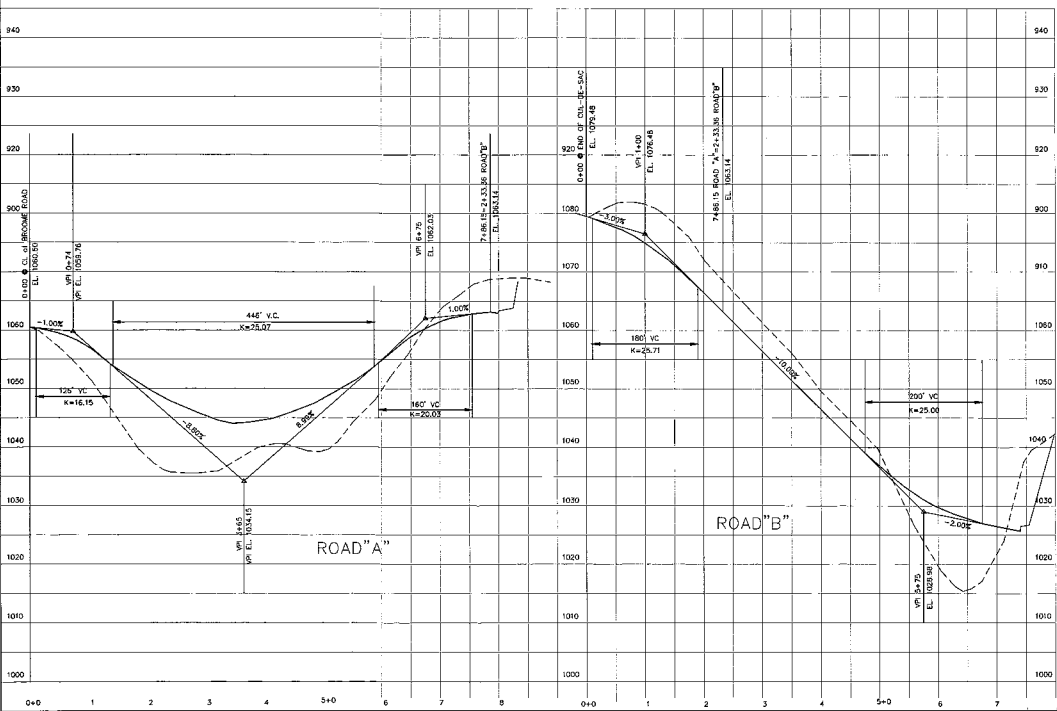
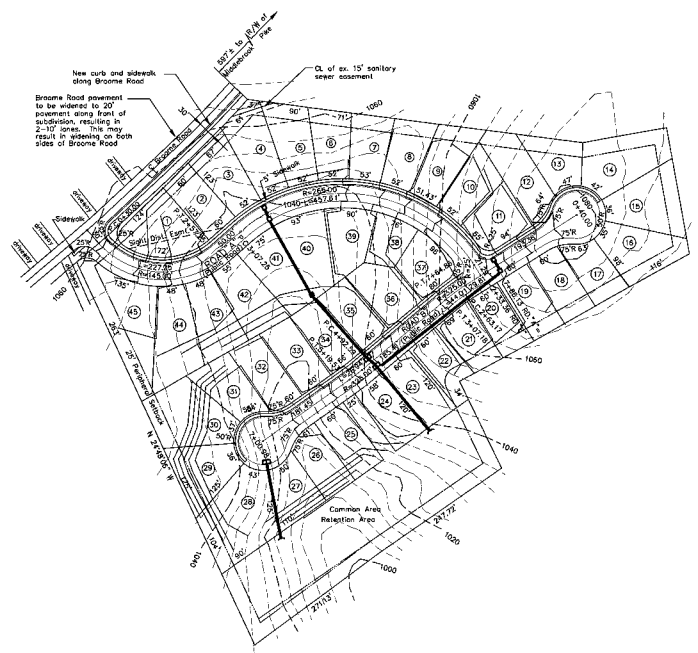
TYPICAL LOT LAYOUT
NTS



TYPICAL ROADWAY CROSS-SECTION
NTS
All construction shall be to City of Knoxville Standards

- NOTES:
1. CLT MAP 106-D, GROUP A, PARCEL 039.
 2. NO. OF LOTS = 45.
 3. AREA SUBDIVIDED = 12.42 ACRES.
 4. THIS PROPERTY IS ZONED RP-1.
 5. ALL LOTS ON THIS PLAN WILL HAVE ACCESS FROM INTERNAL STREET SYSTEM ONLY.
 6. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/8' PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 7. DRIVEWAYS SHALL NOT EXCEED 15X6.

VARIANCE REQUESTED:
1. VARIANCE OF VERTICAL CURVE K VALUE OF 25 TO 15:15 or 0+11 to 1+27, ROAD "A"



CERTIFICATION OF SIGHT DISTANCE
I hereby certify that 500' sight distance exists at entrance to this subdivision.
J. Sullivan
TN RLS #1306

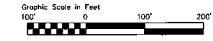
CERTIFICATION OF CONCEPT PLAN
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
J. Sullivan
TN RLS #1306

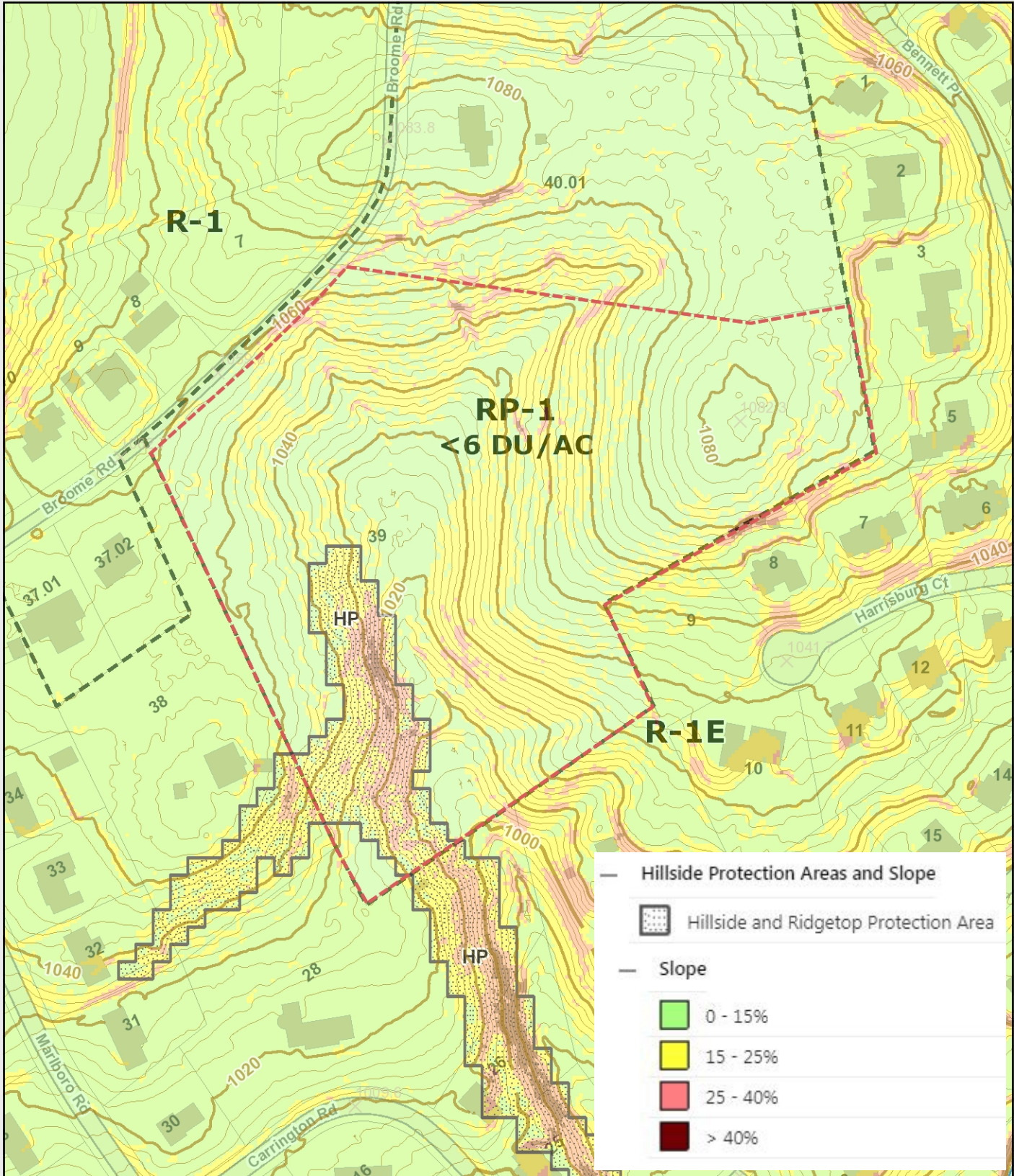
1-5F-18-C
1-I-18-UR
Revised: 1/30/2018

CONCEPT PLAN & SITE PLAN
THE COVE IN WEST HILLS
CLT MAP 106-D, GROUP A, PARCEL 039
DISTRICT 6 - KNOX CO., TENN.
WARD 46 BLOCK 46500 - KNOXVILLE, TENN.
SCALE: 1"=100'
NOV. 28, 2017
DEC. 27, 2017
JAN. 29, 2018

SURVEYOR:
JIM SULLIVAN
2543 CRENSHORE CIRCLE
MARYVILLE, TN 37604
PH. 408-7324

DEVELOPER:
MESANA INVESTMENTS, LLC
P.O. BOX 11315
KNOXVILLE, TN 37939
PH. (865) 583-3366





Hillside Protection & Existing Topography

1-SF-18-C / 1-I-18-UR

The Cove in West Hills

0 100 200 400



Feet

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Printed: 1/31/2018 2:23:11 PM



[MPC Comment] Use on review File 1-I-18-UR

1 message

Hill C C <clarencechill@bellsouth.net>

Tue, Jan 9, 2018 at 10:38 AM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxmpc.org

Cc: Hill Ann <ahutonahill@icloud.com>, mike.reynolds@knoxmpc.org

Commission members:

The purpose of this message is to provide comments, identify concerns, request certain actions and express opposition to the proposed "detached residential subdivision" development located on Broome Road immediately adjacent to our property located at 718 Broome Road where we have lived for 28 years. Our property shares an approximately 700 feet property line with the proposed development area. The plan would negatively impact the uniqueness of our property. The development is proposing to subdivide approximately 12.5 acres into 45 residential lots including the construction of a public road that intersects Broome Road. The proposal involves extensive deforestation, clearing, and excavation to achieve the proposed finished grade contours. Over half the area is currently forested with 50 + year old hardwood trees and is an area with very steep slopes.

The proposed development will:

- create unsafe traffic conditions at the intersection of the new public road and Broome Road,
 - result in an increase in the hazards of traveling on Broome Road due to the increase in traffic on Broome Road,
- and
- create a nuisance during development construction.

The proposed development plan shows a new public road (entrance to subdivision) intersecting Broome Road from the southeast which is adjacent to and within a only a few feet of our property line and our private driveway which also intersects Broome Road from the southeast at the property line. The proximity of the public road intersection to our driveway will create unsafe access and egress to and from our property and to and from the proposed subdivision. The location and design of the intersection is contrary to good engineering practices. The location of the new public road intersection with Broome Road relative to my driveway is unacceptable and must be relocated.

Additionally, the increased traffic volume created by the addition of 45 residences combined with the other proposed and newly initiated developments along Broome Road warrants a comprehensive traffic study that considers the combined traffic flow impacts resulting from the proposed and newly initiated developments for which Broome Road serves as an access/egress route. Therefore, we request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.

Additionally, the deforesting, land clearing, and excavating of the currently vegetated and forested area will displace wildlife and destroy any sensitive plant and animal species that may inhabit one of the few remaining diverse habitat areas between I-40 and Middlebrook Pike in the West Hills area. Therefore, we request:

- a. An independent sensitive plant and animal species survey be conducted and the commission heavily weigh the results of the survey in your decision, and
- b. The 25 feet peripheral setback along our 700 feet property line be designated as a "No Disturbance Area" except for removal of invasive species such as privet.

Additionally, the control of stormwater during construction and post construction will require extreme controls due to the very steep slopes and drastic changes in ground cover. Sediment leaving the construction area will deposit on off-site private property and add to the sediment load in the Ten Mile Creek watershed. The rate of post construction runoff will exceed pre-construction runoff rate unless extreme control measures are taken, further impacting the Ten Mile Mile Creek watershed. Therefore, we request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of stormwater entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled, denied or at least postponed.

Thanks you for your consideration.

Regards,

Clarence and Ann Hill

718 Broome Rd, Knoxville, TN 37909

865 556 6007



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

[MPC Comment] Development of property in West Hills

1 message

'rejophil' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:44 PM

Reply-To: rejophil@aol.com

To: commission@knoxmpc.org

Please postpone proposal scheduled for Thursday concerning housing development planned for property near corner of Broome Road and Middlebrook Pike. There has been no meeting of developer with residents who will be impacted by rumored densely populated space. More information must be made available to West Hills' homeowners before this project is given a green light.

Thank you.

Dr. and Mrs. William J. Schneider
706 Westborough Rd.

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development off Brooke Rd

1 message

'Glen Vesser' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:01 PM

Reply-To: glenvesser@yahoo.com

To: commission@knoxmpc.org

I am a resident of Westborough, which is off of Broome Road. There is a proposed development for 45 houses on 12 acres of land on Broome Road. I feel that this land is not able to have 45 houses built on it. The land is steep, and there are too many houses for such a small area. This is an area of West Hills that has larger lots and houses are of good construction. The developer has not shared his/her vision of the proposed homes with the West Hills and other area HOAs. I feel that the MPC meeting to discuss this proposal should be postponed until the developer and the area HOAs can discuss the proposal and our concerns.

This area is heavily traveled, and we do not need the additional traffic that 45 homes would create. I humbly ask that you postpone a decision on this matter until all affected parties can talk. Thank you for your consideration.

Sincerely,

Glen L. Vesser III

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed subdivision on Broome Road

1 message

Andrew Schmudde <andrewschmudde@gmail.com>

Tue, Jan 9, 2018 at 11:06 PM

Reply-To: andrewschmudde@gmail.com

To: Commission@knoxmpc.org

Members of the commission:

I am a long-time resident of the West Hills community and have the pleasure serving on the West Hills Community Association executive committee. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

Specifically, I am concerned with the following issues:

1. The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.
2. There is not a good location with a line of sight to allow for safe access to Broome Road.
3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and for those who travel this road.
4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.
5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This casts doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Andrew Schmudde



Virus-free. www.avg.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Thursday 1/1 1/18 MPC Hearing Regarding 45 houses on 12 acres along Broome Rd

1 message

Marymargaret Rosenbloom <marymargaretrose@gmail.com>
Reply-To: marymargaretrose@gmail.com
To: commission@knoxmpc.org

Tue, Jan 9, 2018 at 10:48 PM

Dear Members of the MPC:

As members and residents of the West Hills Community Association and the Westborough Neighborhood Association, we are writing to request that the matter re: proposed construction of 45 houses on 12 acres of land along Broome Road OR any other alternate or additional construction being proposed for same property be postponed for hearing until community members have had a chance to meet with the developer and discuss proposed development.

The magnitude of such project warrants detailed analysis of impact on neighborhood traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control and any other such concerns as may be raised by WH neighbors regarding such a a large scale development and the amount of pressure it produces on an already strained connecting road (Broome Road). Any and all new developments impacting Broome Road increase already established concerns that this small neighborhood connector is being overused at the risk of increased traffic complications, traffic safety, and crime control.

Thank you for your consideration to postpone hearing until such time as all affected parties have had a sufficient chance to provide input on the effect of such new construction on Broome Road.

Sincerely,

Dr. & Mrs. Scott Rosenbloom
605 Kempton Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] W anda Moody's lot on Broome Road.

1 message

erikajfuhr@comcast.net <erikajfuhr@comcast.net>
Reply-To: erikajfuhr@comcast.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 9:44 PM

Broome Road cannot handle safely the traffic we currently have, we have a Retirement Center being built, the possibility of traffic from Friendship Church dumping on to Broome Road and now another development.

I urge you to stop this latest effort at infill into every open space in residential areas. Aside from the assault on Broome Road residents and life as we have known it we must now fear for our lives as we navigate the road to and from our homes.

Broome Road is a very narrow road, without a shoulder on much of it, hills and curves the entire length and is not capable of handling safely the traffic it already has, not to mention the additional traffic of 30 more homes.

When my 3 kids were at home and working various jobs while my husband and I also worked I counted the trips up and down the driveway in and out and was dismayed that most days we were between 25 and 30. Please do not underestimate the amount of traffic you are creating and please consider the safety of all involved.

In addition I am concerned about further earthmoving and the effect of redirected water on those living downstream from this area. We already have pictures of fences washed off their pillars by the force of water and flooding at Kinzlow Canal.

You should not disregard the safety of the people of West Hills when you consider this new development.

Thank you,

Mrs. Joseph (Erika) Fuhr

623 Broome Road

Sent from my Verizon 4G LTE Smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development under consideration

1 message

Danni Varlan <dannivarlan@gmail.com>

Wed, Jan 10, 2018 at 9:04 AM

Reply-To: dannivarlan@gmail.com

To: commission@knoxmpc.org

I am a West Hills resident and have concerns about the housing development being considered on Broome road. The developer has had no contact with our neighborhood association and that in itself raises a big flag. Broome Road is already a very dangerous entrance and exit road and adding dozens more houses to the mix is a concern. Danni Varlan

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Megan Erpenbach <Megan.Erpenbach@knoxvillecatholic.com>
Reply-To: megan.erpenbach@knoxvillecatholic.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 9:06 AM

Hello MPC,

Happy New Year! I have seen a sign along Broome Road about an upcoming hearing regarding some land on Broome Road and a proposed development of 45 homes. Please consider postponing this hearing (1/11) for a later date. Our neighborhood has just learned of this development and we need time to meet with the developer and voice our concerns with him.

If you haven't driven along Broome Road lately, I suggest that you do. It is a narrow road with lots of homes along it. Should you allow a 45 unit neighborhood to be built, the traffic will increase greatly and negatively impact our neighborhood. Not to mention, that a development of that size will greatly exceed the density standards of current West Hills homes.

We have a terrific neighborhood and we are not opposed to development. I just don't see the need to rush this one. We'd love the opportunity to talk with the developer and discuss his ideas.

Thank you for your consideration.

Megan Locke Erpenbach

Community Relations Coordinator

Knoxville Catholic High School

9245 Fox Lonas Road

Knoxville, TN 37923

865.560.0509

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45 home development in West Hills off Broome Road

1 message

'Megan Vesser' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:32 AM

Reply-To: meganvesser@yahoo.com

To: commission@knoxmpc.org

MPC,

I respectfully request that you postpone the hearing on the above project until we, the current homeowners in the area, have had a chance to meet with the developer to understand their intentions.

Thank you for your consideration.

Megan Vesser
724 Westborough Road

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed project for 45 homes on 12 acres of Broome Road

1 message

Pam Douglass <panda8005@gmail.com>
Reply-To: panda8005@gmail.com
To: commission@knoxmpc.org
Cc: Leland C Hume <leehume@utk.edu>

Wed, Jan 10, 2018 at 9:09 AM

We are writing to express our extreme concern for the proposed development of 45 homes on Broome Road. We have lived in West Hills for 27 years, and we re well aware of drainage problems that can develop quickly with severe storms in this area. In addition, the traffic on this road is already far too much to handle another development. The new nursing facility already being built will add significant traffic to this narrow road, and another 45 homes is unthinkable! This developer has not involved the West Hills Community Association at all in these plans. This is a very active and concerned community association and should be involved. Please vote "No" and do not approve this development!

Pam and Allen Douglass
8005 Corteland Dr
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed 45 houses on Broome Road

1 message

FRED ALEXANDER <alexanderfa@comcast.net>

Wed, Jan 10, 2018 at 11:14 AM

Reply-To: alexanderfa@comcast.net

To: commission@knoxmpc.org

Having lived in West Hills since 1959 I know narrow Broome Road is dangerous!Cramming 45 houses into the proposed location would not be prudent.For the sake of the community I implore you not to approve this proposal.Thank you for your understanding.Fred Alexander

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-1-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Jan 10, 2018 at 12:13 PM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Since this is the first time the West Hills Community Association was even aware of the proposed development, it seems reasonable that the commission should postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
Reply-To: mike.reynolds@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 12:51 PM

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

From: dapsihogios <dapsihogios@aol.com>
Date: Wed, Jan 10, 2018 at 9:15 AM
Subject: Broome Rd. Subdivision
To: mike.reynolds@knoxmpc.org

Mr. Reynolds,

I am adamantly against the Broome Rd. subdivision. How are these people allowed to do these projects and no one in our neighborhood is included in the discussion. The senior citizen complex is a blight in this neighborhood and now to add insult to injury we're going to add 4 houses to an acre in this new subdivision? That goes against our zoning and is detrimental to our property values. Again does anyone care that Broome Rd. is dangerous? We're going to have additional traffic in a neighborhood that is already overwhelmed? I bet this wouldn't be allowed in the subdivisions that the MPC members live in. Add to that the church wanting an entrance on the same road. Who is making these decisions? What has to be done to stop this insanity?

Diane Psihogios
865-693-2003
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Sleepless Night b/c 1-SF-18-C 1-I-18-UR

1 message

Debra Smith <debra@wetn.com>

Wed, Jan 10, 2018 at 11:58 AM

Reply-To: debra@wetn.com

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

Dear MPC Members:

Once again we are faced with DANGERS concerning Broome Road. The most recent application (above) lead has lead to sleepless nights thinking about the new concerns that would come with approving this development .

Currently **under** construction:

- Senior Living Center next to proposed development

On Hold until February:

- Fellowship Church (exit onto Broome Road)

On Review 1/11/18:

- The Cove in West Hills (45 homes on 12.2 acres)

Broome Road was not intended for what it has become - a major thorough fare. We live directly on Broome and find it increasing more and more dangerous DAILY to simply enter/exit our driveway.

ALL of the above projects are located with several hundred yards of each other. How much more activity can this road/curve handle when the road is not up to minimum stand widths to start with? Estimated traffic impact 497 per day just from the proposed development! This does not include the other mentioned items above that will increase the fore mentioned number. Let's not forget the others that use Broome as a cut through to Middlebrook 24 hours a day or the heavy equipment trucks that will be coming and going at both entrances (Gallaher/Middlebrook Pike). Someone will be killed or injured it's a matter of time.

WE ARE ASKING YOU TO CONSIDER NOT APPROVING this development as it is currently (you have other letters from neighbors stating why so I won't reiterate). Let us put it on hold until a dialogue can be had with the developer. We are a strong community and believe in communication, we expect the same from others. Major concerns deserve DIALOGUE, it's the FAIR and RIGHT thing to do.

We will be present at tomorrow meeting along with others. Would you kindly consider our concerns when making your recommendation. THANK YOU IN ADVANCE.

Frank & Debra Smith

West Hills Executive Committee Members 2018

538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] development in West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 2:40 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I just want to voice my concern and opposition to this development of 45 houses on 12 acres in our area. Please consider this beautiful area with large lots and nice homes as this development does not keep with the same integrity that we are used to having.

The traffic impact would be horrible on Broome Road and Middlebrook Pike. We plan to attend the meeting on Jan. 11 at 1:30 pm to show our opposition.

Thank you for your attention to this matter.

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC notice sign THE COVE DEVELOPMENT on Broome Road
Knoxville

1 message

vmdred49 via Commission <commission@knoxmpc.org>
Reply-To: vmdred49@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 2:41 PM

Members of the Commission:

I am a resident of the West Hills community. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. The ORIGINAL proposal as we have now learned was for 4 to 5 houses NOT 45. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I am concerned with the following issues:

The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.

2. There is not a good location with a line of sight to allow for safe access to Broome Road. This traffic would be in addition to the increased traffic generated by Fellowship Church as well as the new senior living center currently under construction on Broome Road

3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and those who travel this road.

4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.

5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This cast doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Richard DuByne
538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New proposed development on Broome Road

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 2:16 PM

Reply-To: louis.whittemore@yahoo.com

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

Hello,

My name is Louis Whittemore and I own a home on Lennox Drive bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple Acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broom road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove Development

1 message

Jessica Curtis <coffee8594@gmail.com>

Wed, Jan 10, 2018 at 1:09 PM

Reply-To: coffee8594@gmail.com

To: commission@knoxmpc.org

Good Afternoon

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I have two toddler girls. I'm already terrified to let the girls be in our front yard. When I'm out doing yard work I have to put them in a stroller so they can be with me and not as in much danger. Adding 45 with a possibility of 90 plus car to Broome road is reckless. Broome road is already high traffic street due to Gallagher and Middlebrook. Please don't make our street that more populated.

Our driveway has a wall, and when it rains we literally have a waterfall coming off that wall. Our neighbors back yard becomes flooded at the slightest shower causing frogs and tons of mosquitoes! If that development happens I fear it will become a million times worse and possibly affect our homes foundation.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Thank you for your time
Jessica Wittmer
522 Broome Rd

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This message was directed to commission@knoxmpc.org



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

West Hills / Broome Road - VOTE NO

1 message

dapsihogios@aol.com <dapsihogios@aol.com>

Wed, Jan 10, 2018 at 3:18 PM

To: bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, gwallace@knoxvilletn.gov

Cc: gerald.green@knoxmpc.org, dmassey@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Diane Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

West Hills / Broome Road - VOTE NO

1 message

ppsihogios@aol.com <ppsihogios@aol.com>

Wed, Jan 10, 2018 at 3:22 PM

To: gerald.green@knoxmpc.org, dan.kelly@knoxmpc.org, bettyjo.mahan@knoxmpc.org

Cc: dmassey@knoxvilletn.gov, gwallace@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Pete Psihogios
8400 Corteland Drive
Knoxville, TN 37909



[MPC Comment] Use on review File 1-I-18-UR

1 message

Hill C C <clarencechill@bellsouth.net>

Tue, Jan 9, 2018 at 10:38 AM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxmpc.org

Cc: Hill Ann <ahutonahill@icloud.com>, mike.reynolds@knoxmpc.org

Commission members:

The purpose of this message is to provide comments, identify concerns, request certain actions and express opposition to the proposed "detached residential subdivision" development located on Broome Road immediately adjacent to our property located at 718 Broome Road where we have lived for 28 years. Our property shares an approximately 700 feet property line with the proposed development area. The plan would negatively impact the uniqueness of our property. The development is proposing to subdivide approximately 12.5 acres into 45 residential lots including the construction of a public road that intersects Broome Road. The proposal involves extensive deforestation, clearing, and excavation to achieve the proposed finished grade contours. Over half the area is currently forested with 50 + year old hardwood trees and is an area with very steep slopes.

The proposed development will:

- create unsafe traffic conditions at the intersection of the new public road and Broome Road,
 - result in an increase in the hazards of traveling on Broome Road due to the increase in traffic on Broome Road,
- and
- create a nuisance during development construction.

The proposed development plan shows a new public road (entrance to subdivision) intersecting Broome Road from the southeast which is adjacent to and within a only a few feet of our property line and our private driveway which also intersects Broome Road from the southeast at the property line. The proximity of the public road intersection to our driveway will create unsafe access and egress to and from our property and to and from the proposed subdivision. The location and design of the intersection is contrary to good engineering practices. The location of the new public road intersection with Broome Road relative to my driveway is unacceptable and must be relocated.

Additionally, the increased traffic volume created by the addition of 45 residences combined with the other proposed and newly initiated developments along Broome Road warrants a comprehensive traffic study that considers the combined traffic flow impacts resulting from the proposed and newly initiated developments for which Broome Road serves as an access/egress route. Therefore, we request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.

Additionally, the deforesting, land clearing, and excavating of the currently vegetated and forested area will displace wildlife and destroy any sensitive plant and animal species that may inhabit one of the few remaining diverse habitat areas between I-40 and Middlebrook Pike in the West Hills area. Therefore, we request:

- a. An independent sensitive plant and animal species survey be conducted and the commission heavily weigh the results of the survey in your decision, and
- b. The 25 feet peripheral setback along our 700 feet property line be designated as a "No Disturbance Area" except for removal of invasive species such as privet.

Additionally, the control of stormwater during construction and post construction will require extreme controls due to the very steep slopes and drastic changes in ground cover. Sediment leaving the construction area will deposit on off-site private property and add to the sediment load in the Ten Mile Creek watershed. The rate of post construction runoff will exceed pre-construction runoff rate unless extreme control measures are taken, further impacting the Ten Mile Mile Creek watershed. Therefore, we request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of stormwater entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled, denied or at least postponed.

Thanks you for your consideration.

Regards,

Clarence and Ann Hill

718 Broome Rd, Knoxville, TN 37909

865 556 6007



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

[MPC Comment] Development of property in West Hills

1 message

'rejophil' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:44 PM

Reply-To: rejophil@aol.com

To: commission@knoxmpc.org

Please postpone proposal scheduled for Thursday concerning housing development planned for property near corner of Broome Road and Middlebrook Pike. There has been no meeting of developer with residents who will be impacted by rumored densely populated space. More information must be made available to West Hills' homeowners before this project is given a green light.

Thank you.

Dr. and Mrs. William J. Schneider
706 Westborough Rd.

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development off Brooke Rd

1 message

'Glen Vesser' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:01 PM

Reply-To: glenvesser@yahoo.com

To: commission@knoxmpc.org

I am a resident of Westborough, which is off of Broome Road. There is a proposed development for 45 houses on 12 acres of land on Broome Road. I feel that this land is not able to have 45 houses built on it. The land is steep, and there are too many houses for such a small area. This is an area of West Hills that has larger lots and houses are of good construction. The developer has not shared his/her vision of the proposed homes with the West Hills and other area HOAs. I feel that the MPC meeting to discuss this proposal should be postponed until the developer and the area HOAs can discuss the proposal and our concerns.

This area is heavily traveled, and we do not need the additional traffic that 45 homes would create. I humbly ask that you postpone a decision on this matter until all affected parties can talk. Thank you for your consideration.

Sincerely,

Glen L. Vesser III

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed subdivision on Broome Road

1 message

Andrew Schmudde <andrewschmudde@gmail.com>

Tue, Jan 9, 2018 at 11:06 PM

Reply-To: andrewschmudde@gmail.com

To: Commission@knoxmpc.org

Members of the commission:

I am a long-time resident of the West Hills community and have the pleasure serving on the West Hills Community Association executive committee. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

Specifically, I am concerned with the following issues:

1. The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.
2. There is not a good location with a line of sight to allow for safe access to Broome Road.
3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and for those who travel this road.
4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.
5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This casts doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Andrew Schmudde



Virus-free. www.avg.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Thursday 1/1 1/18 MPC Hearing Regarding 45 houses on 12 acres along Broome Rd

1 message

Marymargaret Rosenbloom <marymargaretrose@gmail.com>
Reply-To: marymargaretrose@gmail.com
To: commission@knoxmpc.org

Tue, Jan 9, 2018 at 10:48 PM

Dear Members of the MPC:

As members and residents of the West Hills Community Association and the Westborough Neighborhood Association, we are writing to request that the matter re: proposed construction of 45 houses on 12 acres of land along Broome Road OR any other alternate or additional construction being proposed for same property be postponed for hearing until community members have had a chance to meet with the developer and discuss proposed development.

The magnitude of such project warrants detailed analysis of impact on neighborhood traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control and any other such concerns as may be raised by WH neighbors regarding such a a large scale development and the amount of pressure it produces on an already strained connecting road (Broome Road). Any and all new developments impacting Broome Road increase already established concerns that this small neighborhood connector is being overused at the risk of increased traffic complications, traffic safety, and crime control.

Thank you for your consideration to postpone hearing until such time as all affected parties have had a sufficient chance to provide input on the effect of such new construction on Broome Road.

Sincerely,

Dr. & Mrs. Scott Rosenbloom
605 Kempton Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] W anda Moody's lot on Broome Road.

1 message

erikajfuhr@comcast.net <erikajfuhr@comcast.net>
Reply-To: erikajfuhr@comcast.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 9:44 PM

Broome Road cannot handle safely the traffic we currently have, we have a Retirement Center being built, the possibility of traffic from Friendship Church dumping on to Broome Road and now another development.

I urge you to stop this latest effort at infill into every open space in residential areas. Aside from the assault on Broome Road residents and life as we have known it we must now fear for our lives as we navigate the road to and from our homes.

Broome Road is a very narrow road, without a shoulder on much of it, hills and curves the entire length and is not capable of handling safely the traffic it already has, not to mention the additional traffic of 30 more homes.

When my 3 kids were at home and working various jobs while my husband and I also worked I counted the trips up and down the driveway in and out and was dismayed that most days we were between 25 and 30. Please do not underestimate the amount of traffic you are creating and please consider the safety of all involved.

In addition I am concerned about further earthmoving and the effect of redirected water on those living downstream from this area. We already have pictures of fences washed off their pillars by the force of water and flooding at Kinzlow Canal.

You should not disregard the safety of the people of West Hills when you consider this new development.

Thank you,

Mrs. Joseph (Erika) Fuhr

623 Broome Road

Sent from my Verizon 4G LTE Smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development under consideration

1 message

Danni Varlan <dannivarlan@gmail.com>

Wed, Jan 10, 2018 at 9:04 AM

Reply-To: dannivarlan@gmail.com

To: commission@knoxmpc.org

I am a West Hills resident and have concerns about the housing development being considered on Broome road. The developer has had no contact with our neighborhood association and that in itself raises a big flag. Broome Road is already a very dangerous entrance and exit road and adding dozens more houses to the mix is a concern. Danni Varlan

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Megan Erpenbach <Megan.Erpenbach@knoxvillecatholic.com>
Reply-To: megan.erpenbach@knoxvillecatholic.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 9:06 AM

Hello MPC,

Happy New Year! I have seen a sign along Broome Road about an upcoming hearing regarding some land on Broome Road and a proposed development of 45 homes. Please consider postponing this hearing (1/11) for a later date. Our neighborhood has just learned of this development and we need time to meet with the developer and voice our concerns with him.

If you haven't driven along Broome Road lately, I suggest that you do. It is a narrow road with lots of homes along it. Should you allow a 45 unit neighborhood to be built, the traffic will increase greatly and negatively impact our neighborhood. Not to mention, that a development of that size will greatly exceed the density standards of current West Hills homes.

We have a terrific neighborhood and we are not opposed to development. I just don't see the need to rush this one. We'd love the opportunity to talk with the developer and discuss his ideas.

Thank you for your consideration.

Megan Locke Erpenbach

Community Relations Coordinator

Knoxville Catholic High School

9245 Fox Lonas Road

Knoxville, TN 37923

865.560.0509

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45 home development in West Hills off Broome Road

1 message

'Megan Vesser' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:32 AM

Reply-To: meganvesser@yahoo.com

To: commission@knoxmpc.org

MPC,

I respectfully request that you postpone the hearing on the above project until we, the current homeowners in the area, have had a chance to meet with the developer to understand their intentions.

Thank you for your consideration.

Megan Vesser
724 Westborough Road

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed project for 45 homes on 12 acres of Broome Road

1 message

Pam Douglass <panda8005@gmail.com>
Reply-To: panda8005@gmail.com
To: commission@knoxmpc.org
Cc: Leland C Hume <leehume@utk.edu>

Wed, Jan 10, 2018 at 9:09 AM

We are writing to express our extreme concern for the proposed development of 45 homes on Broome Road. We have lived in West Hills for 27 years, and we re well aware of drainage problems that can develop quickly with severe storms in this area. In addition, the traffic on this road is already far too much to handle another development. The new nursing facility already being built will add significant traffic to this narrow road, and another 45 homes is unthinkable! This developer has not involved the West Hills Community Association at all in these plans. This is a very active and concerned community association and should be involved. Please vote "No" and do not approve this development!

Pam and Allen Douglass
8005 Corteland Dr
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed 45 houses on Broome Road

1 message

FRED ALEXANDER <alexanderfa@comcast.net>

Wed, Jan 10, 2018 at 11:14 AM

Reply-To: alexanderfa@comcast.net

To: commission@knoxmpc.org

Having lived in West Hills since 1959 I know narrow Broome Road is dangerous!Cramming 45 houses into the proposed location would not be prudent.For the sake of the community I implore you not to approve this proposal.Thank you for your understanding.Fred Alexander

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-1-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Jan 10, 2018 at 12:13 PM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Since this is the first time the West Hills Community Association was even aware of the proposed development, it seems reasonable that the commission should postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
Reply-To: mike.reynolds@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 12:51 PM

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

From: dapsihogios <dapsihogios@aol.com>
Date: Wed, Jan 10, 2018 at 9:15 AM
Subject: Broome Rd. Subdivision
To: mike.reynolds@knoxmpc.org

Mr. Reynolds,

I am adamantly against the Broome Rd. subdivision. How are these people allowed to do these projects and no one in our neighborhood is included in the discussion. The senior citizen complex is a blight in this neighborhood and now to add insult to injury we're going to add 4 houses to an acre in this new subdivision? That goes against our zoning and is detrimental to our property values. Again does anyone care that Broome Rd. is dangerous? We're going to have additional traffic in a neighborhood that is already overwhelmed? I bet this wouldn't be allowed in the subdivisions that the MPC members live in. Add to that the church wanting an entrance on the same road. Who is making these decisions? What has to be done to stop this insanity?

Diane Psihogios
865-693-2003
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Sleepless Night b/c 1-SF-18-C 1-I-18-UR

1 message

Debra Smith <debra@wetn.com>

Wed, Jan 10, 2018 at 11:58 AM

Reply-To: debra@wetn.com

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

Dear MPC Members:

Once again we are faced with DANGERS concerning Broome Road. The most recent application (above) lead has lead to sleepless nights thinking about the new concerns that would come with approving this development .

Currently **under** construction:

- Senior Living Center next to proposed development

On Hold until February:

- Fellowship Church (exit onto Broome Road)

On Review 1/11/18:

- The Cove in West Hills (45 homes on 12.2 acres)

Broome Road was not intended for what it has become - a major thorough fare. We live directly on Broome and find it increasing more and more dangerous DAILY to simply enter/exit our driveway.

ALL of the above projects are located with several hundred yards of each other. How much more activity can this road/curve handle when the road is not up to minimum stand widths to start with? Estimated traffic impact 497 per day just from the proposed development! This does not include the other mentioned items above that will increase the fore mentioned number. Let's not forget the others that use Broome as a cut through to Middlebrook 24 hours a day or the heavy equipment trucks that will be coming and going at both entrances (Gallaher/Middlebrook Pike). Someone will be killed or injured it's a matter of time.

WE ARE ASKING YOU TO CONSIDER NOT APPROVING this development as it is currently (you have other letters from neighbors stating why so I won't reiterate). Let us put it on hold until a dialogue can be had with the developer. We are a strong community and believe in communication, we expect the same from others. Major concerns deserve DIALOGUE, it's the FAIR and RIGHT thing to do.

We will be present at tomorrow meeting along with others. Would you kindly consider our concerns when making your recommendation. THANK YOU IN ADVANCE.

Frank & Debra Smith

West Hills Executive Committee Members 2018

538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] development in West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 2:40 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I just want to voice my concern and opposition to this development of 45 houses on 12 acres in our area. Please consider this beautiful area with large lots and nice homes as this development does not keep with the same integrity that we are used to having.

The traffic impact would be horrible on Broome Road and Middlebrook Pike. We plan to attend the meeting on Jan. 11 at 1:30 pm to show our opposition.

Thank you for your attention to this matter.

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC notice sign THE COVE DEVELOPMENT on Broome Road
Knoxville

1 message

vmdred49 via Commission <commission@knoxmpc.org>
Reply-To: vmdred49@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 2:41 PM

Members of the Commission:

I am a resident of the West Hills community. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. The ORIGINAL proposal as we have now learned was for 4 to 5 houses NOT 45. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I am concerned with the following issues:

The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.

2. There is not a good location with a line of sight to allow for safe access to Broome Road. This traffic would be in addition to the increased traffic generated by Fellowship Church as well as the new senior living center currently under construction on Broome Road

3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and those who travel this road.

4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.

5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This cast doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Richard DuByne
538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New proposed development on Broome Road

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 2:16 PM

Reply-To: louis.whittemore@yahoo.com

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

Hello,

My name is Louis Whittemore and I own a home on Lennox Drive bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple Acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broom road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove Development

1 message

Jessica Curtis <coffee8594@gmail.com>

Wed, Jan 10, 2018 at 1:09 PM

Reply-To: coffee8594@gmail.com

To: commission@knoxmpc.org

Good Afternoon

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I have two toddler girls. I'm already terrified to let the girls be in our front yard. When I'm out doing yard work I have to put them in a stroller so they can be with me and not as in much danger. Adding 45 with a possibility of 90 plus car to Broome road is reckless. Broome road is already high traffic street due to Gallagher and Middlebrook. Please don't make our street that more populated.

Our driveway has a wall, and when it rains we literally have a waterfall coming off that wall. Our neighbors back yard becomes flooded at the slightest shower causing frogs and tons of mosquitoes! If that development happens I fear it will become a million times worse and possibly affect our homes foundation.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Thank you for your time
Jessica Wittmer
522 Broome Rd

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This message was directed to commission@knoxmpc.org



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

West Hills / Broome Road - VOTE NO

1 message

dapsihogios@aol.com <dapsihogios@aol.com>

Wed, Jan 10, 2018 at 3:18 PM

To: bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, gwallace@knoxvilletn.gov

Cc: gerald.green@knoxmpc.org, dmassey@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Diane Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

West Hills / Broome Road - VOTE NO

1 message

ppsihogios@aol.com <ppsihogios@aol.com>

Wed, Jan 10, 2018 at 3:22 PM

To: gerald.green@knoxmpc.org, dan.kelly@knoxmpc.org, bettyjo.mahan@knoxmpc.org

Cc: dmassey@knoxvilletn.gov, gwallace@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Pete Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

Broome Road

1 message

Nancy DeNovo <ndenovo@att.net>
To: Bettyjo.mahan@knoxmpc.org

Mon, Jan 22, 2018 at 7:12 PM

The Gallaher View connector (Sam's Club to Middlebrook Pike) was built to alleviate traffic on Broome Road and on our neighborhood streets. It has proved to be a very successful solution to these problems. All 3 of the recent proposals will only undo the success of the connector. Middlebrook Pike, North Gallaher View Road, and Vanosdale are suitable connector roads; Broome Road is not! It is a narrow, windy road, it has no shoulder (just drop offs) and has several blind hills. I believe these three MPC requests demonstrate no regard for drivers' safety on Broome Road and show little regard for the residents of this area of West Hills.

Sincerely,
Nancy DeNovo

Sent from my iPad



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

[MPC Comment] 1-SF-18-C/1-I-18-UR - Concern for The Cove at West Hills

1 message

Debra Smith <debra@wetrn.com>

Mon, Feb 5, 2018 at 11:03 AM

Reply-To: debra@wetrn.com

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

Dear MPC Commissioners:

I am attaching a letter of concern for 1-SF-18-C/1-I-18-UR - **The Cove at West Hills**.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled or postponed 90-days.

1. We request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.
2. We request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of storm water entering the tributary to Ten Mile Creek and the commission consider such information in your decision or allow West Hills Community Association to provide via independent Engineering Firm the above findings.


Thank you for taking time to consider the requests presented.

The Smith Family

538 Broome Road

--

This message was directed to commission@knoxmpc.org

 Dear MPC Members.docx
17K

Dear MPC Members:

2/5/18

Yes, I have written before, BUT I am writing again **to ask of you to table, deny or postpone for a minimum of 90 days The Cove at West Hills**. We understand development and developers and let me state that West Hills/our family IS NOT AGAINST either, but we do have a right to be concerned about this development. 1-SF-18-C/1-I-18-UR.

#1 TRAFFIC on BROOME ROAD

I sound like a broken record, but I am going to keep repeating myself in that BROOME CANNOT HANDLE the traffic that it currently has; adding another 497 cars (this # is ONE trip only, double it and there are 994, plus the Senior Living Center directly next door (296 per day) and we are at +1290 and that's a conservative number). **Let me also state for the record that our concerns were "laughed off" by Mr. Davis at the FOUR-person meeting on 1/29/18; he verbally stated it was not his problem. THIS IS A SERIOUS ISSUE that demands serious attention and yes, IT IS A PROBLEM. Asking for an independent Traffic Study before approving.**

#2 WATER RUN OFF

Topography, sewer, storm water easements? Where oh where will the water go? Potential flooding from Lennox down to Cavett Station if retention pond breaks, overflows, or simply does not work. The TEN MILE water shed comes into play here and needs to be of concern. Once again, we were told it would "be handled" by engineers (per Mr. Davis). What engineers, how, what is the plan, how do we prevent flooding etc. **WHCA currently working with Geological firm but could not have studies done in the time frame we were originally given i.e. 30-days. Please allow more time.**

There are more concerns, but these are what I personally consider the most critical

As stated above West Hills has worked with developers (Brian Rowe) and is currently working with Jay McBride, but when it comes to Mr. Davis, he is simply NOT INTERESTED in meeting or working with West Hills. When asked to come to the Community Meeting, **he refused and stated he would only initially meet with THREE representatives from West Hills**, but then changed it to FOUR. **He also stated if any more showed he would walk out of the meeting. Hundreds are concerned for their homes, families, children** and Mr. Davis does not have the time, need or interest in answering CRITICAL QUESTIONS/CONCERNS? **What are our rights as homeowners?** He needs to face the community he is currently avoiding, thus the request to Table or a **90-day postponement**.

For the Record.... NOT ONE of the suggestions on the list below have been met by Mr. Davis.

MPC document "WORKING TOGETHER FOR COMMUNITY GROWTH" (Developers):

- | | |
|----------------------|---|
| -Meet the Neighbors | -LISTEN |
| -Offer Illustrations | -Earn the Neighbors Trust |
| -Communicate Change | -PARTICIPATE in Community Planning |

The Smith Family
538 Broome Road



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

[MPC Comment] Scott Davis on Broome Road

1 message

David Sincerbox <dsincerbox@att.net>

Sat, Feb 3, 2018 at 2:56 PM

Reply-To: dsincerbox@att.net

To: commission@knoxmpc.org

Dear Commission:

I am a West Hills resident for over 40 years. I cannot attend the meeting in which you will consider Scott Davis's proposal. So I will voice my opinion in this email. Our neighborhood is precious to us old-timers and newbies. This type of project is absurd, and it does not fit into our West Hills profile. I pray that you will make the right decision and turn down this project. I am not against development. I am, however, only in favor of responsible development. Other than greed, what could prompt someone to put 45 small houses on a 12.5 acre plot in a beautiful and vibrant part of Knoxville in which houses are not smushed together? A neighborhood which is also one of the hottest places in town for existing houses to sell because they have nice lots? This proposed development is not in accordance with common sense and is a violation to the distinctive Broome Road neighborhood, as well as the West Hills neighborhood.

Thank you for your consideration, and, I pray, your right decision.

David Sincerbox
7001 Downing Dr.
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The development in West Hills called the Cove at West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>
Reply-To: anneccrais@gmail.com
To: commission@knoxmpc.org

Sat, Feb 3, 2018 at 9:24 PM

Dear MPC commissioners,

I am writing to you again to ask for your support in opposing the development on Broome Road. We met with you back in January and you allowed us some time to gather more information and listen to the developer, Scott Davis. We had a meeting but Mr. Davis was unable to attend. We were so pleased that four of your commissioners did attend and they listened and answered so many of our questions. Thank you for being interested in hearing our ideas.

The development, The Cove at West Hills, on Broome Road is not consistent with the size of our present lots in our neighborhood. Most of our houses are placed on half-acre lots and we have such nice big trees and pleasant surroundings. The area has been a popular place to live for over 50 years and we are now having young families moving into our area. The traffic on Broome Road is already a problem with such a narrow passage to Middlebrook Pike and this development would create more safety hazards for the area. The drainage of water is a concern because standing water is present when the heavy rainstorms come. The neighbors who live close by are very concerned how this will change their houses and lots.

You are able to make so many decisions about how Knoxville progresses as vacant land becomes available for development. Please consider this area again and think about how this development will cause potential problems.

Thank you again for your interest and thank you to those who came to our last meeting.

Sincerely,

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Building

1 message

Rob Brengle <brengle.rob@gmail.com>

Mon, Feb 5, 2018 at 3:53 PM

Reply-To: brengle.rob@gmail.com

To: commission@knoxmpc.org

I am a homeowner in West Hills. I am opposed to the building of more homes in the cove in West Hills. The addition of more housing in this area will increase traffic, specifically on Broome Road.

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposal for the Cove at West Hills

1 message

Mjbratton <MJBratton@bellsouth.net>
Reply-To: mjbratton@bellsouth.net
To: commission@knoxmpc.org

Mon, Feb 5, 2018 at 3:36 PM

Knoxville-Knox County Metropolitan Planning Commission
City-County Building Suite. 403 |
400 Main Street
Knoxville, Tennessee 37902

Dear Commission Members:

Our home is less than a mile from the proposed Cove at West Hills. Our street, Westborough Road, is only accessible from Broome Road. We are extremely concerned about the proposal and ask you to deny the request of the developer as it is presented for 45 houses.

The overriding issue is congestion on Broome Road. All access from the proposed property development would be on Broome Road

1. Exiting from the proposed property development east on Broome Road requires negotiation of a sharp curve and a steep hill.
2. Exiting from the proposed property development west on Broome Road requires negotiating a dangerous, narrow road approximately 1.1 miles to Gallaher View.
3. Exiting from the proposed property development south on Broome Road requires the driver to go through one of two residential streets in West Hills
- 4, There are no routes to exit north on Broome Road from the proposed property development.

Broome Road is very dangerous. It is narrow and has no shoulder. Being sideswiped is a constant danger, especially toward the west end. In several places there are deep ditches beginning at the edge of the pavement. School buses, garbage trucks, and brush trucks are especially hazardous

Other serious concerns are the proposed number of houses and the terrain of the property causing additional run-off to homes in West Hills

Sam and Martha Jean Bratton
812 Westborough Road
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



[MPC Comment] MPC Agenda Item #8-- The Cove in West Hills February 6, 2018

1 message

larrys55 via Commission <commission@knoxmpc.org>
Reply-To: larrys55@aol.com
To: commission@knoxmpc.org

Tue, Feb 6, 2018 at 3:45 PM

To: MPC Commissioners
From: Larry Silverstein
Subject: MPC Agenda Item #8- The Cove In West Hills
Date: February 6, 2018

I am a long-time resident of West Hills, and I am writing in opposition to the Concept Subdivision Plan, File #1-SF-18-C, and the Use on Review, File # 1-I-18-UR, for The Cove In West Hills.

At the Special Called General Meeting of the West Hills Community Association on January 30, 2018, over 100 people voted unanimously in OPPOSITION to the proposed development of 45 detached houses on a 12.42 acre parcel of land located on Broome Road in West Hills.

In the MPC Subdivision Report in the Agenda Package, there are items in the Comments Section under Conformity of the Proposal to Criteria Established by the Knoxville Zoning Ordinance.

It is stated, 2. "The proposed development is consistent with the general standards for uses permitted on review..... The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the property is located on collector streets."

I take issue with those conclusions for the following reasons:

1. Size of Lots proposed as pertaining to compatibility with the character of the neighborhood .
Almost all of the lots in West Hills in proximity to the proposed development are at least one half acre, and many are considerably larger than that. The proposal for 45 houses on 12.42 acres is stated as 3.6 dwelling units per acre. You can't build a fraction of a house, so you are looking at a density of 4 houses per acre. That in itself is quite a difference in density compared to the neighborhood's 2 houses per acre. In addition, this density calculation of 3.6 does not take into account the amount of land that is required for the planned road and sidewalks within the subdivision, the required widening of Broome Road and sidewalk, the extensive amount of land required for an adequately sized retention pond, and the amount of land that is considered under Hilltop development restrictions. Therefore, while it is not possible to determine exactly how much land will be used for the 45 lots, the true density is probably between 4 and 5 dwelling units per acre, if not higher than that. This true density and very small lots are clearly not compatible with the character of the West Hills neighborhood.

2. Use will not significantly injure the value of adjacent property . It
is impossible to know what the size will be of the houses that are built on the property or the value of them, so it is not easy to quantify the injury to the value of the adjacent property based on what houses will be built. The developer has provided no information about the houses to be built because he not going to be building them. However, the amount of water which will be collected on the developed property which has a 65 foot slope from front to back, is very likely to runoff at a much higher rate than it does currently on property which currently has very heavy vegetation which will likely be totally cleared in order to build 45 houses. The developer has provided no information regarding how the retention pond would work and how much water would not be contained. The fact that this property is within the Ten Mile Creek watershed further complicates the water issues. The impact of possible water flooding on downstream properties could be severe, particularly if there was a failure in the retention pond system, an occurrence which is always possible. What happens if the newly formed homeowners association does not have the resources to make an expensive and proper repair? How much money would have to be collected from the property owners in order to have adequately funded protection? What then is the additional risk of injury to the adjacent property owners from a water problem? This risk of flooding to those downstream properties could definitely affect the value of those adjacent properties and

likewise, to an even larger number of downstream properties that are not adjacent. While the water issues will be addressed by City Engineering if the proposal is approved by MPC, with all the uncertainty raised here, with no studies done at this time, it cannot be affirmatively stated by MPC that the use will not significantly injure the value of the large number of adjacent properties. Perhaps an engineering consultant will be able to testify at the MPC meeting as to the likelihood of potential water runoff damage to adjacent property. If not, additional time should be granted in order for more information to become available. In addition to the water issues, Broome Road is already a heavily traveled and extremely dangerous road. Any increase in traffic from the proposed development and the Senior Living development is likely to reduce the value of adjacent property, and even reduce the value of property for other nearby property owners who must use Broome Road to get to their own property.

3. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

This conclusion is not true. Broome Road is already used heavily for cut-through traffic between Middlebrook Pike and Kingston Pike and Interstate 40 (via Gallaher View Road). Broome Road is also used to get to local streets in the heart of West Hills, such as Marlboro, Corteland, and Winston. Therefore, you will have even more trucks using Broome Road through the residential areas due to this proposed development. The problem with Broome is further complicated by the fact that it is very difficult to turn left from Broome Road on to Middlebrook Pike for those heading west to Gallaher View Road and to Interstate 40. It should also be considered that the large Senior Living development, currently under construction right next to the proposed development, will also be generating considerable amount of non-residential and residential traffic on Broome Road and through the residential areas in West Hills.

I urge the Commissioners to visit Broome Road and the properties adjacent to the proposed development if you have not already done so, to see for yourselves the condition of Broome Road and how dangerous it already is even under the best of weather conditions. I believe that the amount of estimated traffic generated by 45 houses, even if correct at 497 trips or about 11 trips per day, will cause increased problems for those who use that road, especially if you add the traffic that will be generated in the near future by the Senior Living development. It is unclear exactly what improvements will be made to Broome Road in the future if this proposal is approved and whether the problems with Broome Road will be taken care of or made worse with this proposed development. If you could talk to the adjacent property owners and see how water is already affecting their properties, you will understand their concerns about water flooding their property. I know that at the January meeting of MPC you heard from two of the adjacent property owners. You have also already received many letters from these property owners who have detailed their very specific concerns for the future of their properties.


In conclusion, I appreciate your consideration of the arguments that support a finding that the proposed development is not compatible with the character of the neighborhood, and that without specific and credible evidence presented to the contrary, it cannot be definitively found that the use will not significantly injure the value of adjacent property.

Sincerely,

Larry Silverstein
7808 Sheffield Dr.
Knoxville, TN 37909
693-1256

--

This message was directed to commission@knoxmpc.org

 West Hills letter to MPC re broome road 2-5-18.docx
21K



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

[MPC Comment] The Cove in West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Tue, Feb 6, 2018 at 10:31 PM

Reply-To: leehume@utk.edu

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

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-I-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Feb 7, 2018 at 10:17 AM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and we have learned much over these past few weeks, yet we are still am not satisfied of what the outcome of this project will be if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal. The Cove development designed to build 45 houses on the 12-acre parcel is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Feb 8 Agenda Item 8 -- The Cove in West Hills

2 messages

Cap and Clara Hardin <hcaphardin@comcast.net>
Reply-To: hcaphardin@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 9:29 AM

Dear Commissioner:

I have been a resident of the West Hills community for 46 years. For 41 of those years my home was just off Broome Road. I am very familiar with the area of this proposed development. I urge you to deny the concept plan of The Cove in West Hills for these reasons:

1. The density is not in keeping with the rest of the West Hills community.
2. The slope of the property and the size of the construction causes serious concerns about storm water drain off. The fact that it is in the Ten Mile Creek watershed means that residents downstream and some distance from this property will be negatively affected by this project.
3. The large increase in traffic that would be created by 45 households is unacceptable on a road that is inadequate for its current traffic.

For these reasons I urge you to deny this development as currently proposed.

Clara G. Hardin

7417 Somerset Road

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org

Cap and Clara Hardin <hcaphardin@comcast.net>
Reply-To: hcaphardin@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 9:41 AM

Dear Commissioner:

I have been a resident of the West Hills community for 46 years. For 41 of those years my home was just off Broome Road. I am very familiar with the area of this proposed development. I urge you to deny the concept plan of The Cove in West Hills for these reasons:

1. The density is not in keeping with the rest of the West Hills community.
2. The slope of the property and the size of the construction causes serious concerns about storm water drain off. The fact that the tract is in the Ten Mile Creek watershed means that residents downstream and some distance from this property will be negatively affected.
3. The large increase in traffic that would be created by 45 households is unacceptable on a road that is inadequate for its current traffic.

For these reasons I urge you to deny this development as currently proposed.

Clara G. Hardin



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

[MPC Comment] Fwd: The Cove at West Hills

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 2:38 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: Van Sanks <vsanks@comcast.net>
Date: Wed, Feb 7, 2018 at 2:16 PM
Subject: The Cove at West Hills
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Dear Director Green

My name is Van Sanks and I am contacting you asking for your consideration regarding a plan for developing "The Cove" at West Hills.

The Cove calls for the residential development of 12 acres on Broome Road near the intersection of Middlebrook Pike.

I am concerned about this proposed housing development for these reasons:

The developer has refused to meet with our West Hills Community Association at large in order that we might discuss the planned housing density of 45 homes on twelve acres. Forty-five homes located on twelve acres is a density completely out of character with the existing West Hills Community.

I am concerned that 45 new houses plus the senior citizen facility under construction on the adjoining site will raise the traffic burden to 'unbearable and extremely' dangerous on a very narrow Broome Road...not to mention increased 'cut-through on my street, Marlboro Road, and others.

I realize that we're past the point of no return...that houses will be built. I also realize this development erases one of the last 'wild' sections of West Hills, and puts more stress on our flood plan...and that's a shame! That said, what I'm asking is some sense of compromise over the proposed density of 40 houses.

Sincerely,

Van Sanks

932 Marlboro Road

865-742-1875



[MPC Comment] MPC Agenda Item #8-- The Cove in West Hills February 6, 2018

1 message

larrys55 via Commission <commission@knoxmpc.org>
Reply-To: larrys55@aol.com
To: commission@knoxmpc.org

Tue, Feb 6, 2018 at 3:45 PM

To: MPC Commissioners
From: Larry Silverstein
Subject: MPC Agenda Item #8- The Cove In West Hills
Date: February 6, 2018

I am a long-time resident of West Hills, and I am writing in opposition to the Concept Subdivision Plan, File #1-SF-18-C, and the Use on Review, File # 1-I-18-UR, for The Cove In West Hills.

At the Special Called General Meeting of the West Hills Community Association on January 30, 2018, over 100 people voted unanimously in OPPOSITION to the proposed development of 45 detached houses on a 12.42 acre parcel of land located on Broome Road in West Hills.

In the MPC Subdivision Report in the Agenda Package, there are items in the Comments Section under Conformity of the Proposal to Criteria Established by the Knoxville Zoning Ordinance.

It is stated, 2. "The proposed development is consistent with the general standards for uses permitted on review..... The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the property is located on collector streets."

I take issue with those conclusions for the following reasons:

1. Size of Lots proposed as pertaining to compatibility with the character of the neighborhood
Almost all of the lots in West Hills in proximity to the proposed development are at least one half acre, and many are considerably larger than that. The proposal for 45 houses on 12.42 acres is stated as 3.6 dwelling units per acre. You can't build a fraction of a house, so you are looking at a density of 4 houses per acre. That in itself is quite a difference in density compared to the neighborhood's 2 houses per acre. In addition, this density calculation of 3.6 does not take into account the amount of land that is required for the planned road and sidewalks within the subdivision, the required widening of Broome Road and sidewalk, the extensive amount of land required for an adequately sized retention pond, and the amount of land that is considered under Hilltop development restrictions. Therefore, while it is not possible to determine exactly how much land will be used for the 45 lots, the true density is probably between 4 and 5 dwelling units per acre, if not higher than that. This true density and very small lots are clearly not compatible with the character of the West Hills neighborhood.

2. Use will not significantly injure the value of adjacent property
It is impossible to know what the size will be of the houses that are built on the property or the value of them, so it is not easy to quantify the injury to the value of the adjacent property based on what houses will be built. The developer has provided no information about the houses to be built because he not going to be building them. However, the amount of water which will be collected on the developed property which has a 65 foot slope from front to back, is very likely to runoff at a much higher rate than it does currently on property which currently has very heavy vegetation which will likely be totally cleared in order to build 45 houses. The developer has provided no information regarding how the retention pond would work and how much water would not be contained. The fact that this property is within the Ten Mile Creek watershed further complicates the water issues. The impact of possible water flooding on downstream properties could be severe, particularly if there was a failure in the retention pond system, an occurrence which is always possible. What happens if the newly formed homeowners association does not have the resources to make an expensive and proper repair? How much money would have to be collected from the property owners in order to have adequately funded protection? What then is the additional risk of injury to the adjacent property owners from a water problem? This risk of flooding to those downstream properties could definitely affect the value of those adjacent properties and

likewise, to an even larger number of downstream properties that are not adjacent. While the water issues will be addressed by City Engineering if the proposal is approved by MPC, with all the uncertainty raised here, with no studies done at this time, it cannot be affirmatively stated by MPC that the use will not significantly injure the value of the large number of adjacent properties. Perhaps an engineering consultant will be able to testify at the MPC meeting as to the likelihood of potential water runoff damage to adjacent property. If not, additional time should be granted in order for more information to become available. In addition to the water issues, Broome Road is already a heavily traveled and extremely dangerous road. Any increase in traffic from the proposed development and the Senior Living development is likely to reduce the value of adjacent property, and even reduce the value of property for other nearby property owners who must use Broome Road to get to their own property.

3. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

This conclusion is not true. Broome Road is already used heavily for cut-through traffic between Middlebrook Pike and Kingston Pike and Interstate 40 (via Gallaher View Road). Broome Road is also used to get to local streets in the heart of West Hills, such as Marlboro, Corteland, and Winston. Therefore, you will have even more trucks using Broome Road through the residential areas due to this proposed development. The problem with Broome is further complicated by the fact that it is very difficult to turn left from Broome Road on to Middlebrook Pike for those heading west to Gallaher View Road and to Interstate 40. It should also be considered that the large Senior Living development, currently under construction right next to the proposed development, will also be generating considerable amount of non-residential and residential traffic on Broome Road and through the residential areas in West Hills.

I urge the Commissioners to visit Broome Road and the properties adjacent to the proposed development if you have not already done so, to see for yourselves the condition of Broome Road and how dangerous it already is even under the best of weather conditions. I believe that the amount of estimated traffic generated by 45 houses, even if correct at 497 trips or about 11 trips per day, will cause increased problems for those who use that road, especially if you add the traffic that will be generated in the near future by the Senior Living development. It is unclear exactly what improvements will be made to Broome Road in the future if this proposal is approved and whether the problems with Broome Road will be taken care of or made worse with this proposed development. If you could talk to the adjacent property owners and see how water is already affecting their properties, you will understand their concerns about water flooding their property. I know that at the January meeting of MPC you heard from two of the adjacent property owners. You have also already received many letters from these property owners who have detailed their very specific concerns for the future of their properties.


In conclusion, I appreciate your consideration of the arguments that support a finding that the proposed development is not compatible with the character of the neighborhood, and that without specific and credible evidence presented to the contrary, it cannot be definitively found that the use will not significantly injure the value of adjacent property.

Sincerely,

Larry Silverstein
7808 Sheffield Dr.
Knoxville, TN 37909
693-1256

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This message was directed to commission@knoxmpc.org

 West Hills letter to MPC re broome road 2-5-18.docx
21K



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

[MPC Comment] PROPOSED DEVELOPEMENT (THE COVE A T WEST HILLS) MPC
MTG FEB 8

1 message

DivinaM <mcrew2011@comcast.net>
Reply-To: mcrew2011@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 12:47 PM

February 7, 2016

Dear Members of the Commission:

As we approach the February 8th MPC meeting, I ask that you please take a moment to read my letter. We thank you for taking the time from your families to attend our community meeting, as well as the opportunity to be heard. I'm sure that all on the MPC commission have been inundated with calls, and correspondence with regard to the proposed development known as The Cove at West Hills off of Broome Road.

I am writing this letter to express my deep concerns regarding the proposed, development and the impact that it will have on our community which is shared by the vast majority of my neighbors. Most of which cannot attend the MPC meeting tomorrow due to work commitments, and disabilities, but nonetheless, are very much concerned just as well.

With that being said, as a part of the executive committee of the West Hills Community Association attending numerous meetings, and being privy to the limited information on this development, I am still very much opposed to the development. We would like nothing more than to welcome additional neighbors, and come to an agreement that we ALL can live with. The manor in which developer avoids our community so we can reach an agreement baffles me, and speaks volumes of his character, as well as our lack of trust on his word and/or doings. For this reason, in addition to the lack of planning, and various technical questions needing to be answered that we seek to yet be received from Mr. Davis, I ask to please do the right thing by denying the application of concept or very least postpone the hearing 90 days to give our neighbors time to become more informed with impartial professionals in the field of the storm water issue, traffic safety impact, and any other legal issues that arise. Mr. Davis refused to speak to our community as a whole, so therefore how do we put our trust in him; his reputation speaks for itself.

Thank you so much for your time and consideration of our request.

Many blessings,
Divina Morgenstern
8330 Alexander Cavet Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove at West Hills proposed subdivision

1 message

Andrew Schmutde <andrewschmutde@gmail.com>

Wed, Feb 7, 2018 at 9:08 AM

Reply-To: andrewschmutde@gmail.com

To: Commission@knoxmpc.org

Hello,

My name is Andrew Schmutde and I am a resident of West Hills in Knoxville. I grew up in this neighborhood and am proud of the integrity our neighborhood has and has stood for through the years. I am writing you today to ask you to strongly consider postponing or denying Scott Davis's proposal to develop the neighborhood The Cove at West Hills on the north side of our neighborhood on Broome Road.

First of all our neighborhood association had a meeting this past Tuesday night, Jan 30th and unanimously voted that we are opposed to this development as it is. We are not opposed at all to the land being developed but would like to see it developed in a manner that is in keeping with the standards of the current neighborhood. Mr. Davis is proposing putting 45 houses on 12 acres with a density of 3.6 units per acre. I understand the way the property is zoned this is acceptable but the surrounding neighborhood is zoned R1E and most every house is on at least a half acre lot.

As a result of the proposed density the entire property would have to be cleared completely of vegetation which will in turn potentially cause substantial concerns with water runoff from storm drainage. The property sits on the Ten Mile Watershed and homes on Lennox Drive which is downhill from this property already experience flooding in the backyards, but this would cause substantial increase in the water flow to that area and could pose significant threat of flooding to many homes in West Hills and Alexander Cavet Station.

In addition, the proposed development will have entry and exit only onto Broome Road which is already too high in traffic volume. And it's entrance/ exit will sit right at the bottom of a blind curved hill. Broome is extremely narrow as well and in need of substantial traffic review. To allow a new subdivision that would potentially add a significant additional amount of volume to it is clearly dangerous and hazardous to all who use that road.

Lastly, I am concerned about the developer himself. Mr. Davis refused to meet with our neighborhood association. He informed one of our members he would only meet with 4 members at most and his attitude toward our concerns has been callous and frankly bullyish. He boasted that he has developed 70 neighborhoods and none of the neighbors adjacent to those developments liked it but he did it in any case and he was sure this will go through. He also literally laughed when the 4 members who met with him brought up traffic concerns on Broome Road associated with his proposal. In addition, many neighbors have googled Mr Davis and have found a lot of questionable issues with his practices which is evidenced by the fact he is involved in multiple legal disputes. Overall his character as a developer is highly suspect and he has no regard for surrounding neighbors that his development could affect.

Many of us in West Hills will be present next Thursday at the MPC hearings to show our united opposition to this current development proposal, myself included.

I sincerely implore you to strongly consider our concerns and vote to deny or postpone this development.

Sincerely,

Andrew Schmutde

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove development - opposed

1 message

John Heins <johnheins@rbperryllc.com>
Reply-To: johnheins@rbperryllc.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 12:06 PM

Dear MPC,

Our Wesley Neighbors Community Association is a mile or so East of the proposed The Cove development on Broome Road. However we are part of the greater West Hills neighborhood and we are unitedly opposed to this development. I believe this property was rezoned with the Neighborhoods blessing back in the mid 2000's for a Senior living arrangement and when that development fell thru the zoning was never reverted back to R1. This oversight has led to a proposed out of character housing complex that does not mesh with our current neighborhood.

Sure the development NOW meets the zoning density but that does not mean MPC is prevented from NOT approving the plan. Follow this from [Cool Hand Luke](#):

Why do you keep beating me boss....

Sorry Luke, just doing my job.

Well... doing your job don't make it right....

Our neighborhood is not opposed to the land owner making money on this property, nor are we opposed to the developer developing and making money on this property. Case in point not a half a mile down Broome Road a developer wanted to place several houses on the Old Dr. Bob Overholt property. He actually came to the West Hills Neighborhood general meeting took questions and listened to similar concerns. He since reworked the project to place few houses a little more up-scaled and sold everyone. He says it worked out for him very well and glad he made the changes. The same can happen here.

Thank you all for your hard work to make our community great. I know it is tough on some of these issues and we do appreciate your efforts!

John

John Heins
President
Wesley Neighbors Community Association
865.297.7045



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

[MPC Comment] The Cove development on Broome Road, West Hills

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 1:29 PM

Reply-To: louis.whittemore@yahoo.com

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

To the commissioners of the Metropolitan Planning Commission,

My name is Louis Whittemore and I live on 8003 Lennox Drive. My property is adjacent to the low point or southern side of the proposed development.

I have several concerns about the proposed development including but not limited to:

The building of a structural retention or detention pond with a dam on my property line without the concern for a natural, undisturbed buffer in the plans. I am also concerned that my trees along my property line without having a natural buffer in place and agreed upon by the developer and MPC in the proposed plans will open up my trees on my property line to potentially be damaged or they may die due to the grade work disturbing their root systems that would be necessary to build such a dam or retention pond. There are water issues that already exist for the down slope properties from this property. I think the deforestation and the lack of natural filtration would contribute to more or possibly larger issues in the future. Another issue that I am concerned about is the mosquito impact that a pond would have on the adjacent properties because this area is already a moist area and prone to having mosquito infestation. With a retaining pond in place, it will be a breeding ground for the mosquitoes that will definitely be problematic for adjacent residents since mosquitoes in our area are now carrying mosquito borne viruses that we have never seen in Tennessee before. Last year the mosquitoes were so bad in our area, the city of Knoxville had to spray to reduce their numbers so not to spread the viruses.

I feel like the traffic issues on Broome Road are real and of concern. With 500 more cars per day on a blind hill of Broome Road, the traffic impact should be looked at more closely.

I sincerely hope that the commission takes into consideration my concerns for this proposed development.

I am NOT against development nor are any of my adjacent neighbors against development. We want it completed with integrity and with concern for all parties involved. We want a development that is congruent to our area, in the spirit of the West Hills Community, and in the spirit of what Knoxville would want for its constituents. I, Louis Whittemore, do not feel as a Knoxville constituent, landowner and a member of West Hills that this is what I am receiving with this proposed development.

Thank you for listening and taking into consideration my concerns.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Tue, Feb 6, 2018 at 10:31 PM

Reply-To: leehume@utk.edu

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

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Development

1 message

Tina Peroulas <vperoulas@gmail.com>

Wed, Feb 7, 2018 at 2:10 PM

Reply-To: vperoulas@gmail.com

To: commission@knoxmpc.org, herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, aroberto@knoxville.tn.gov

Ladies and gentlemen

My e-mail regards the development on Broome Road which has been proposed and on which you will decide. I must tell you that living a block from this development brings me great concern. It is proposed that on the 12.5 acres, 45 homes will be built at a density level of 3.8 an acre which far, far exceeds the density of the surrounding neighborhoods of West Hills and Bennett Place.

Density of this level would bring a traffic level of something around 800 extra cars on our already assaulted neighborhood by cut through traffic. Any traffic study that may be used in any proposal would be very old information as there hasn't been a traffic study done on Broome and surrounding neighborhood streets in a number of years.

I understand that development will happen. It's called 'progress'. But please not at that level. I would appeal to the commission, if it plans to approve this plan, to do so with a density of not more than 2.8 more in keeping with the homes around the development.

Thank you for your diligence in this matter.

Tina Peroulas
643 Broome Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove at Broome Road

1 message

'rpelot3@aol.com' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 10:22 PM

Reply-To: rpelot3@aol.com

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

As you are aware, West Hills residents are extremely concerned about this issue before you in its present form. The Community Association is not opposed to this tract being developed: opposition to the plan before you, however, has raised many serious concerns, questions & objections. Mr Davis, the developer, refused to attend the Special Called Meeting of The Association where it was hoped that we could receive information and discuss some possible compromise. (Never before have we experienced a developer who did not welcome or request such a meeting/discussion.) It is still hoped that will occur. For that reason, and to allow needed professional/technical information to be gained, we respectfully request a denial, or at least a 60 day postponement. I thank you in advance.

Barbara B. Pelot
8437 Corteland Drive
Knoxville, TN. 37909
Sent from my Verizon 4G LTE Smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove on Broome Road

1 message

Tim Crais <timcrais@gmail.com>

Wed, Feb 7, 2018 at 9:15 PM

Reply-To: timcrais@gmail.com

To: commission@knoxmpc.org

Dear MPC,

As a resident of West Hills I am writing to you to inform you of my opposition to the proposed building of 45 houses on the 12 acre development called The Cove on Broome Road. I am in favor of developing the property but not with that many houses. We need the project to be smart and well planned and one that is in keeping with the character of our neighborhood that has been here since 1955. I live on the east side of West Hills and while I am not right next to the property in question, I still think it is a bad idea to put that many houses on 12 acres. Surely we can reach a reasonable compromise that will be a win win for both parties. Please help the West Hills neighborhood and the developer come to a reasonable compromise. Thank you for your consideration and attention to this matter. I appreciate the good work that you do and the extra effort you put into your decisions.

Tim Crais
6818 Haverhill Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd. Property

1 message

Dr. Pelot <rpelotdds@gmail.com>

Wed, Feb 7, 2018 at 10:09 PM

Reply-To: rpelotdds@gmail.com

To: commission@knoxmpc.org

Commioners, please allow the West Hills Community Association a minimum of 60 days postponment on the approval of this project. There was never a real meeting of the developer and the whole association to discuss the project. In fact the developer purposely avoided the association gathering to avoid any confrontation with members of the community contrary to what I understood was a condtion place on the project to gain approval by MPC. As a matter of fact, he stated that if we gave him a hard time, he would not cooperate with us in any way. There are some real concerns surrounding this project that suggest some deliberate avoidance of the association to prevent any interference of zoning changes. Please allow us a chance to complete our investigation. Thank you. Reuben Pelot,. President,. West Hills Community Association

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed West Hills Development

1 message

Donnie Ernst <donnieernst7@gmail.com>

Wed, Feb 7, 2018 at 8:27 PM

Reply-To: donnieernst7@gmail.com

To: commission@knoxmpc.org, gerald.green@knoxmpc.org

Members of the MPC,

You almost approved a new development in West Hills before the community even knew about it - The Cove, off Broome Road. I urge you to think about your own neighborhoods - would you want this size development going in on a road as narrow as Broome Road? Have you really considered all the storm water management and traffic impact a development of this size will have? Is it proper that the developer refuses to meet with more than 4 members of the community to discuss our reservations? Please consider these neighborhood concerns before you make an attempt to approve the development.

--

Donnie Ernst
6830 Sheffield Drive,
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove - 45 house development West Hills area

1 message

'Denise Adams' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 8:09 PM

Reply-To: tnadamsdc@yahoo.com

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

Knoxville MPC committee,

We would like to voice our **opposition** to the 45 house development proposed for Broome Road.

Broome Road is already heavily over traveled. The road is not designed for the amount of traffic at this time not to mention the introduction of 45 additional households. This is a narrow road with one lane only in each direction with several blind spots and sharp curves. The addition of this large amount of additional traffic would prove hazardous to the already over driven roadway. This development is also very densely populated unlike the surrounding community. The entire 45 house development only has ONE exit and that is onto Broome Road at a sharp curvy area with limited viewing of oncoming traffic. I would not want to see myself, my family and/or my neighbors subjected to the dangers and hazards that this development would impose in relation to an already heavily congested traffic area for our neighborhood.

This proposed development is a densely packed neighborhood of 45 houses in a 12.5 acre area with only one outlet. This is in sharp contrast to the surrounding community. The beauty that is West Hills neighborhood is in the sprawling yards for our children to safely play. The denseness of this proposed development would also negatively impact the current issues related to storm water management that already affects the area. The area behind our home that faces this development already has issues with water ponding and this proposed addition would overflow and inundate an already strained storm water drainage system.

Sincerely,

West Hills Residents Frederick and Denise Adams
Marlboro Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills

1 message

Hill C C <clarencechill@bellsouth.net>

Wed, Feb 7, 2018 at 6:37 PM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxmpc.org

Cc: Reynolds Mike <mike.reynolds@knoxmpc.org>

Commission members:

We are property owners adjacent to the proposed Cove in West Hills development. We provided written comments and requests on January 9, 2018 and made verbal comments at the January MPC meeting regarding this proposed development.

We again request that the MPC take the following actions:

1. Deny, table or postpone action on the concept plan as proposed.
2. Require a "No disturbance easement" that is protective of the adjacent property owner's trees that is at least the width of the drip line of the trees located on the adjacent properties.
3. Review and update the latest traffic study for Broome Road in light of recently approved and pending developments along Broome Road.
4. Require that the storm drainage system that receives flow from the proposed development be upgraded to current code such that surface water drainage from the proposed development will be beneath Lennox Drive into a storm drain rather than flow across Lennox Drive as is now the case.
5. Grant an exemption from the "line of sight" requirement and provide for at least 300 feet between the entrance to our property and the proposed new road to allow future development of our property to the maximum extent permitted by zoning restrictions and to alleviate a configuration that is unsafe and defies common traffic safety guidelines.

Thank you in advance for considering the above requests.

Ann and Clarence Hill
718 Broome Rd
Knoxville, TN

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Development on Broome Rd.

1 message

kmayo1@comcast.net <kmayo1@comcast.net>

Wed, Feb 7, 2018 at 5:37 PM

Reply-To: kmayo1@comcast.net

To: commission@knoxmpc.org

I am a West Hills resident and I am opposed to the 45 house 12 acre development on the corner or Broome Rd. I don't think it is in keeping with the neighborhood. I'm not opposed to development, but this high density one will lower property values in West Hills and I would like one in keeping with the character of it. Thanks, Kathy Mayo

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development on Middlebrook Pike

1 message

Suzanne Russell <suzrus@gmail.com>

Wed, Feb 7, 2018 at 4:54 PM

Reply-To: suzrus@gmail.com

To: commission@knoxmpc.org

Dear MPC members:

I am a long-time resident of the West Hills neighborhood, and I have grave concerns about the proposed high-density development being proposed on the acreage on Middlebrook Pike, near Broome Road.

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] WEST HILLS--- THE COVE

1 message

Allen Scraggs <AllenScraggs@msn.com>

Wed, Feb 7, 2018 at 5:07 PM

Reply-To: allenscraggs@msn.com

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

As a long time resident on Marlboro Road in West Hills, I am deeply concerned that the proposed construction of 45 dwellings on a 12.5 acre site is seriously being considered. Broome Road is extremely dangerous at this portion of the road and the addition of this type of entrance at this location will only increase the present hazard that already exists. The construction of the senior living facility at this same location is going to create a major problem on its own. I hope that members of the MPC have traveled this portion of Broome Road in order to have knowledge of the dangerous problem that will be developed with permitting this type of development at this location.

I do ask that the ongoing safety and well being of the residents of West Hills be taken deeply into consideration in not allowing this development.

ALLEN L. SCRAGGS

717 MARLBORO ROAD

--

This message was directed to commission@knoxmpc.org

A TYPICAL MID-DAY ON

BROOME ROAD

- FOR 45 MINUTES TODAY, I STOOD NEAR THE ENTRY TO MY NEIGHBORHOOD, CAVET'S STATION, AND TOOK PHOTOS OF VEHICLES AS THEY TRAVELED THE SECTION OF BROOME ROAD I FEEL IS MOST DANGEROUS.
- EVEN IF "THE COVE" WIDENS ITS ENTRY, AS RECOMMENDED BY MPC, THE INCREASED TRAFFIC FROM THAT SUBDIVISION WILL BE DRIVING ON THIS PORTION OF BROOME.

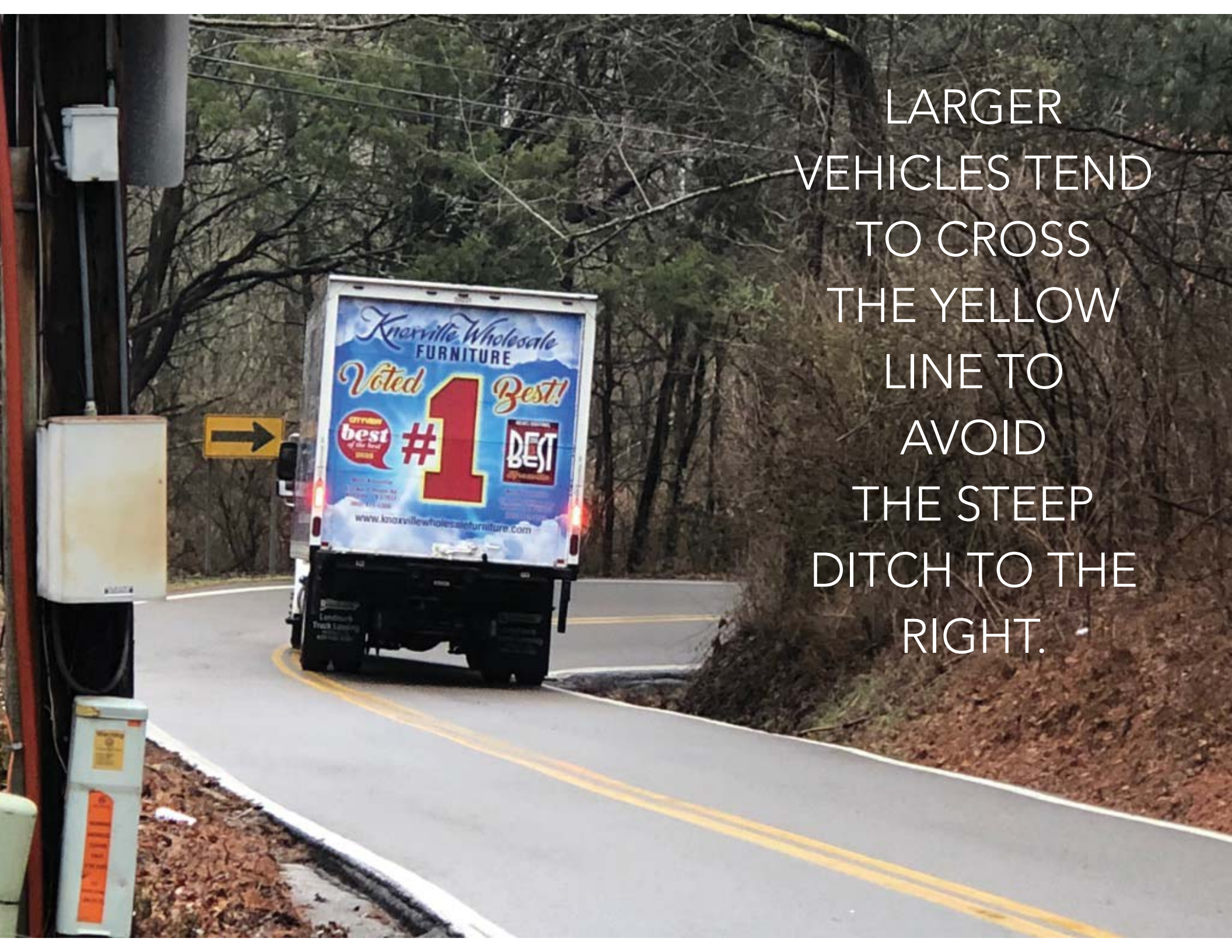


THE BLUE
ARROWS
MARK JUST
A FEW
STEEP
DITCHES
ON
EITHER
SIDE OF
BROOME
ROAD.

A SMALL CAR
FITS WELL
ALONG THE
SHARP CURVE



LARGER
VEHICLES TEND
TO CROSS
THE YELLOW
LINE TO
AVOID
THE STEEP
DITCH TO THE
RIGHT.







TRAVELING IN EITHER
DIRECTION, NEARLY
EVERY TRUCK AND
MINIVAN CROSSED THE
YELLOW LINE AT THIS
CURVE







THIS LARGE TRUCK
IS SAFELY BETWEEN
THE LINES, YET HIS
VEHICLE IS BARELY
ON THE ROAD.



WHEN CAVET'S STATION RESIDENTS LEAVE OUR NEIGHBORHOOD, WE ENCOUNTER A BLIND HILL TO THE RIGHT OF US AND A BLIND CURVE TO THE LEFT OF US. EITHER EDGE OF BROOME ROAD ENDS ABRUPTLY IN STEEP DITCHES, ALLOWING NO ROOM TO AVOID A COLLISION WITH AN ONCOMING VEHICLE.

WEST HILLS RESIDENTS WHO FREQUENTLY TRAVEL BROOME ROAD ARE INCREDIBLY CONCERNED ABOUT THE WISDOM OF ADDING A TREMENDOUS NUMBER OF TRIPS PER DAY WITH THIS PROPOSED DEVELOPMENT OF 45 HOMES.



THERE IS LITTLE DISTANCE FROM WHERE A CAR CRESTS BROOME ROAD TO WHERE WE PULL OUT OF CAVET'S STATION. THIS IS ESPECIALLY DANGEROUS WHEN VEHICLES ARE SPEEDING, WHICH IS QUITE COMMON.



THIS HONDA
MINIVAN IS ALMOST
IDENTICAL TO THE
VEHICLE I OWN.
THIS IS WHY I'M
CONCERNED ABOUT
THE WIDTH OF
BROOME ROAD. AN
ONCOMING
VEHICLE CROSSING
THE YELLOW LINES
GIVES ME LITTLE
ROOM TO AVOID AN
ACCIDENT WITHOUT
SWERVING INTO A
DITCH.



PLEASE CONSIDER THIS SIGNIFICANT MATTER OF SAFETY AS YOU CHOOSE WHETHER TO APPROVE "THE COVE AT WEST HILLS" AS IT IS CURRENTLY PROPOSED. THANK YOU FOR TAKING THE TIME TO RECOGNIZE OUR CONCERNS.



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

[MPC Comment] 2/8 MPC re: The Cove at West Hills

1 message

Angie Sayre <angiesayre@comcast.net>

Wed, Feb 7, 2018 at 3:54 PM

Reply-To: angiesayre@comcast.net

To: contact@knoxmpc.org, commission@knoxmpc.org, gerald.green@knoxmpc.org, aroberto@knoxvilletn.gov

Cc: Cindy Johnson <cjohnson@iglide.net>, Divina Morgenstern <mcrew2011@comcast.net>, Angie Sayre <angiesayre@comcast.net>

The brief Power Point below expresses my neighbors' and my apprehension of adding a 45-home development in West Hills in which all residents would enter and leave via Broome Rd. I was unable to attach it in Power Point format due to size constraints, but you should be able to scroll through the PDF version using your computer's arrow keys. I hope you have time to view it prior to tomorrow's MPC meeting. Thank you!

--

This message was directed to commission@knoxmpc.org

Sincerely,
Angie Sayre
8324 Alexander Cavet Dr.
Knoxville TN 37909

--

This message was directed to commission@knoxmpc.org

 Broome Rd_MPC.pdf
3525K



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

[MPC Comment] junking up a fine spot

1 message

'Tom' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:38 PM

Reply-To: tdmcd22@aol.com

To: commission@knoxmpc.org

Cc: johnheins@comcast.net, anneccrais@gmail.com

Dear Commissioners

Please be part of the solution. Help West Hills retain its family friendly character. A vote of NO regarding too many houses on too little land will help.

Don't junk up my neighborhood.

Thank you,

Tom McDaniel
6800 Stockton Drive

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to Broome Dev

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:17 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: Debra Smith <debra@wtn.com>
Date: Wed, Feb 7, 2018 at 3:41 PM
Subject: Opposition to Broome Dev
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Good afternoon,

Hopefully you have been received many calls and emails in opposition to this project. Anyone who has to travel on Broome Road realizes it cannot handle the traffic it currently has daily. There are already several areas the road is collapsing on the sides. If you allow a further traffic increase we will need a minimum of two more all way stops at intersections and some type of truck restriction.

Water run off during storms is already an issue and the high density with this sloped topography is going to create many more issues especially for those on Marlboro and Carrington.

This development does not fit with the character or density of our neighborhood and will negatively protect our property values. As I understand it, you are to represent the best for development of Knoxville and our area, not just the desires of a developer. Many times in life a person may be able to do something but that does not equate with should be allowed to do so at the detriment of others. If any of you lived in West Hills, I do not think this would be a proposition that would be allowed to go forward. Please consider the impact this will have on hundreds of people. Sadly, there are a large number of older residents unable to call or email. Do not consider silence as approval. Is there anyone living and vested in West Hills that has written a letter supporting this project?

Sincerely,
Lindsey Harrell

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: The Cove development on Broome Road in West Hills

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:18 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: louis whittemore <louis.whittemore@yahoo.com>
Date: Wed, Feb 7, 2018 at 3:43 PM
Subject: The Cove development on Broome Road in West Hills
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

To the commissioners of the Metropolitan Planning Commission,

Mr Green,

My name is Louis Whittemore and I live on 8003 Lennox Drive. My property is adjacent to the low point or southern side of the proposed development.

I have several concerns about the proposed development including but not limited to:

The building of a structural retention or detention pond with a dam on my property line without the concern for a natural, undisturbed buffer in the plans. I am also concerned that my trees along my property line without having a natural buffer in place and agreed upon by the developer and MPC in the proposed plans will open up my trees on my property line to potentially be damaged or they may die due to the grade work disturbing their root systems that would be necessary to build such a dam or retention pond. There are water issues that already exist for the down slope properties from this property. I think the deforestation and the lack of natural filtration would contribute to more or possibly larger issues in the future. Another issue that I am concerned about is the mosquito impact that a pond would have on the adjacent properties because this area is already a moist area and prone to having mosquito infestation. With a retaining pond in place, it will be a breeding ground for the mosquitoes that will definitely be problematic for adjacent residents since mosquitoes in our area are now carrying mosquito borne viruses that we have never seen in Tennessee before. Last year the mosquitoes were so bad in our area, the city of Knoxville had to spray to reduce their numbers so not to spread the viruses.

I feel like the traffic issues on Broome Road are real and of concern. With 500 more cars per day on a blind hill of Broome Road, the traffic impact should be looked at more closely.

I sincerely hope that the commission takes into consideration my concerns for this proposed development.

I am NOT against development nor are any of my adjacent neighbors against development. We want it completed with integrity and with concern for all parties involved. We want a development that is congruent to our area, in the spirit of the West Hills Community, and in the spirit of what Knoxville would want for its constituents. I, Louis Whittemore, do not feel as a Knoxville constituent, landowner and a member of West Hills that this is what I am receiving with this proposed development.

Thank you for listening and taking into consideration my concerns.

Louis Whitemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

--

This message was directed to commission@knoxmpc.org

Sharp & Attanasio
Attorneys At Law
713 Market Street Suite 300
Knoxville, Tennessee 37902-2396

Ronald J. Attanasio
James Steven Sharp, Jr.

Legal Assistants:
Robin DeBord Maples
April Ford

Telephone (865) 971-4040
Facsimile (865) 971-6929

February 7, 2018

Metropolitan Planning Commission

Via Email

Re: 1-SF-18-C and 1-I-18-UR; The Cove in West Hills

Dear Distinguished Members:

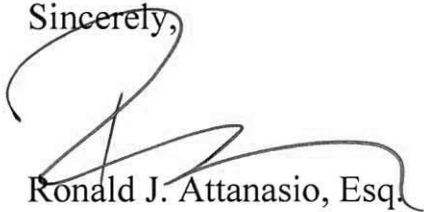
I write on behalf of the Bennett Place Homeowner's Association and as one of the 28 homeowners who live in the Neighborhood. Please know that we understand the desire and are not opposed to the development of the property but are simply without sufficient information to make an informed decision at this time. In particular, and while not all encompassing, our primary concern is the severe slope of the property, the storm water run-off and retention, as well as the reservoir necessary to retain or hold such a significant volume of water (approximately 1,000 feet of retention area, with 20/40-foot walls).

We recognize that the normal procedure is for approval by the MPC, subject to a requirement for a storm water and drainage plan to be approved by City Engineering, the latter coming only after the development is approved by you. Under the captioned subdivision concept, the reservoir would then be turned over to a Homeowner's Association for maintenance and upkeep, a Mutual Benefit Association that is not even in existence at this time. Unfortunately, functionality of the storm water and drainage plan, even if approved, is an unknown and will remain so until the subdivision is built-out and the reservoir fully completed and properly maintained; or in other words, we will never know if it will work until it is in. Of greater concern are the catastrophic damages resulting to the property owners downstream, from a failure of such a large reservoir; liability for which will then lie with a non-profit HOA. In effect, leaving those downstream residents without recourse.

Metropolitan Planning Commission
February 7, 2018
Page Two (2)

Based upon the above, the residents of Bennett Place Subdivision respectfully request additional time, in which to gain a better understanding of the impact of the proposed development. That said, at a minimum, the MPC should require that a proper storm water and drainage plan be submitted, prior to approval by the MPC; which I further understand is within the Commission's discretion. In addition, in the event that such a storm water and drainage plan is approved by City Engineering, that approval by the MPC be conditioned upon the developer providing a permanent or irrevocable bond, ensuring that a failure of the reservoir does not leave the downstream property owners unprotected. We thank you in advance for your reasoned consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald J. Attanasio, Esq.", written over a printed name.

RJA/rdm



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

[MPC Comment] MPC Item - The Cove at West Hills

1 message

Cindy Johnson <cjohnson@iglide.net>
Reply-To: cjohnson@iglide.net
Cc: "leehume@utk.edu" <leehume@utk.edu>

Wed, Feb 7, 2018 at 2:47 PM

Forward from Lee Hume:

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development proposal

1 message

'Jean Gauger' via Commission <commission@knoxmpc.org>

Thu, Feb 8, 2018 at 8:55 AM

Reply-To: jeangauger@yahoo.com

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

Cc: Jean Gauger <jeangauger@yahoo.com>, Hiram Rogers <hiramrogers@yahoo.com>, Anne Crais <anneccrais@gmail.com>

Dear MPC members:

This is to provide input on the proposed development on Broome Road ("The Cove"). The Metropolitan Planning Commission soon will make a decision on a proposed development that can overwhelm the capacity of the roads (and other infrastructure) and will negatively alter the character of this neighborhood community.

When I moved to Knoxville, a few decades back, I wanted to live in a neighborhood that was safe (including safe for daily walks), established, and had a good element of "community," West Hills is that neighborhood.

Later, when my husband and I looked to buy our first house, West Hills is where we wanted to stay. Our home is on the eastern side of West Hills; so our property is not adjacent to Broome Road. But "West Hills" is not just one street; we are a larger community.

The proposed high density development will increase congestion, alter character of the neighborhood, and can increase cut-through traffic elsewhere in West Hills. I recognize the Broome Road area likely will be developed. If so, I ask the MPC to not approve this development. Wait for a proposal that is a well-planned, appropriate density development; one that is consistent with the character of this fine community. The current Broome Road proposed development does not meet any of those criteria.

Regards, Jean Gauger

(30+ year resident of West Hills.)

--

This message was directed to commission@knoxmpc.org

[MPC Comment] 1-SF-18-C "The Cove in West Hill"

Stella Huerfano <shuerfano@gmail.com>
Reply-To: shuerfano@gmail.com
To: commission@knoxmpc.org

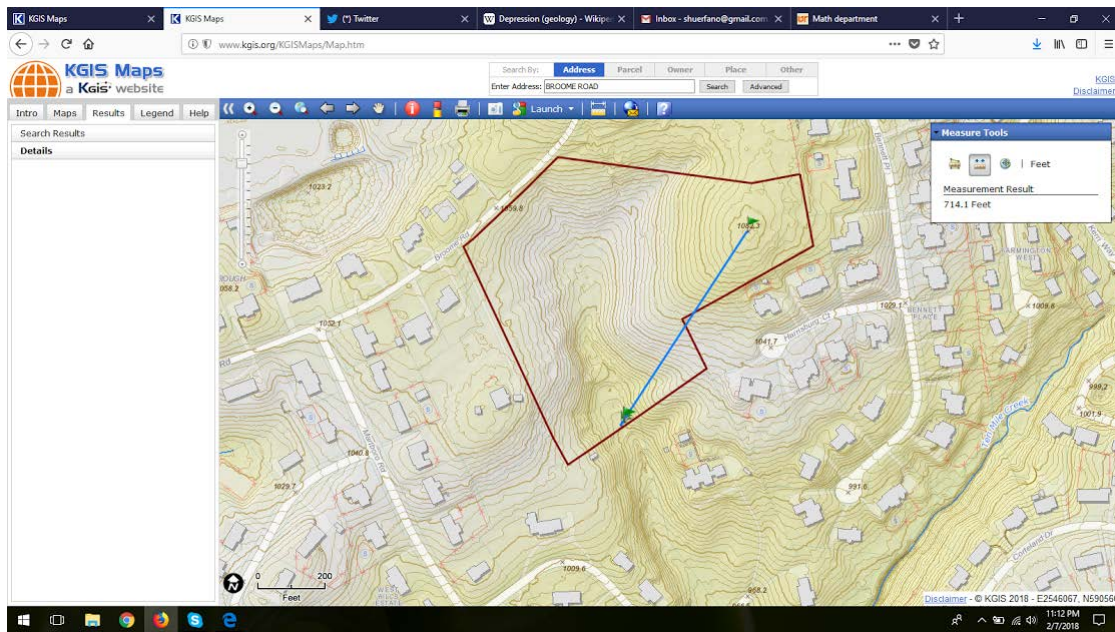
Thu, Feb 8, 2018 at 8:55 AM

Dear Commissioners

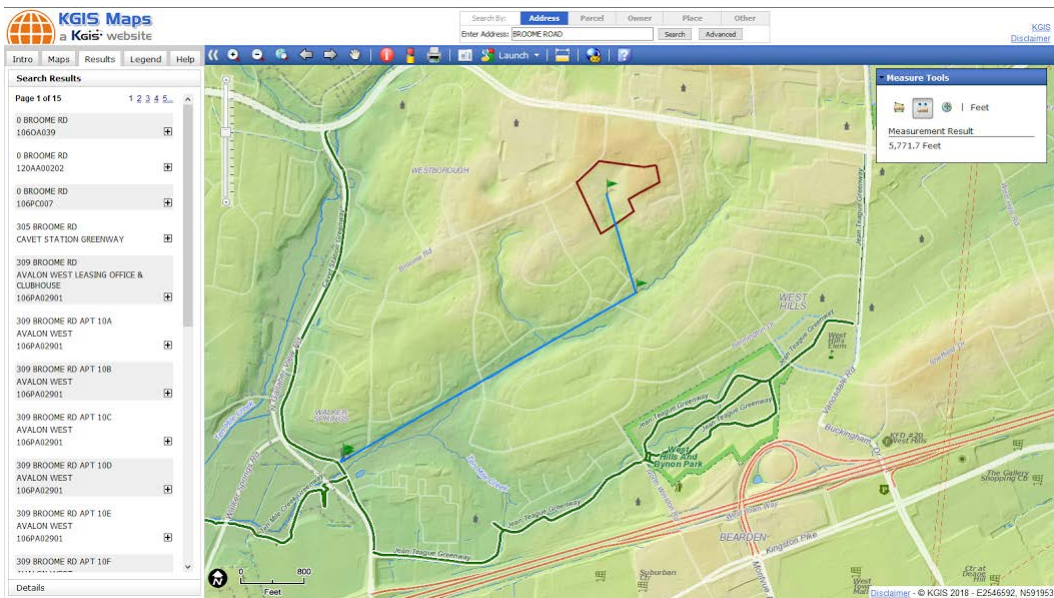
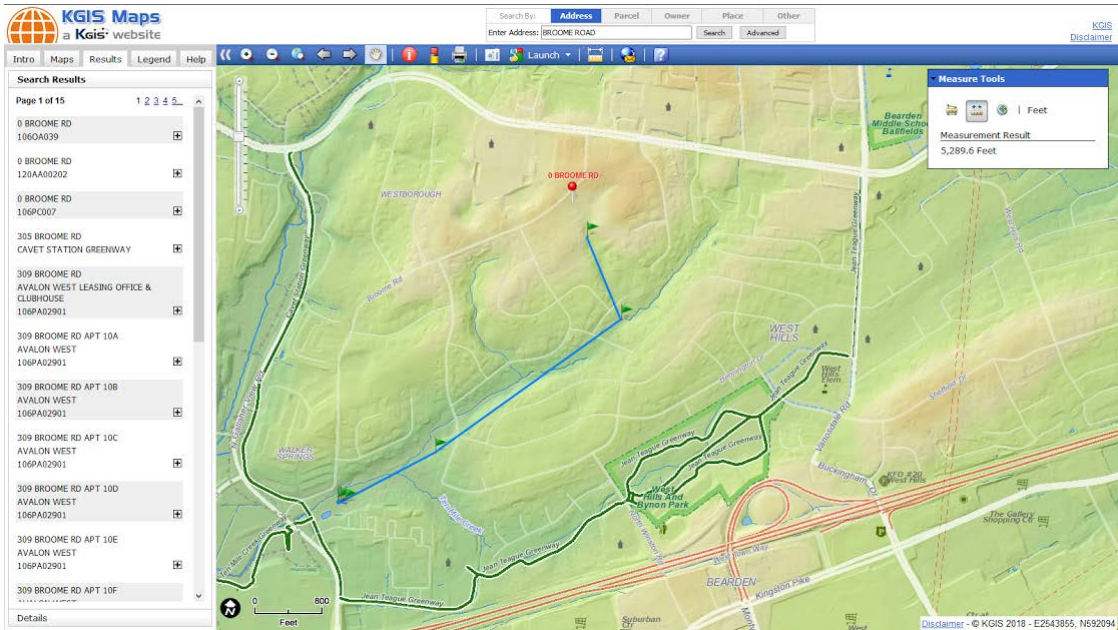
The project created by Jim Sullivan presents two big dangers to all in our West Hills community.

1- The projected construction, if approved, will be done on a very uneven terrain. Practically this terrain is a geological depression, ([https://en.wikipedia.org/wiki/Depression_\(geology\)](https://en.wikipedia.org/wiki/Depression_(geology)))

1.1 The terrain has its highest point at 1082.3 feet, its lowest point at 1000 feet. See graph below:

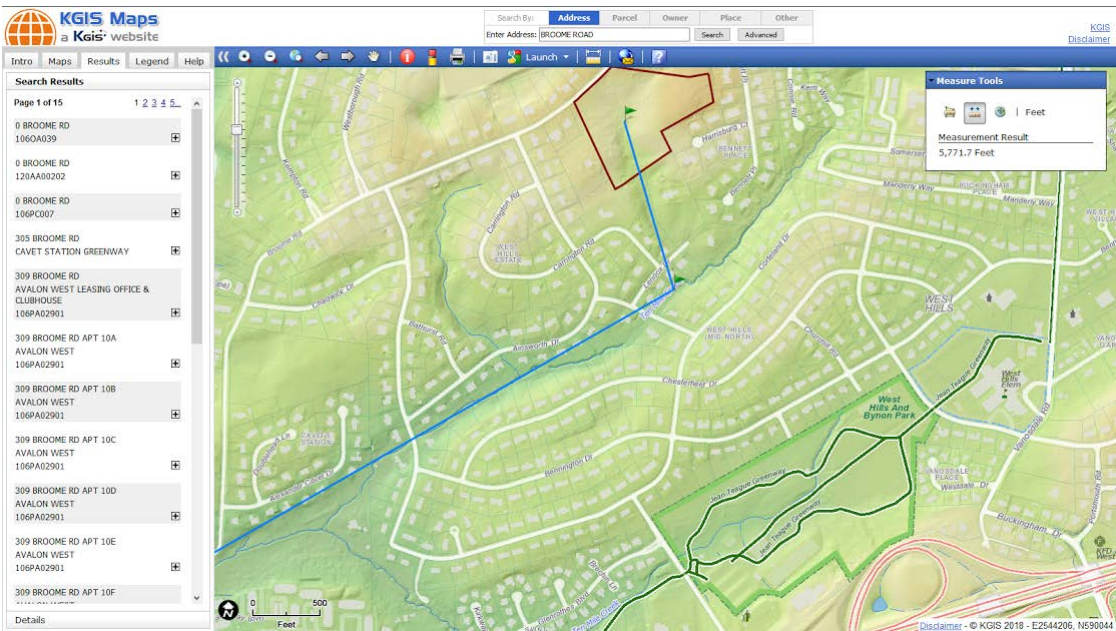
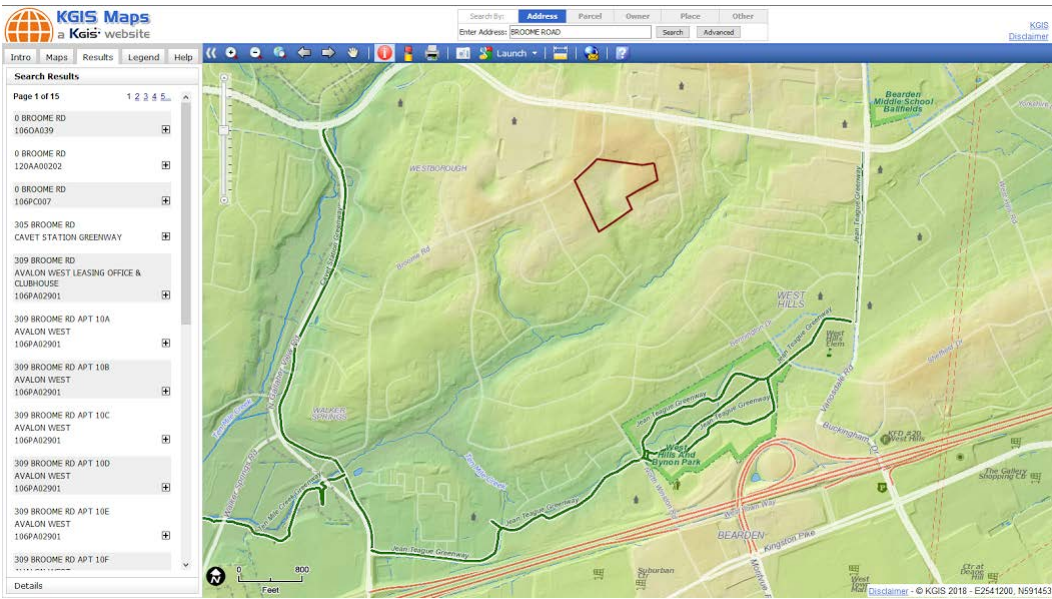
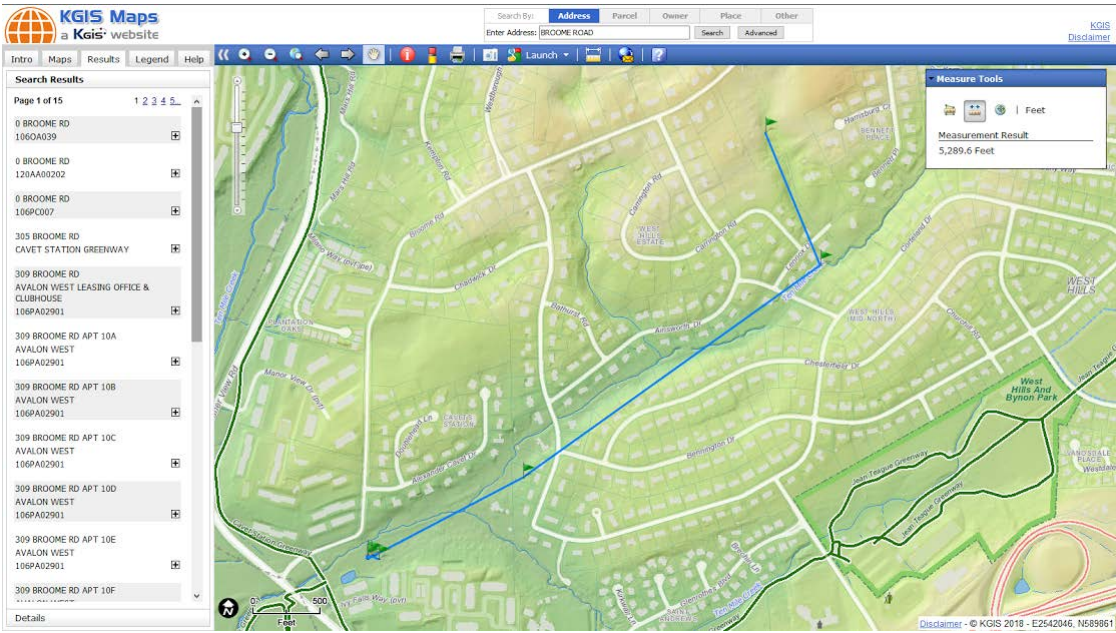


1.2- Because of the shape of the land, water will run down to lower lands. From 1082.3 feet to 920 feet, along the bed of the 10 Mile Creek. As indicated in the two following graphs.



1.3- Many of the homes, situated on the path of the creek and Ainsword Dr or Alexander Cavet Drive get already flooded during the rainy season.

The situation will be much worse, if this projects gets approval. The homes are shown below:

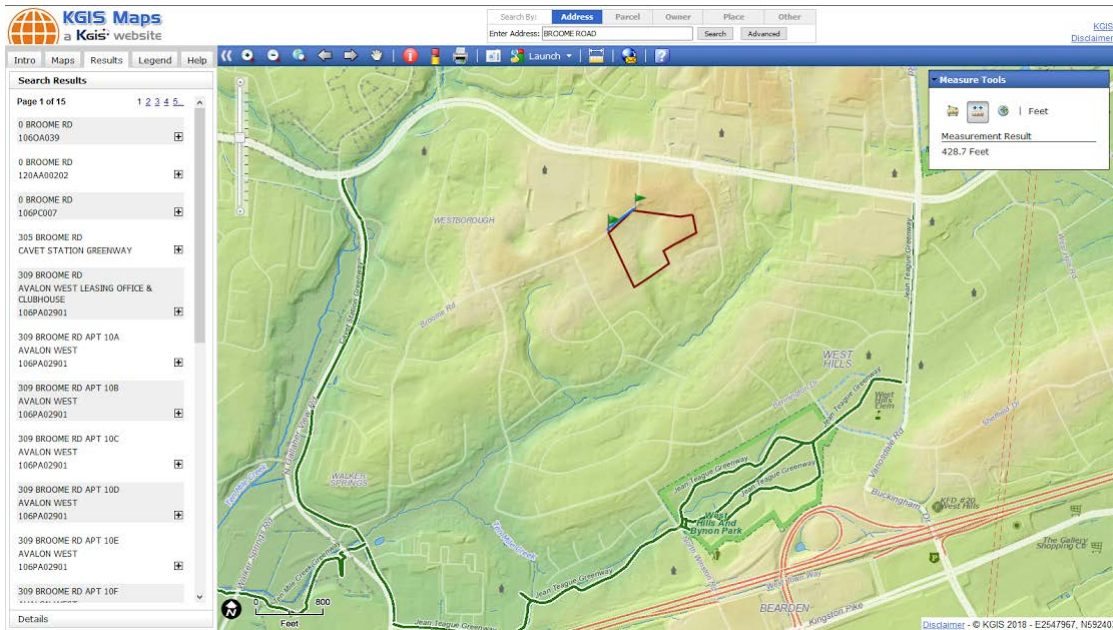


MPC planning must take into account that this project goes against the safety and well-being of all the present and future inhabitants on the path of the Ten Mile Creek.

Who will be liable for the damages to our homes and our hill itself?

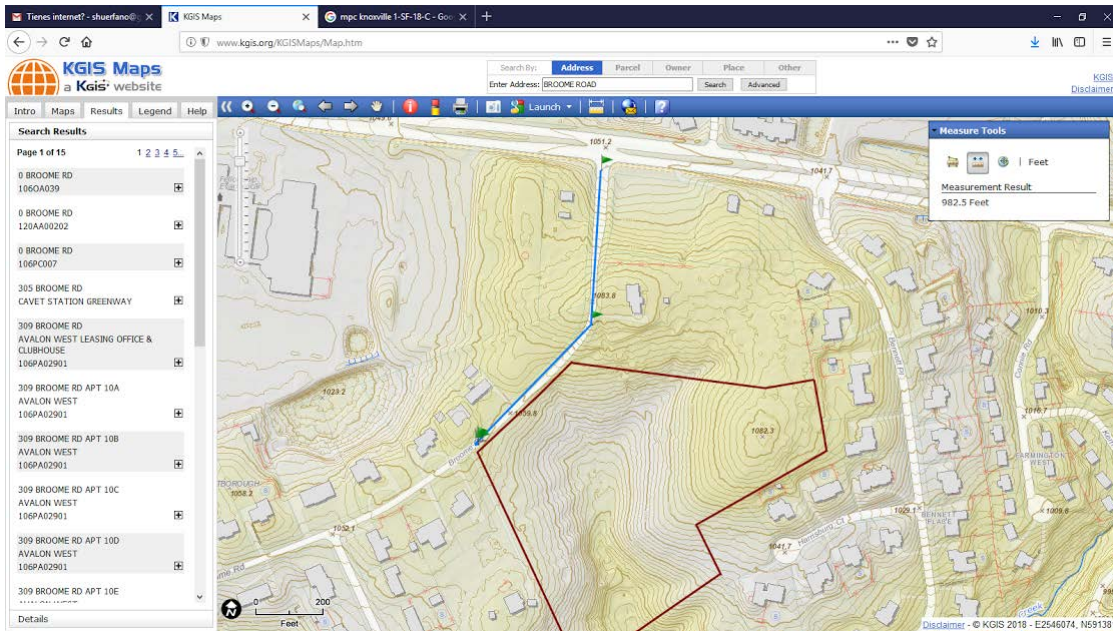
2- The second danger, Mr Sullivan project creates, if his construction is allowed is: THE BROOME ROAD itself.

2.1 The plan's projected ROAD A head does have 300 feet clearance, on both sides BROOME ROAD. This is because the length of the side of this terrain on BROOME ROAD is only 428.7 feet as shown in the graph below: The measurement is shown in the upper right corner frame of the picture.

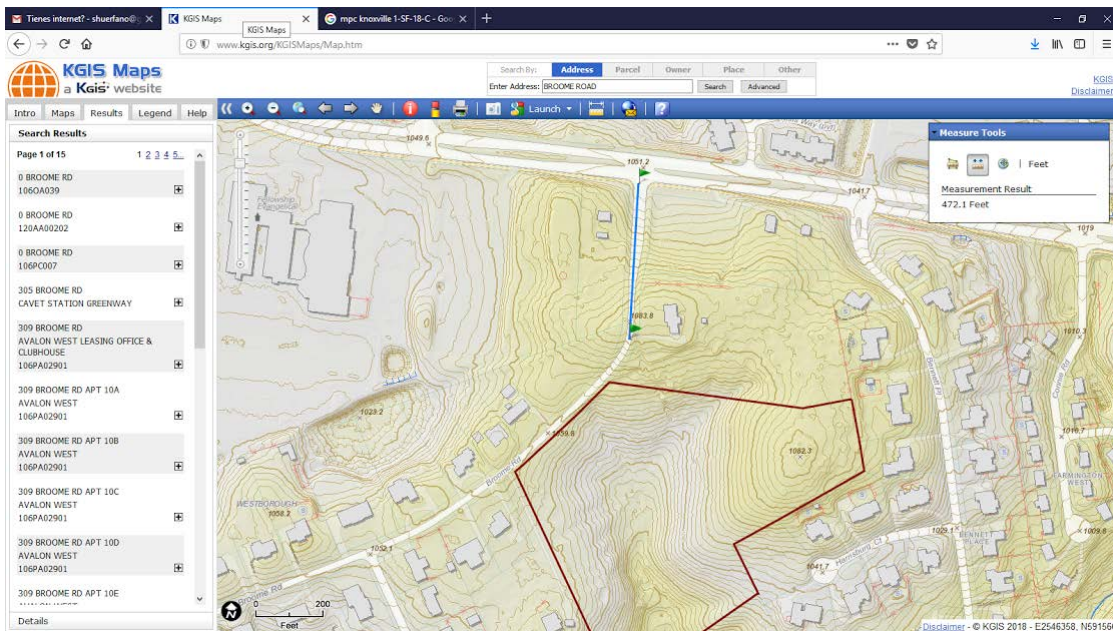


2.2 The BROOME ROAD changes in direction sharply before and after crossing in front of this piece of land.

A car coming from MIDDLEBROOK ROAD onto BROOME ROAD has to turn almost 45 degrees to the right. The driver has to turn abruptly after traveling 472.1 feet on BROOME ROAD and after climbing the Hill from 1050 feet to 1083.8 feet. The highest point of BROOME ROAD.



2.3 A car passing in front of 770 BROOME ROAD SENIOR LIVING construction will reach the highest point on BROOME ROAD in front the entrance of this SENIOR FACILITY, then instantaneously has to turn almost 45 degrees to the right, to continue on the path, and fall from 1083.8 feet to 1059.8 while traveling for 447.7 feet. That is a fall of 23.6 feet in a 447.7 run. At night performing this task is pretty dangerous. During day times not so much if the road is empty. Which is never the case.

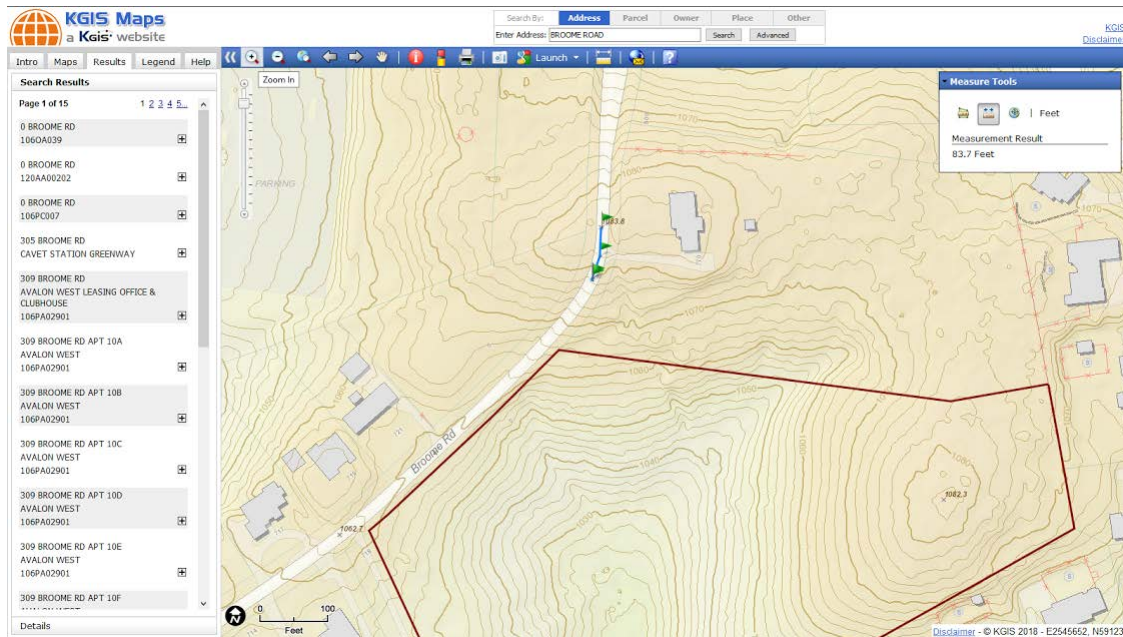


2.3 A car traveling at 25 miles per hour from MIDDLEBROOK RD into BROOME ROAD, will have to sort out the sharp bend and the difference in height at a speed of 36,667 feet per second.

2.4 A driver traveling at 25 miles per hour, coming from MIDDLEBROOK ROAD, reaching the highest point of BROOME ROAD at 1083.8 feet, then passing the bend of the road 770 BROOME ROAD will do that in $(85.7 / 36.667)$ seconds = 2.33 seconds.

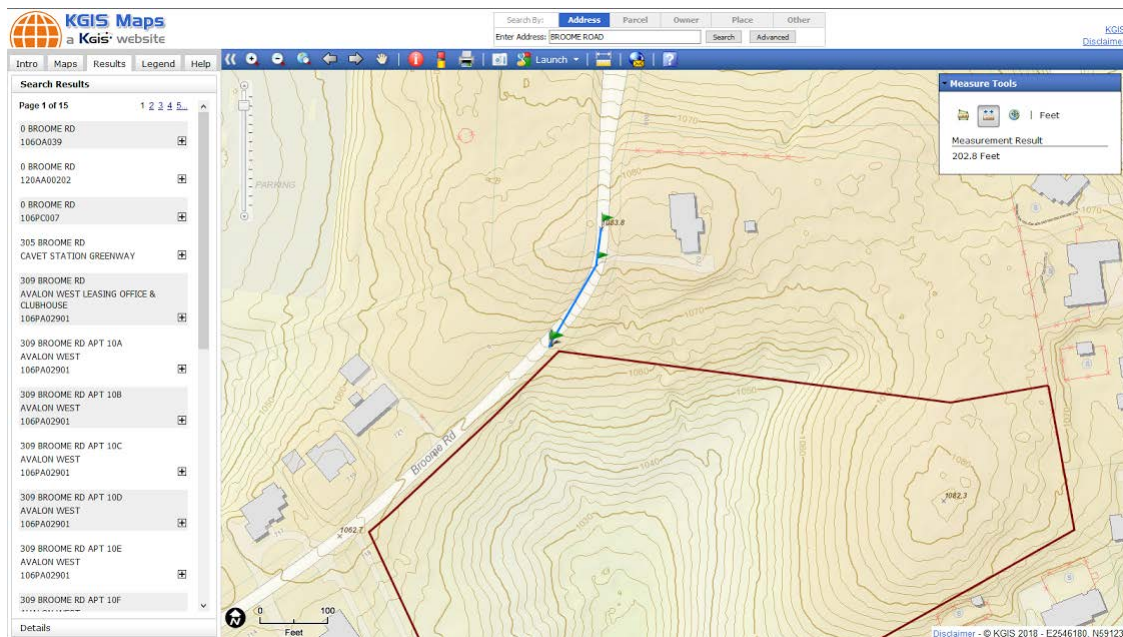
That is, the driver has only 2.33 seconds to react.

See the measurement in the box at the upper right corner of the screen.



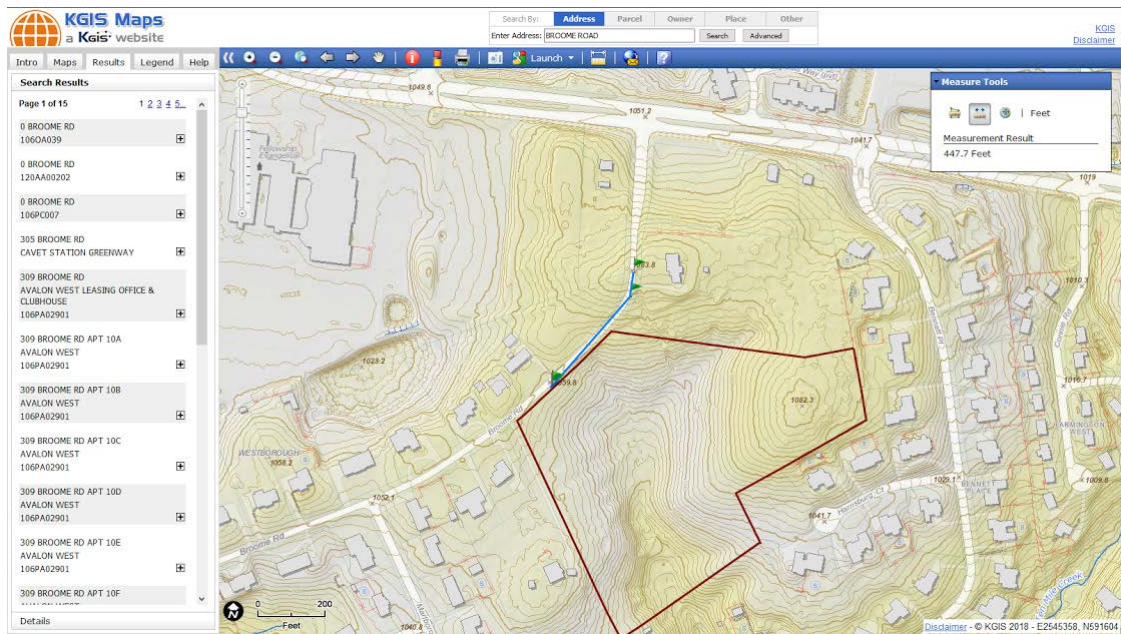
2.5 A driver traveling at 25 miles per hour, coming from MIDDLEBROOK ROAD and reaching the highest point of BROOME ROAD at 1083.8 feet, passing the bend of the road at 770 BROOME ROAD will arrive to north corner of the "Cove of West Hill " terrain (202.8 / 36.6667) seconds= 5.53 seconds.

That is 5.53 seconds to react to any incoming car in or out of control and to any pedestrian that might show suddenly on this narrow road.



2.6 A driver traveling at 25 miles per hour, coming from MIDDLEBROOK ROAD and reaching the highest point of BROOME ROAD at 1083.8 feet, passing the bend of the road at 770 BROOME ROAD will arrive to the head of the proposed ROAD A in the "Cove of West Hill " in (447.7/36.6667 seconds) = 12.21 seconds.

That is, a driver will have only 12.21 seconds to react to any other car or pedestrian.



2.5 Currently, drivers do not pass that corner of the road at 25 miles per hour. Right now, there is no speed restrictions, on this section of BROOME ROAD. Making it really dangerous at all times.

2.6 The construction of the SENIOR LIVING Facility has created already a problem for drivers passing through on the same side of the road.

Big machinery moves unexpectedly and dangerously close to traffic. There is no room and no visual that warnings for incoming drivers.

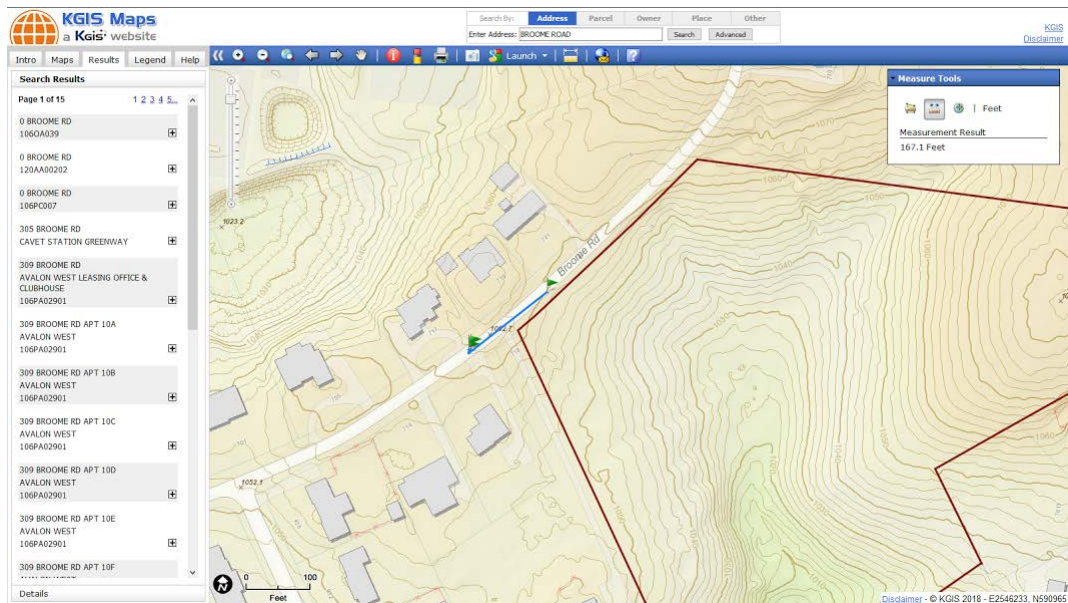
This is due to the fact that the bend of the BROOME ROAD is very sharp at the SENIOR LIVING Facility, [770 BROOME ROAD](#).

IN THE OTHER DIRECTION ON BROOME ROAD:

2.7 The length of the side of this terrain, from planned ROAD A's head towards BROOME RD in the south west direction, is only 144.3 feet.

2.8 The situation, with respect of the lawfully needed 300 feet sight, from the head of the proposed ROAD A in the south west direction is really bad.

The road bends again and the visibility of the road exiting, the proposed property, to the left, from the head of the proposed ROAD A, is only 167.1 feet!!!



2.9 The time of reaction, for any incoming driver traveling at 25 mile per hour only, coming from the south west direction on BROOME ROAD and approaching the head of the proposed ROAD A, in the "The Cove in West Hill" is 167.1 feet/ 36.6667 seconds=4.55 seconds!

That is, any driver traveling, in the NE direction on BROOME ROAD, at only 25 miles per hour, will have only 4.55 seconds to react to any vehicle, child, person in a wheel chair, etc exiting the "Cove of the West Hill"

Same will be true for any driver exiting the proposed project, or the nearby four properties 221, 219, 217, and, [215 BROOME ROAD](#) homes.

The conditions and character of the BROOME ROAD at this point of its trajectory, that is in front of the head of the proposed ROAD A, makes traffic coming from the interior of the West Hills neighborhood towards MIDDLEBROOK ROAD most dangerous in the SW to NE direction than in the opposite direction NE to SW.

In another message I will illustrate the situation with more detail.

CONCLUSION:

The project presented by Mr. Sullivan "The Cove in West Hill" does not take into account that:

- 1- There is already a flooding problem that affects strongly people leaving on the sides of the TEN MILE CREEK. Our homes and lands will be destroyed. The magnitude of the ecological damage this project will create threatens the HILL itself and its inhabitants. A more serious study must be done before the approval of this project.
- 2- There is no room/geophysical possibilities, to improve BROOME ROAD, in a way that ALL present and future drivers will be safe around the proposed HEAD of ROAD A in the project.

This project will cause many deaths mostly for: (1) The future inhabitants of the "Cove in West Hills" (2) for the users/employees/visitors of the already in progress SENIOR LIVING FACILITY on [770 BROOME ROAD](#), and (3) for all the current users of the BROOME ROAD and for all current inhabitants of the WEST HILLS.

If planning is about something, this project MUST be rejected.

I hope the planning commission take these two objections, to this project, ""The Cove in WEST HILLS" very seriously.

The damage to our homes and our lives will be irreparable.

Sincerely,

Stella Thistlethwaite
2380 Alexander Cavet Dr



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

[MPC Comment] MPC Agenda Item #8: The Cove in West Hills

1 message

Erika Fuhr <erikafuhr@comcast.net>
Reply-To: erikafuhr@comcast.net
To: commission@knoxmpc.org

Thu, Feb 8, 2018 at 8:37 AM

Members of the Commission,

As a 47 year resident on Broome Road in West Hills I am writing in opposition to the proposed development, now called "The Cove" on Broome had in West Hills. I am not opposed to development of property per se. When we purchased our home we were on a hill where we had a beautiful view of the mountains. We did not own the property across the street and subsequently homes were built there that obstructed our view. We did not object and are grateful for the wonderful new neighbors and friends who bought those homes. Other land on Broome and surrounding West Hills property have been developed and when in keeping with surrounding homes there has been no objection.

However, this new proposal for the Moody 12.42 acres with 45 homes is not in character with surrounding areas or any area in West Hills. Surrounding homes are on at least 1/2 acre and many on much larger parcels.

I am very concerned about the impact on traffic on Broome Road. The road is inadequate for current traffic loads with blind curves, less than adequate width of lanes, and hills that create less than adequate site distances. The volume of traffic is already more than a road of this size can safely handle.

While the drainage issue will not effect my property I am very concerned about the effect of the increased impermeable surface that 45 homes, new streets and sidewalks will create. The protection of the Ten Mile Creek watershed and the safety of those living down stream from this should be paramount in your thoughts. The area is already rife with flooding and washed out yards and fences during heavy rains.

I urge you to consider all of the above issues as well as the loss of property values and either vote "NO" on this proposal or at least vote for a 90 day delay for the purpose of further engineering studies. In addition it should be noted that the developer has been unwilling to meet with the general community and presents a total disregard for the surrounding community.

Sincerely,

Erika J. Fuhr

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development proposal

1 message

'Jean Gauger' via Commission <commission@knoxmpc.org>

Thu, Feb 8, 2018 at 8:55 AM

Reply-To: jeangauger@yahoo.com

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

Cc: Jean Gauger <jeangauger@yahoo.com>, Hiram Rogers <hiramrogers@yahoo.com>, Anne Crais <anneccrais@gmail.com>

Dear MPC members:

This is to provide input on the proposed development on Broome Road ("The Cove"). The Metropolitan Planning Commission soon will make a decision on a proposed development that can overwhelm the capacity of the roads (and other infrastructure) and will negatively alter the character of this neighborhood community.

When I moved to Knoxville, a few decades back, I wanted to live in a neighborhood that was safe (including safe for daily walks), established, and had a good element of "community," West Hills is that neighborhood.

Later, when my husband and I looked to buy our first house, West Hills is where we wanted to stay. Our home is on the eastern side of West Hills; so our property is not adjacent to Broome Road. But "West Hills" is not just one street; we are a larger community.

The proposed high density development will increase congestion, alter character of the neighborhood, and can increase cut-through traffic elsewhere in West Hills. I recognize the Broome Road area likely will be developed. If so, I ask the MPC to not approve this development. Wait for a proposal that is a well-planned, appropriate density development; one that is consistent with the character of this fine community. The current Broome Road proposed development does not meet any of those criteria.

Regards, Jean Gauger

(30+ year resident of West Hills.)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] "The Cove in West Hill" 1-SF-18-C

1 message

Stella Huerfano <shuerfano@gmail.com>

Sun, Feb 11, 2018 at 12:27 PM

Reply-To: shuerfano@gmail.com

To: commission@knoxmpc.org

Dear MPC Committe Members:


I had the opportunity to listen to Mr Hill and Mr Whittemore interventions in the past January 11 2018 MPC meeting, where the developer of the project cited above was looking for approval.

I found the speeches of Mr. Hill and Mr Wittemore in

<https://vimeo.com/250784546#t=29m20s>

around minute 33:54 one after the other.

I do share the same concerns as Mr. Hill about the road. The Hill over there falls from 1083 feet, to 1058.23 in a span of less than 300 feet around and along BROOME RD, which is less than 20 feet wide. There is no geological room for improvement!


 Inline image 2

The other problem is that at the site, the road twists in sharp angles twice. Once, a bit after the entrance to the SENIOR LIVING FACILITY construction, then it twists, again, around 717 Broome Road.

The projected exit for cars coming from all those new 45 units will collide directly with the 718 and [719 BROOME RD](#) driveways.

The distance between the head of the project's driveway and [719 BROOME RD driveway](#) is less than 30 feet. The distance between 719 and the "Cove" is less than 71 feet.

See the graph below:

 Inline image 1

But, the most scary problem for me is the water that will fall against our homes and land, if the forest is destroyed.

It will affect our homes and lives directly.

Bellow you will find photos of the amount of water we had during the rainy season 2010,

The photos show the backyards of the homes of:

- (1) 8318 Alexander Cavet Dr., The Heminway's land,
- (2) 8324 Alexander Cavet Dr. Sayre's land, and
- (3) 8320 Alexander Cavet Dr. Thistlethwaite's land, our land.

You can see the same photos in the following link:

<https://photos.app.goo.gl/R5ZHr3dRurysqzKm2>

Yesterday, Saturday, February 10 2018, it was a rainy day.

Not a heavy rain day, but look at the pictures I took today!

<https://photos.app.goo.gl/E3b3Z7odbQRXV2Lu2>

I am very worried, about this issue.

I hope these pictures allow the MPC Committe to get aware of the damage this project "The Cove in West Hill" will cause to all of us, who live on the path of this branch of the "Ten Mile Creek".

If planning is about something, this project should be rejected.

I am very scare of the body of water I can see in my backyard, every time it rains.

Sincerely,

Stella and Morwen Thistlethwaite

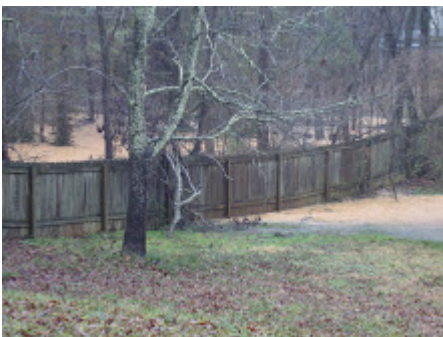
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This message was directed to commission@knoxmpc.org

4 attachments



DSC01343.JPG
1683K



DSC01347.JPG
1717K

DSC01348.JPG
1760K



DSC01350.JPG
1726K



[MPC Comment] Use on review File 1-I-18-UR

1 message

Hill C C <clarencechill@bellsouth.net>

Tue, Jan 9, 2018 at 10:38 AM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxmpc.org

Cc: Hill Ann <ahutonahill@icloud.com>, mike.reynolds@knoxmpc.org

Commission members:

The purpose of this message is to provide comments, identify concerns, request certain actions and express opposition to the proposed "detached residential subdivision" development located on Broome Road immediately adjacent to our property located at 718 Broome Road where we have lived for 28 years. Our property shares an approximately 700 feet property line with the proposed development area. The plan would negatively impact the uniqueness of our property. The development is proposing to subdivide approximately 12.5 acres into 45 residential lots including the construction of a public road that intersects Broome Road. The proposal involves extensive deforestation, clearing, and excavation to achieve the proposed finished grade contours. Over half the area is currently forested with 50 + year old hardwood trees and is an area with very steep slopes.

The proposed development will:

- create unsafe traffic conditions at the intersection of the new public road and Broome Road,
 - result in an increase in the hazards of traveling on Broome Road due to the increase in traffic on Broome Road,
- and
- create a nuisance during development construction.

The proposed development plan shows a new public road (entrance to subdivision) intersecting Broome Road from the southeast which is adjacent to and within a only a few feet of our property line and our private driveway which also intersects Broome Road from the southeast at the property line. The proximity of the public road intersection to our driveway will create unsafe access and egress to and from our property and to and from the proposed subdivision. The location and design of the intersection is contrary to good engineering practices. The location of the new public road intersection with Broome Road relative to my driveway is unacceptable and must be relocated.

Additionally, the increased traffic volume created by the addition of 45 residences combined with the other proposed and newly initiated developments along Broome Road warrants a comprehensive traffic study that considers the combined traffic flow impacts resulting from the proposed and newly initiated developments for which Broome Road serves as an access/egress route. Therefore, we request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.

Additionally, the deforesting, land clearing, and excavating of the currently vegetated and forested area will displace wildlife and destroy any sensitive plant and animal species that may inhabit one of the few remaining diverse habitat areas between I-40 and Middlebrook Pike in the West Hills area. Therefore, we request:

- a. An independent sensitive plant and animal species survey be conducted and the commission heavily weigh the results of the survey in your decision, and
- b. The 25 feet peripheral setback along our 700 feet property line be designated as a "No Disturbance Area" except for removal of invasive species such as privet.

Additionally, the control of stormwater during construction and post construction will require extreme controls due to the very steep slopes and drastic changes in ground cover. Sediment leaving the construction area will deposit on off-site private property and add to the sediment load in the Ten Mile Creek watershed. The rate of post construction runoff will exceed pre-construction runoff rate unless extreme control measures are taken, further impacting the Ten Mile Mile Creek watershed. Therefore, we request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of stormwater entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled, denied or at least postponed.

Thanks you for your consideration.

Regards,

Clarence and Ann Hill

718 Broome Rd, Knoxville, TN 37909

865 556 6007



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

[MPC Comment] Development of property in West Hills

1 message

'rejophil' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:44 PM

Reply-To: rejophil@aol.com

To: commission@knoxmpc.org

Please postpone proposal scheduled for Thursday concerning housing development planned for property near corner of Broome Road and Middlebrook Pike. There has been no meeting of developer with residents who will be impacted by rumored densely populated space. More information must be made available to West Hills' homeowners before this project is given a green light.

Thank you.

Dr. and Mrs. William J. Schneider
706 Westborough Rd.

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development off Brooke Rd

1 message

'Glen Vesser' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:01 PM

Reply-To: glenvesser@yahoo.com

To: commission@knoxmpc.org

I am a resident of Westborough, which is off of Broome Road. There is a proposed development for 45 houses on 12 acres of land on Broome Road. I feel that this land is not able to have 45 houses built on it. The land is steep, and there are too many houses for such a small area. This is an area of West Hills that has larger lots and houses are of good construction. The developer has not shared his/her vision of the proposed homes with the West Hills and other area HOAs. I feel that the MPC meeting to discuss this proposal should be postponed until the developer and the area HOAs can discuss the proposal and our concerns.

This area is heavily traveled, and we do not need the additional traffic that 45 homes would create. I humbly ask that you postpone a decision on this matter until all affected parties can talk. Thank you for your consideration.

Sincerely,

Glen L. Vesser III

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed subdivision on Broome Road

1 message

Andrew Schmudde <andrewschmudde@gmail.com>

Tue, Jan 9, 2018 at 11:06 PM

Reply-To: andrewschmudde@gmail.com

To: Commission@knoxmpc.org

Members of the commission:

I am a long-time resident of the West Hills community and have the pleasure serving on the West Hills Community Association executive committee. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

Specifically, I am concerned with the following issues:

1. The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.
2. There is not a good location with a line of sight to allow for safe access to Broome Road.
3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and for those who travel this road.
4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.
5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This casts doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Andrew Schmudde



Virus-free. www.avg.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Thursday 1/1 1/18 MPC Hearing Regarding 45 houses on 12 acres along Broome Rd

1 message

Marymargaret Rosenbloom <marymargaretrose@gmail.com>
Reply-To: marymargaretrose@gmail.com
To: commission@knoxmpc.org

Tue, Jan 9, 2018 at 10:48 PM

Dear Members of the MPC:

As members and residents of the West Hills Community Association and the Westborough Neighborhood Association, we are writing to request that the matter re: proposed construction of 45 houses on 12 acres of land along Broome Road OR any other alternate or additional construction being proposed for same property be postponed for hearing until community members have had a chance to meet with the developer and discuss proposed development.

The magnitude of such project warrants detailed analysis of impact on neighborhood traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control and any other such concerns as may be raised by WH neighbors regarding such a a large scale development and the amount of pressure it produces on an already strained connecting road (Broome Road). Any and all new developments impacting Broome Road increase already established concerns that this small neighborhood connector is being overused at the risk of increased traffic complications, traffic safety, and crime control.

Thank you for your consideration to postpone hearing until such time as all affected parties have had a sufficient chance to provide input on the effect of such new construction on Broome Road.

Sincerely,

Dr. & Mrs. Scott Rosenbloom
605 Kempton Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] W anda Moody's lot on Broome Road.

1 message

erikajfuhr@comcast.net <erikajfuhr@comcast.net>
Reply-To: erikajfuhr@comcast.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 9:44 PM

Broome Road cannot handle safely the traffic we currently have, we have a Retirement Center being built, the possibility of traffic from Friendship Church dumping on to Broome Road and now another development.

I urge you to stop this latest effort at infill into every open space in residential areas. Aside from the assault on Broome Road residents and life as we have known it we must now fear for our lives as we navigate the road to and from our homes.

Broome Road is a very narrow road, without a shoulder on much of it, hills and curves the entire length and is not capable of handling safely the traffic it already has, not to mention the additional traffic of 30 more homes.

When my 3 kids were at home and working various jobs while my husband and I also worked I counted the trips up and down the driveway in and out and was dismayed that most days we were between 25 and 30. Please do not underestimate the amount of traffic you are creating and please consider the safety of all involved.

In addition I am concerned about further earthmoving and the effect of redirected water on those living downstream from this area. We already have pictures of fences washed off their pillars by the force of water and flooding at Kinzlow Canal.

You should not disregard the safety of the people of West Hills when you consider this new development.

Thank you,

Mrs. Joseph (Erika) Fuhr

623 Broome Road

Sent from my Verizon 4G LTE Smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development under consideration

1 message

Danni Varlan <dannivarlan@gmail.com>

Wed, Jan 10, 2018 at 9:04 AM

Reply-To: dannivarlan@gmail.com

To: commission@knoxmpc.org

I am a West Hills resident and have concerns about the housing development being considered on Broome road. The developer has had no contact with our neighborhood association and that in itself raises a big flag. Broome Road is already a very dangerous entrance and exit road and adding dozens more houses to the mix is a concern. Danni Varlan

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Megan Erpenbach <Megan.Erpenbach@knoxvillecatholic.com>
Reply-To: megan.erpenbach@knoxvillecatholic.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 9:06 AM

Hello MPC,

Happy New Year! I have seen a sign along Broome Road about an upcoming hearing regarding some land on Broome Road and a proposed development of 45 homes. Please consider postponing this hearing (1/11) for a later date. Our neighborhood has just learned of this development and we need time to meet with the developer and voice our concerns with him.

If you haven't driven along Broome Road lately, I suggest that you do. It is a narrow road with lots of homes along it. Should you allow a 45 unit neighborhood to be built, the traffic will increase greatly and negatively impact our neighborhood. Not to mention, that a development of that size will greatly exceed the density standards of current West Hills homes.

We have a terrific neighborhood and we are not opposed to development. I just don't see the need to rush this one. We'd love the opportunity to talk with the developer and discuss his ideas.

Thank you for your consideration.

Megan Locke Erpenbach

Community Relations Coordinator

Knoxville Catholic High School

9245 Fox Lonas Road

Knoxville, TN 37923

865.560.0509

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45 home development in West Hills off Broome Road

1 message

'Megan Vesser' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:32 AM

Reply-To: meganvesser@yahoo.com

To: commission@knoxmpc.org

MPC,

I respectfully request that you postpone the hearing on the above project until we, the current homeowners in the area, have had a chance to meet with the developer to understand their intentions.

Thank you for your consideration.

Megan Vesser
724 Westborough Road

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed project for 45 homes on 12 acres of Broome Road

1 message

Pam Douglass <panda8005@gmail.com>
Reply-To: panda8005@gmail.com
To: commission@knoxmpc.org
Cc: Leland C Hume <leehume@utk.edu>

Wed, Jan 10, 2018 at 9:09 AM

We are writing to express our extreme concern for the proposed development of 45 homes on Broome Road. We have lived in West Hills for 27 years, and we re well aware of drainage problems that can develop quickly with severe storms in this area. In addition, the traffic on this road is already far too much to handle another development. The new nursing facility already being built will add significant traffic to this narrow road, and another 45 homes is unthinkable! This developer has not involved the West Hills Community Association at all in these plans. This is a very active and concerned community association and should be involved. Please vote "No" and do not approve this development!

Pam and Allen Douglass
8005 Corteland Dr
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed 45 houses on Broome Road

1 message

FRED ALEXANDER <alexanderfa@comcast.net>

Wed, Jan 10, 2018 at 11:14 AM

Reply-To: alexanderfa@comcast.net

To: commission@knoxmpc.org

Having lived in West Hills since 1959 I know narrow Broome Road is dangerous!Cramming 45 houses into the proposed location would not be prudent.For the sake of the community I implore you not to approve this proposal.Thank you for your understanding.Fred Alexander

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-1-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Jan 10, 2018 at 12:13 PM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Since this is the first time the West Hills Community Association was even aware of the proposed development, it seems reasonable that the commission should postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
Reply-To: mike.reynolds@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 12:51 PM

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

From: dapsihogios <dapsihogios@aol.com>
Date: Wed, Jan 10, 2018 at 9:15 AM
Subject: Broome Rd. Subdivision
To: mike.reynolds@knoxmpc.org

Mr. Reynolds,

I am adamantly against the Broome Rd. subdivision. How are these people allowed to do these projects and no one in our neighborhood is included in the discussion. The senior citizen complex is a blight in this neighborhood and now to add insult to injury we're going to add 4 houses to an acre in this new subdivision? That goes against our zoning and is detrimental to our property values. Again does anyone care that Broome Rd. is dangerous? We're going to have additional traffic in a neighborhood that is already overwhelmed? I bet this wouldn't be allowed in the subdivisions that the MPC members live in. Add to that the church wanting an entrance on the same road. Who is making these decisions? What has to be done to stop this insanity?

Diane Psihogios
865-693-2003
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Sleepless Night b/c 1-SF-18-C 1-I-18-UR

1 message

Debra Smith <debra@wetn.com>

Wed, Jan 10, 2018 at 11:58 AM

Reply-To: debra@wetn.com

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

Dear MPC Members:

Once again we are faced with DANGERS concerning Broome Road. The most recent application (above) lead has lead to sleepless nights thinking about the new concerns that would come with approving this development .

Currently **under** construction:

- Senior Living Center next to proposed development

On Hold until February:

- Fellowship Church (exit onto Broome Road)

On Review 1/11/18:

- The Cove in West Hills (45 homes on 12.2 acres)

Broome Road was not intended for what it has become - a major thorough fare. We live directly on Broome and find it increasing more and more dangerous DAILY to simply enter/exit our driveway.

ALL of the above projects are located with several hundred yards of each other. How much more activity can this road/curve handle when the road is not up to minimum stand widths to start with? Estimated traffic impact 497 per day just from the proposed development! This does not include the other mentioned items above that will increase the fore mentioned number. Let's not forget the others that use Broome as a cut through to Middlebrook 24 hours a day or the heavy equipment trucks that will be coming and going at both entrances (Gallaher/Middlebrook Pike). Someone will be killed or injured it's a matter of time.

WE ARE ASKING YOU TO CONSIDER NOT APPROVING this development as it is currently (you have other letters from neighbors stating why so I won't reiterate). Let us put it on hold until a dialogue can be had with the developer. We are a strong community and believe in communication, we expect the same from others. Major concerns deserve DIALOGUE, it's the FAIR and RIGHT thing to do.

We will be present at tomorrow meeting along with others. Would you kindly consider our concerns when making your recommendation. THANK YOU IN ADVANCE.

Frank & Debra Smith

West Hills Executive Committee Members 2018

538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] development in West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 2:40 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I just want to voice my concern and opposition to this development of 45 houses on 12 acres in our area. Please consider this beautiful area with large lots and nice homes as this development does not keep with the same integrity that we are used to having.

The traffic impact would be horrible on Broome Road and Middlebrook Pike. We plan to attend the meeting on Jan. 11 at 1:30 pm to show our opposition.

Thank you for your attention to this matter.

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC notice sign THE COVE DEVELOPMENT on Broome Road
Knoxville

1 message

vmdred49 via Commission <commission@knoxmpc.org>
Reply-To: vmdred49@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 2:41 PM

Members of the Commission:

I am a resident of the West Hills community. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. The ORIGINAL proposal as we have now learned was for 4 to 5 houses NOT 45. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I am concerned with the following issues:

The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.

2. There is not a good location with a line of sight to allow for safe access to Broome Road. This traffic would be in addition to the increased traffic generated by Fellowship Church as well as the new senior living center currently under construction on Broome Road

3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and those who travel this road.

4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.

5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This cast doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Richard DuByne
538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New proposed development on Broome Road

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 2:16 PM

Reply-To: louis.whittemore@yahoo.com

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

Hello,

My name is Louis Whittemore and I own a home on Lennox Drive bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple Acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broom road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove Development

1 message

Jessica Curtis <coffee8594@gmail.com>

Wed, Jan 10, 2018 at 1:09 PM

Reply-To: coffee8594@gmail.com

To: commission@knoxmpc.org

Good Afternoon

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I have two toddler girls. I'm already terrified to let the girls be in our front yard. When I'm out doing yard work I have to put them in a stroller so they can be with me and not as in much danger. Adding 45 with a possibility of 90 plus car to Broome road is reckless. Broome road is already high traffic street due to Gallagher and Middlebrook. Please don't make our street that more populated.

Our driveway has a wall, and when it rains we literally have a waterfall coming off that wall. Our neighbors back yard becomes flooded at the slightest shower causing frogs and tons of mosquitoes! If that development happens I fear it will become a million times worse and possibly affect our homes foundation.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Thank you for your time
Jessica Wittmer
522 Broome Rd

--

This message was directed to commission@knoxmpc.org



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

West Hills / Broome Road - VOTE NO

1 message

dapsihogios@aol.com <dapsihogios@aol.com>

Wed, Jan 10, 2018 at 3:18 PM

To: bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, gwallace@knoxvilletn.gov

Cc: gerald.green@knoxmpc.org, dmassey@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Diane Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

West Hills / Broome Road - VOTE NO

1 message

ppsihogios@aol.com <ppsihogios@aol.com>

Wed, Jan 10, 2018 at 3:22 PM

To: gerald.green@knoxmpc.org, dan.kelly@knoxmpc.org, bettyjo.mahan@knoxmpc.org

Cc: dmassey@knoxvilletn.gov, gwallace@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Pete Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

Broome Road

1 message

Nancy DeNovo <ndenovo@att.net>
To: Bettyjo.mahan@knoxmpc.org

Mon, Jan 22, 2018 at 7:12 PM

The Gallaher View connector (Sam's Club to Middlebrook Pike) was built to alleviate traffic on Broome Road and on our neighborhood streets. It has proved to be a very successful solution to these problems. All 3 of the recent proposals will only undo the success of the connector. Middlebrook Pike, North Gallaher View Road, and Vanosdale are suitable connector roads; Broome Road is not! It is a narrow, windy road, it has no shoulder (just drop offs) and has several blind hills. I believe these three MPC requests demonstrate no regard for drivers' safety on Broome Road and show little regard for the residents of this area of West Hills.

Sincerely,
Nancy DeNovo

Sent from my iPad



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

[MPC Comment] 1-SF-18-C 1-I-18-UR AGENDA ITEM #: 15 1/1 1/2018

1 message

Aquila, Richard <raqvila@utk.edu>

Wed, Jan 10, 2018 at 7:23 PM

Reply-To: raquila@utk.edu

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

Speaking as residents of Bennett Place:

The very consideration of such an extensive project as is being proposed for this location off of Broome Road doesn't merely threaten to devalue property belonging to a significant tax base of the city. Given the driving conditions on Broome Road, it also threatens the lives of citizens.

The very consideration of this proposal seems like a betrayal of the families who settled in this at least so far lovely setting. Surely none of us could ever have imagined the prospect of something so sure to degrade the quality of life in Knoxville.

We beg you to deny this proposal.

The Aquila Family

Bennett Place

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broom Rd

1 message

Joyce Miller <joycemiller6@comcast.net>

Thu, Jan 11, 2018 at 8:36 AM

Reply-To: joycemiller6@comcast.net

To: commission@knoxmpc.org

MPC....

Please consider voting NO to the Broom Rd planned construction. It will devalue the neighborhood property, as well as create even more traffic to an already traffic nightmare.

Our neighborhood request to vote NO on short term rental for West Hills failed miserably. And now the developers are still trying for Broom Rd.

Please don't fail us again!

Joyce Miller
West hill resident

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Development

1 message

Tatum Green <mama2trees@gmail.com>

Thu, Jan 11, 2018 at 9:27 AM

Reply-To: mama2trees@gmail.com

To: commission@knoxmpc.org

To whom it may concern:

As a West Hills resident, I am opposed to the Broome road development. The neighborhood cannot handle the increased traffic this would cause!

Tatum Green

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd development

1 message

'Marty Pryor' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:30 PM

Reply-To: marty10@aol.com

To: commission@knoxmpc.org

As a satisfied -2 year resident of West Hills, I would like to go on record as voicing my thoughts in disfavor of the proposed development at the corner of Broome and Middlebrook! The number of homes proposed for that space is far too many for the space and does not fit in with the character of our residential neighborhood. Thank you in advance for consideration.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd. Development

1 message

Kathleen Turnmire <kathleen.turnmire@gmail.com>

Wed, Jan 10, 2018 at 7:19 PM

Reply-To: kathleen.turnmire@gmail.com

To: commission@knoxmpc.org

I live in West Hills (7804 Corteland Dr.) and am very opposed to allowing the proposed subdivision to be developed on Broome Rd. 45 houses on 12 acres comes out to less than .25 per lot. That is inconsistent with our current, well-established neighborhood that has an average of .5+ acres per lot. Additionally, it will create traffic and safety hazards on an already busy cut-through between Middlebrook and Gallagher View.

Sincerely,
Kathleen Turnmire

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Rex Dockery <rex.dockery@gmail.com>

Wed, Jan 10, 2018 at 4:07 PM

Reply-To: rex.dockery@gmail.com

To: commission@knoxmpc.org

Hello,

I am a West Hills resident and as a concerned resident/citizen I am opposed to the development. I ask that you deny the proposed development.

Thank you for your time.

Sincerely,

Rex Dockery

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] BROOME ROAD DEVELOPMENT

1 message

Allen Scraggs <AllenScraggs@msn.com>

Wed, Jan 10, 2018 at 4:40 PM

Reply-To: allenscraggs@msn.com

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

As a resident at 717 Marlboro Road, I am strongly opposed to the development of 45 residences on 12 acres getting access from Broome Road. The senior living center presently being built at this point on Broome Road should have never been approved with access to Broome Road---This facility should have had access to Middlebrook Pike not Broome Road. Hopefully the church on Middlebrook will not get the access from their parking lot to Broome Road. I can not see where any logical thought process could permit this residential development to occur.

Allen L. Scraggs
717 Marlboro Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Bing, J D <dbing@utk.edu>

Wed, Jan 10, 2018 at 5:38 PM

Reply-To: dbing@utk.edu

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

I urge you to reject the proposed Broome Road development. It is completely out of character with Westhills community in terms of the building density. It also will make Broome Road more dangerous than it already is. Protect our community and our safety by rejecting this proposal.

Daniel Bing

Resident of Westhills

Sent from Mail for Windows 10

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Jack Creed <jackcreed@comcast.net>

Wed, Jan 10, 2018 at 4:30 PM

Reply-To: jackcreed@comcast.net

To: commission@knoxmpc.org

The character of West Hills continues to be under assault by these proposed developments.
STOP IT!

Jack Creed

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Constance Brodish <connie@conniebrodish.com>

Wed, Jan 10, 2018 at 8:25 PM

Reply-To: connie@conniebrodish.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a member of the Wesley Neighborhood Community Association. We love our neighborhood not just because of its great location but because of its character, charm, history, safety so on and so forth. Since 2010 I have enjoyed living in this great community. I maintain our website (www.wesleyighbors.org) and create our newsletters. Long story short I am opposed to the proposed Broome Road development. A forty-five-house development on 12 acres is not a responsible development for this area nor does it fit the character of our neighborhood. Not to mention the safety question it will present for the residents on Broome Road. It is a dangerous road as is.

We ask for your good judgement to at least postpone this initiative so more thought and a better review of the plans could be made.

Also thanks you for your time, attention and care for our Knoxville community!

Sincerely,


Constance M. Brodish

706 Wesley Road

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org

 image001.png
382K



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

[MPC Comment] Broome Road development

1 message

Nancy DeNovo <ndenovo@att.net>

Wed, Jan 10, 2018 at 10:03 PM

Reply-To: ndenovo@att.net

To: commission@knoxmpc.org

To the Commission:

During the 27 years we have lived in West Hills we have seen many changes in the community. The large majority of these changes have been very positive, such as the numerous improvements to West Hills Park, the addition of the greenway, improved neighborhood shopping centers, and the addition of many beautiful homes.

The Gallaher View Road extension has been another valuable improvement to West Hills because it successfully diverts traffic away from Broome Road. What is now happening on the southeast corner of Broome Road and Middlebrook Pike, however, will certainly undo the benefits of the Gallaher View extension. Unfortunately, the senior living center has been allowed to place its entrance off of Broome Road, rather than Middlebrook. This unsound decision will definitely increase Broome Road traffic and traffic through the neighborhood. Fellowship Church has also requested a Broome Road entrance, and now a 45 house subdivision is attempting to do the same thing. Broome Road is a narrow, treacherous, winding road with several blind hills. There is no shoulder, just deep drop offs. It is not a road that can accommodate ANY added traffic volume safely. If you have not traveled Broome Road lately, please do so. Traveling north you will approach a blind, curving hill. Then try to picture how that location will function with cars entering and exiting a senior living center, church, and 45 house subdivision!

For these reasons:

- we believe the entrance to the senior center must be changed to Middlebrook Pike
- we are opposed to Fellowship Church locating an entrance on Broome Road
- we are opposed to any new subdivision that will use Broome Road as an entrance point

Respectfully,

Bob and Nancy DeNovo
937 Carrington Road

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] Broome Road Development

1 message

Laura Johnston <laurabjohnston@icloud.com>

Wed, Jan 10, 2018 at 4:07 PM

Reply-To: laurabjohnston@icloud.com

To: commission@knoxmpc.org

Good Afternoon

I am writing in opposition to the new 45 home development we have heard is being proposed on 12 acres along Boone Road. If this is in fact true, as a West Hills resident I oppose it on many levels.

Broome is a very narrow and dangerous road. Site lines are bad. Introducing that much more traffic turning off and on it does not make sense and could have hazardous results. Also - I live on the Broome end of Corteland Dr and would not welcome the additional traffic. People tend to use Corteland as a cut thru.

The density, if these are indeed single family homes, is not in keeping with the West Hills neighborhood.

Lastly I truly hate to see our perimeter woods demolished and would like to know what effect this development would have on the watershed.

Thanks
Laura Johnston

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road proposed development

1 message

John Heins <johnheins@comcast.net>

Wed, Jan 10, 2018 at 4:00 PM

Reply-To: johnheins@comcast.net

To: commission@knoxmpc.org

Cc: Anne Crais <anneccrais@gmail.com>, Connie Brodish <connie@conniebrodish.com>, "Hume, Leland C" <leehume@utk.edu>, jackcreed@comcast.net, Donnie and Shawnda Ernst <donnaiernst7@gmail.com>, Sandy & Al Robinson <robin3036@gmail.com>, Daniel Green <daniel.p.green@me.com>, Charles And Robin Susano <charlessusano@comcast.net>

Dear Commissioners,

As President of the Wesley Neighborhood Community Association I represent 376 residential addresses that are a part of the larger West Hills neighborhood. We love our neighborhood not just because of its great location but because of its character, charm, history, safety so on and so forth. Since 1952 we have reaped the benefits of living the American dream of homeownerships in a quality neighborhood. Long story short we are opposed to the proposed Broome Road development. A forty-five house development on 12 acres is not a responsible development for this area nor does it fit the character of our neighborhood. Not to mention the safety question it will present for the residents on Broome Road. It is a dangerous road as is.

We ask for your good judgement to at least postpone this initiative so more thought and a better review of the plans could be made.

Also thanks you for your time, attention and care for our Knoxville community!

John

John Heins

President
Wesley Neighbors Community Association

865.297.7045

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road/Middlebrook Pike Development

1 message

'Anne Ensor' via Commission <commission@knoxmpc.org>
Reply-To: anneensor1@yahoo.com
To: "commission@knoxMpc.org" <commission@knoxmpc.org>

Thu, Jan 11, 2018 at 8:14 AM

As a longtime resident of West Hills and a member of Wesley Neighbors I would like to ask you to vote against developing the 12 acres with 45 houses on Broome Rd. and Middlebrook Pike. That is too many houses for the location and should not be done for a neighborhood like West Hills. Thank you for reading this and considering our neighborhood in your vote.

Anne Ensor
7109 Sheffield Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Re: Developer plans 45 houses on Broome Road 12 acres

1 message

'dapsihogios' via Commission <commission@knoxmpc.org>
Reply-To: dapsihogios@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 6:37 PM

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Nextdoor West Hills/Wesley <reply@rs.email.nextdoor.com>
Date: 1/10/18 4:22 PM (GMT-05:00)
To: dapsihogios@aol.com
Subject: Re: Developer plans 45 houses on Broome Road 12 acres



Louis Whittlemore, West Hills/Wesley

Hello,

My name is Louis Whittlemore and I own a home bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broome road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittlemore

Sent from Yahoo Mail on Android

Original post by Lee Hume from West Hills/Wesley (14 replies):



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

[MPC Comment] MPC Hearing Thurs 1/12/18

1 message

'Reuben Pelot Iii' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 6:47 PM

Reply-To: rpelot3@aol.com

To: commission <knoxmpc.org>

Cc: rpelot3@aol.com, cjohnson@iglide.net, rpelotdds@gmail.com, leehume@utk.edu

cc MPC All:

Commissioners

As President of the West Hills Community Association, when I saw the MPC Sign for a Public Hearing on the property on Broome Road: Sub 1-SF-18-C/1-I-18-UR, I contacted the property owner, who I understood to s There are many very ncerned residents who are just learning about this news, and wanting an opportunity to publicly discuss it with the developer and property owner, as is our usual practice ay that the property was under contract to a developer who was requesting development of single family sub-division of about 4 to 5 houses. However, as of now, we have learned that the developer is requesting 45 houses on that site.

There has been no effort to communicate with the Community regarding this surprising request for development of this property.. Therefore, we request, on behalf of the 1200 + residences, a 90 day postponement to allow adequate time for such a meeting/or meetings.

Listed below are briefly stated some of the major concerns division expressed by our residents:

1. Broome Road is known to be a dangerous and inadequate road bed, old county road never brought up to City regulations or standards with a deep ditch-line with no shoulder, and dangerous curve with no sight-line at the point of this property.
2. The density is not commensurate with the surrounding and adjacent properties.
3. The added traffic will be significantly more, and becomes a definite safety issue on a road not designed for heavy use.
4. This congestion will destroy a Neighborhood's Quality of Life, and possibly lead to a blighted area in time, devaluing present property values.

Thank you for your consideration. My wife, Barbara, joins me in presenting these concerns and this request, being made on our behalf, and the residents of the West Hills Community.

Reuben N. Pelot, III.

President, West Hills Community Association

8437 Corteland Drive

Knoxville, TN. 37909

Barbara B. Pelot

8437 Corteland Drive

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New Broom Road Development

1 message

'Alan Merlin' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 5:21 PM

Reply-To: almerl8@aol.com

To: commission@knoxmpc.org

I am opposed to this new development on Broom Road, this narrow road is already dangerous, and the added traffic and property values will be greatly effected. this is not where it needs to go

Alan Merlin
almerl8@aol.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposing Broome Road Development

1 message

Will Harris <hooverharris@hotmail.com>

Wed, Jan 10, 2018 at 4:36 PM

Reply-To: hooverharris@hotmail.com

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

Commissioners,

As a longtime West Hills resident, I write to express my opposition to the recently proposed development on Broome Road. The planned density of this development would grossly recharacterize and harm the nature of our neighborhood. It would also exacerbate our existing traffic problems in the area.

Thank you for considering and representing the interests of your constituents.

Sincerely,
Will Harris
524 Avon Circle
Knoxville

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] opposition to the proposed development on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 3:59 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I wasn't sure if my first e-mail arrived to your mail box. I want to express my opposition to this development on Broome Road for 45 houses on 12 acres. This would not be similar to our size of lots and the traffic would be heavily impacted in that area.

My husband and I plan to attend the MPC meeting tomorrow at 1:30 pm.

Please do not allow this to happen.

Thanks,

Anne Crais
6818 Haverhill Drive
Knoxville, Tn 37909
865-360-9008

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please postpone hearing scheduled for Thursday 1/1 1/18...

1 message

Susan Parker Weatherford <susanparkerweatherford@gmail.com>

Wed, Jan 10, 2018 at 3:32 PM

Reply-To: susanparkerweatherford@gmail.com

To: commission@knoxmpc.org

...Regarding the housing development project for 45 houses on 12 acres of steep land off Broome Road next to the current construction site of the senior living center at the crest of the hill approaching Middlebrook Pike (Southeast side of Broome and Northeast side of Malbaro).

This development poses possible difficulty for all the residents of West Hill with increased traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control—plus the developer is unknown and has not made any effort to contact the community to share ideas and listen to our concerns.

My husband and I just moved to West Hills in Knoxville from Lexington, KY nine weeks ago. We bought a home just off Broome Road because of the quiet neighborhood, the neighborly feel of our street, and the proximity to our work and recreation.

Please consider rescheduling this hearing so that more West Hill residents have a chance to voice their opinions in person. It would also be helpful for the developer to reach out to us with plans so that our concerns could be addressed and put to rest.

Thank you very much,

Susan Parker Weatherford
717 Kempton Road
West Hills
Knoxville, TN

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Postponement of #15 The Cove in West Hills Development

1 message

Cindy Johnson <cjohnson@iglide.net>

Wed, Jan 10, 2018 at 9:54 PM

Reply-To: cjohnson@iglide.net

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

Cc: "leehume@utk.edu" <leehume@utk.edu>, "rpelot3@aol.com" <rpelot3@aol.com>, "mcrew2011@comcast.net" <mcrew2011@comcast.net>, Mark Jendrek <mjendrek@utk.edu>

To Knoxville MPC Commissioners

I just learned of the 45 houses proposed on Broome Road and want to express my extreme concern about the safety and liability of those traveling this old trail. We were told it was 4 or 5 houses, which would be manageable, and that the MPC application had 4-5 lots written on it. The detailed map showing 45 lots was not in the file at that time.

City engineers long ago said Broome Road did not meet code when it was annexed. We can vouch for all the mirrors knocked off and cars dropping off the edge and being damaged. Most importantly, we know it is only a matter of time before someone else is seriously injured or killed. I witnessed three school kids in the road nearing the blind hilltop - miraculously a car did not come over the hill. There have been two deaths at the Gallaher View end that we know of. Two cars crossed the centerline this week as I was traveling Broome - some friends have had to take the ditch in the past.

I ask for a postponement to discuss our concerns with the developer whose name we just learned today . Most neighbors have not been informed and the sign was just displayed.

A traffic study is needed with serious consideration for the safety of Knoxville citizens. If Broome Road won't be fixed, the City needs to stop high-density developments.

We appreciate all you did in preserving the Cavett Station Historic site. We are working on recognition for it. Approximately 130 more anomalies were found on the northeast side of the cemetery, and UT continues to investigate other areas. Thank you for your consideration.

Sincerely,
Cindy Johnson, Secretary
West Hills Community Association

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Postponement of MPC Agenda Item 15, The Cove at West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Wed, Jan 10, 2018 at 11:15 PM

Reply-To: leehume@utk.edu

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

Members of the commission:

I am a long-time resident of the West Hills community and have the pleasure serving on the West Hills Community Association executive committee. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

Specifically, I am concerned with the following issues:

1. The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.
2. There is not a good location with a line of sight to allow for safe access to Broome Road.
3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and those who travel this road.
4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.
5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This cast doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Leland C. Hume
6902 Haverhill Drive

West Hills Community Association
Executive Committee Member

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45-home development on Broome Road

1 message

Denovo Jr , Robert C <rdenovo@utk.edu>

Wed, Jan 10, 2018 at 4:55 PM

Reply-To: rdenovo@utk.edu

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

Dear MPC,

My name is Robert C. DeNovo, Jr and I reside in the West Hills community where I have lived since 1989. My home is on a 1 acre lot, similar to many of the other homes in the area of West Hills near the intersection of Broome and Marlboro Roads.

I am writing to voice my strong objection to the proposed construction of 45 homes on the 12 acre site fronting Broome Road and adjacent to the current construction of the new senior living facility. There are several reasons why this project should not proceed as planned. Although I do not oppose development of this parcel of land and believe that, if done correctly, new homes on this property could be an enhancement to the neighborhood, I do not see how 45 homes on 12 acres of sloped property can be built in keeping with the character of the neighborhood. As proposed, these homes would be on less than one-quarter acre lots and void of the many beautiful century oak trees currently on the property.

I sincerely hope that MPC is familiar with the section of Broome Road that fronts the proposed development. Traffic safety here is a prime concern due to the narrow road, lack of a shoulder on either side, and presence of a blind hill and sharp curve that limit the line of sight for traffic in both directions. Is there a plan to cut-down the hill, straighten the curve, and widen the road to provide adequate turn-lanes in both directions for vehicles entering and exiting the development? Is there a plan for storm water management, especially considering that this area is part of the beginning of the Ten Mile Creek watershed, which I believe is under special environmental protection?

The developer has made no attempt to contact the community for input on the plan. This failure of communication certainly raises suspicion about the details of the plan, or lack thereof. Plus, it calls into question the judgement and character of the developer.... long-time residents who maintain their homes, properties, and neighborhoods well do not like to be underestimated.

I ask MPC to critically assess whether the developer has adequately researched these issues and is proposing correct solutions; and whether the type, character, and size of the homes proposed is consistent with nature of the neighborhood.

Thank you for your consideration,
Robert (Bob) DeNovo
937 Carrington Road Knoxville, TN 37909
865-755-8267



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

[MPC Comment] Proposed broom Road subdivision

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 4:16 PM

Reply-To: louis.whittemore@yahoo.com

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

Hello,

My name is Louis Whittemore and I own a home on Lennox Drive bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple Acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broom road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Broome Road Development

1 message

Ava Radoff <aradoff@gmail.com>

Wed, Jan 10, 2018 at 6:39 PM

Reply-To: aradoff@gmail.com

To: Scott Smith <commission@knoxmpc.org>

I have lived in the Cavet Station subdivision since 1989, and I am asking that you delay the hearing to build additional houses on Broome Road until we are able to present more information to you regarding the damage that so many new homes in this area will generate, especially increased traffic on a narrow, winding, and hilly road. It is definitely NOT in the best interest of either the Broome Road residences or the West Hill Community to build so many houses in this area, and I find it very suspicious that the developer of this proposed subdivision has not made any attempt to connect with those of us who live in this area to get our opinion and input.

Thank you.

Ava Radoff

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed West Hills development

1 message

Susan Daffron <jsdaffron@comcast.net>

Thu, Jan 11, 2018 at 6:35 AM

Reply-To: jsdaffron@comcast.net

To: commission@knoxmpc.org

I am writing to express my concerns regarding the proposed development in West Hills; a proposal to cram 45 houses on 12 acres of steep land off Broome Road next to the current construction site of the senior living center at the crest of the hill approaching Middlebrook Pike (Southeast side of Broome and Northeast side of Malbaro).

There is already an assisted living facility being built in that dangerous, blind uphill curve on Brooke Rd. This creates multiple problems—traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control—plus the developer is unknown and has not made any effort to contact the community to share ideas and listen to our concerns.

Please vote no to this development, either completely or as proposed, or at a minimum delay approval until the developer can meet with the West Hills Homeowners Association to share his ideas and hear our concerns so that an agreement can be reached.

Respectfully,

Jim and Susan Daffron
824 Westborough Rd

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills, file # 1-SF-18-C and 1-I-18-UR.

1 message

kathienorwood via Commission <commission@knoxmpc.org>
Reply-To: kathienorwood@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 4:04 PM

January 10, 2018

Dear Commissioners,

I strongly object to the proposed subdivision, The Cove in West Hills, file # 1-SF-18-C and 1-I-18-UR.

The proposed location for this subdivision is very close to a blind hill on Broome Road.

As a resident of West Hills since 1976, I am particularly concerned about the increase in traffic on Broome Road. I live on Kempton Road, in the Westborough subdivision. The Westborough subdivision of 61 houses has two entrances, and both entrances intersect with Broome Road. Similarly, the subdivision of Cavett Station has their entrance on Broome Road.

The ESTIMATED TRAFFIC IMPACT stated in the MPC subdivision report –concept/use on review for The Cove in West Hills is 497 (average daily vehicle trips).

This traffic will be addition to the estimated 319 trips a day from the adjacent senior housing project found in the Use on Review 3-B--17-UR for the senior apartments on Broome.

Below are two selections from the MPC subdivision report, concept/use on review for file # 1-SF-18-C and 1-I-18-UR, illustrating my concern about the density of this proposed subdivision, which exceeds the standards of the adjacent homeowners.

- 1) COMMENTS: The applicant is proposing to subdivide this 12.42 acre tract into 45 lots at a density of 3.6 dwelling units per acre (du/ac). The property is zoned RP-1 (Planned Residential) up to 6 du/ac. The property is located on the southeast side of Broome Rd., approximately 600 feet south of Middlebrook Pike.
- 2) EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE. 2. The proposed development has a density of approximately 3.6 du/ac, which consists of smaller lots than the typical .5 acre lots (~2 du/ac) within the adjacent West Hills and Bennett Place neighborhoods (zoned R-1E).

Thank you for your time and attention.

Kathie (Katherine) Norwood

725 Kempton Rd.

Knoxville, TN 37909

(865) 693-5809

kathienorwood@aol.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills

1 message

Holly Lazarus <lazdoc@comcast.net>

Wed, Jan 10, 2018 at 7:07 PM

Reply-To: lazdoc@comcast.net

To: commission@knoxmpc.org

I would like to say "ditto" to the many excellent letters you have already received expressing opposition to The Cove #1-SF-18-C and 1-I-18-UR.

I travel this section of Broome Rd. daily to and from work from the Westborough Subdivision of West Hills. I have lived here since 1983 and have always been concerned about Broome Rd., but particularly the blind curve at this proposed subdivision site.

With the current clearing and construction associated with the senior development, I literally hold my breath and say a prayer EVERY TIME I must navigate this curve. I know the dangers. Other drivers do not. The number of close calls with drivers coming over the double yellow lines into my lane of traffic, from both directions, are too numerous to count.

The senior development was sneaked in on the West Hills community. The same tactic is very apparent with this proposed subdivision. I believe the hearing sign was placed 1 week before tomorrow's meeting.

I would like to ask, when will the MPC recognize that the West Hills Community does not appreciate rushed hearings and developers who do not understand our concerns for our property values, quality of life and our safety?

I challenge each of you to travel Broome Rd. in its entirety and then say you do not see why we are concerned.

Thank you very much for your attention.

Sent from my iPhone
Holly Lazarus

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zoning on Broome Road

1 message

Tina Peroulas <vperoulas@gmail.com>

Wed, Jan 10, 2018 at 8:26 PM

Reply-To: vperoulas@gmail.com

To: commission@knoxmpc.org

I must plead with MPC commissioners to DENY the petition to be heard tomorrow (Jan 11) for approval of a 45 house development on 12 acres in West Hills, specifically on Broome Road. Broome is a two lane neighborhood street that 1) has been allowed to become a connector between Middlebrook & Kingston Pike; 2) has become a cut through from Middlebrook to West Town area; 3) has a lot that is zoned commercial (why?); 4) has a 'senior living' development going up with large truck traffic; 5) has a postponed petition from the Fellowship Church to open an exit that will dump into Broome right where the senior living development is going in and where this 12 acre/45 house is proposed (please deny the Church request).

This neighborhood is one of large lots with very nice homes. A development as this will kill the integrity of West Hills houses, not in keeping with the rest of West Hills, and seriously affect home values. Imagine the same one block from your home!!

Earlier I issued an invitation to MPC commissioners to come to my home for coffee and GREEK cookies. I'll even make baklava. The catch is that we take part of that time to go see what is going on and what is being petitioned to occur on Broome. I think then you will understand our dilemma.

Tina Peroulas
643 Broome Road

The neighborhood, my neighborhood is under assault. Please help!

--

This message was directed to commission@knoxmpc.org



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

Fwd: NO to Broome Road Development!

2 messages

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jan 10, 2018 at 5:04 PM

To: Gerald Green <gerald.green@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brechko, Tom" <tom.brechko@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>

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

From: CELESTE WHITE <celeste.white@knoxschools.org>

Date: Wed, Jan 10, 2018 at 4:53 PM

Subject: NO to Broome Road Development!

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

I am unable to attend the MPC hearing for approval of a proposed development on Broome Road to build 45 houses on only 12 acres of hillside land. My hope is that the commission WILL NOT APPROVE this development.

There are several obvious reasons why this project should NOT proceed as planned.

These include disregard for the neighborhood integrity (most homes in West Hills sit on ½ acre – mine is on 2 acres); traffic safety including limited line of sight at intersection with Broome Rd and the fact Broome Rd is already hazardous (I was side swiped on that stretch of Broome back in the 90s, and certainly can't be widened with this proposed development); storm water management especially since this area is part of the special Ten Mile Creek watershed mandating extreme protective measures; and perhaps most importantly, the West Hills Community Association has had NO CONTACT with the developer and would remain uninformed about the project if not for a small sign recently placed along the roadside announcing the MPC meeting.

PLEASE, PLEASE DO NOT APPROVE this Broome Road development!

Celeste White
Math Teacher @ West High School
Knox County Schools (TN)

Amy Brooks <amy.brooks@knoxtrans.org>

Wed, Jan 10, 2018 at 5:16 PM

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

Please share with Commission.

[Quoted text hidden]

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Amy Brooks, AICP
Planning Services Manager

(865) 215-4001 office

(865) 679-9020 cell



[MPC Comment] Use on review File 1-I-18-UR

1 message

Hill C C <clarencechill@bellsouth.net>

Tue, Jan 9, 2018 at 10:38 AM

Reply-To: clarencechill@bellsouth.net

To: commission@knoxmpc.org

Cc: Hill Ann <ahutonahill@icloud.com>, mike.reynolds@knoxmpc.org

Commission members:

The purpose of this message is to provide comments, identify concerns, request certain actions and express opposition to the proposed "detached residential subdivision" development located on Broome Road immediately adjacent to our property located at 718 Broome Road where we have lived for 28 years. Our property shares an approximately 700 feet property line with the proposed development area. The plan would negatively impact the uniqueness of our property. The development is proposing to subdivide approximately 12.5 acres into 45 residential lots including the construction of a public road that intersects Broome Road. The proposal involves extensive deforestation, clearing, and excavation to achieve the proposed finished grade contours. Over half the area is currently forested with 50 + year old hardwood trees and is an area with very steep slopes.

The proposed development will:

- create unsafe traffic conditions at the intersection of the new public road and Broome Road,
 - result in an increase in the hazards of traveling on Broome Road due to the increase in traffic on Broome Road,
- and
- create a nuisance during development construction.

The proposed development plan shows a new public road (entrance to subdivision) intersecting Broome Road from the southeast which is adjacent to and within a only a few feet of our property line and our private driveway which also intersects Broome Road from the southeast at the property line. The proximity of the public road intersection to our driveway will create unsafe access and egress to and from our property and to and from the proposed subdivision. The location and design of the intersection is contrary to good engineering practices. The location of the new public road intersection with Broome Road relative to my driveway is unacceptable and must be relocated.

Additionally, the increased traffic volume created by the addition of 45 residences combined with the other proposed and newly initiated developments along Broome Road warrants a comprehensive traffic study that considers the combined traffic flow impacts resulting from the proposed and newly initiated developments for which Broome Road serves as an access/egress route. Therefore, we request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.

Additionally, the deforesting, land clearing, and excavating of the currently vegetated and forested area will displace wildlife and destroy any sensitive plant and animal species that may inhabit one of the few remaining diverse habitat areas between I-40 and Middlebrook Pike in the West Hills area. Therefore, we request:

- a. An independent sensitive plant and animal species survey be conducted and the commission heavily weigh the results of the survey in your decision, and
- b. The 25 feet peripheral setback along our 700 feet property line be designated as a "No Disturbance Area" except for removal of invasive species such as privet.

Additionally, the control of stormwater during construction and post construction will require extreme controls due to the very steep slopes and drastic changes in ground cover. Sediment leaving the construction area will deposit on off-site private property and add to the sediment load in the Ten Mile Creek watershed. The rate of post construction runoff will exceed pre-construction runoff rate unless extreme control measures are taken, further impacting the Ten Mile Mile Creek watershed. Therefore, we request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of stormwater entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled, denied or at least postponed.

Thanks you for your consideration.

Regards,

Clarence and Ann Hill

718 Broome Rd, Knoxville, TN 37909

865 556 6007



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

[MPC Comment] Development of property in West Hills

1 message

'rejophil' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:44 PM

Reply-To: rejophil@aol.com

To: commission@knoxmpc.org

Please postpone proposal scheduled for Thursday concerning housing development planned for property near corner of Broome Road and Middlebrook Pike. There has been no meeting of developer with residents who will be impacted by rumored densely populated space. More information must be made available to West Hills' homeowners before this project is given a green light.

Thank you.

Dr. and Mrs. William J. Schneider
706 Westborough Rd.

Sent from AOL Mobile Mail

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development off Brooke Rd

1 message

'Glen Vesser' via Commission <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 10:01 PM

Reply-To: glenvesser@yahoo.com

To: commission@knoxmpc.org

I am a resident of Westborough, which is off of Broome Road. There is a proposed development for 45 houses on 12 acres of land on Broome Road. I feel that this land is not able to have 45 houses built on it. The land is steep, and there are too many houses for such a small area. This is an area of West Hills that has larger lots and houses are of good construction. The developer has not shared his/her vision of the proposed homes with the West Hills and other area HOAs. I feel that the MPC meeting to discuss this proposal should be postponed until the developer and the area HOAs can discuss the proposal and our concerns.

This area is heavily traveled, and we do not need the additional traffic that 45 homes would create. I humbly ask that you postpone a decision on this matter until all affected parties can talk. Thank you for your consideration.

Sincerely,

Glen L. Vesser III

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed subdivision on Broome Road

1 message

Andrew Schmudde <andrewschmudde@gmail.com>

Tue, Jan 9, 2018 at 11:06 PM

Reply-To: andrewschmudde@gmail.com

To: Commission@knoxmpc.org

Members of the commission:

I am a long-time resident of the West Hills community and have the pleasure serving on the West Hills Community Association executive committee. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

Specifically, I am concerned with the following issues:

1. The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.
2. There is not a good location with a line of sight to allow for safe access to Broome Road.
3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and for those who travel this road.
4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.
5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This casts doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Andrew Schmudde



Virus-free. www.avg.com

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Re: Thursday 1/1 1/18 MPC Hearing Regarding 45 houses on 12 acres along Broome Rd

1 message

Marymargaret Rosenbloom <marymargaretrose@gmail.com>
Reply-To: marymargaretrose@gmail.com
To: commission@knoxmpc.org

Tue, Jan 9, 2018 at 10:48 PM

Dear Members of the MPC:

As members and residents of the West Hills Community Association and the Westborough Neighborhood Association, we are writing to request that the matter re: proposed construction of 45 houses on 12 acres of land along Broome Road OR any other alternate or additional construction being proposed for same property be postponed for hearing until community members have had a chance to meet with the developer and discuss proposed development.

The magnitude of such project warrants detailed analysis of impact on neighborhood traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control and any other such concerns as may be raised by WH neighbors regarding such a a large scale development and the amount of pressure it produces on an already strained connecting road (Broome Road). Any and all new developments impacting Broome Road increase already established concerns that this small neighborhood connector is being overused at the risk of increased traffic complications, traffic safety, and crime control.

Thank you for your consideration to postpone hearing until such time as all affected parties have had a sufficient chance to provide input on the effect of such new construction on Broome Road.

Sincerely,

Dr. & Mrs. Scott Rosenbloom
605 Kempton Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] W anda Moody's lot on Broome Road.

1 message

erikajfuhr@comcast.net <erikajfuhr@comcast.net>
Reply-To: erikajfuhr@comcast.net
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Tue, Jan 9, 2018 at 9:44 PM

Broome Road cannot handle safely the traffic we currently have, we have a Retirement Center being built, the possibility of traffic from Friendship Church dumping on to Broome Road and now another development.

I urge you to stop this latest effort at infill into every open space in residential areas. Aside from the assault on Broome Road residents and life as we have known it we must now fear for our lives as we navigate the road to and from our homes.

Broome Road is a very narrow road, without a shoulder on much of it, hills and curves the entire length and is not capable of handling safely the traffic it already has, not to mention the additional traffic of 30 more homes.

When my 3 kids were at home and working various jobs while my husband and I also worked I counted the trips up and down the driveway in and out and was dismayed that most days we were between 25 and 30. Please do not underestimate the amount of traffic you are creating and please consider the safety of all involved.

In addition I am concerned about further earthmoving and the effect of redirected water on those living downstream from this area. We already have pictures of fences washed off their pillars by the force of water and flooding at Kinzlow Canal.

You should not disregard the safety of the people of West Hills when you consider this new development.

Thank you,

Mrs. Joseph (Erika) Fuhr

623 Broome Road

Sent from my Verizon 4G LTE Smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development under consideration

1 message

Danni Varlan <dannivarlan@gmail.com>

Wed, Jan 10, 2018 at 9:04 AM

Reply-To: dannivarlan@gmail.com

To: commission@knoxmpc.org

I am a West Hills resident and have concerns about the housing development being considered on Broome road. The developer has had no contact with our neighborhood association and that in itself raises a big flag. Broome Road is already a very dangerous entrance and exit road and adding dozens more houses to the mix is a concern. Danni Varlan

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Megan Erpenbach <Megan.Erpenbach@knoxvillecatholic.com>
Reply-To: megan.erpenbach@knoxvillecatholic.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 9:06 AM

Hello MPC,

Happy New Year! I have seen a sign along Broome Road about an upcoming hearing regarding some land on Broome Road and a proposed development of 45 homes. Please consider postponing this hearing (1/11) for a later date. Our neighborhood has just learned of this development and we need time to meet with the developer and voice our concerns with him.

If you haven't driven along Broome Road lately, I suggest that you do. It is a narrow road with lots of homes along it. Should you allow a 45 unit neighborhood to be built, the traffic will increase greatly and negatively impact our neighborhood. Not to mention, that a development of that size will greatly exceed the density standards of current West Hills homes.

We have a terrific neighborhood and we are not opposed to development. I just don't see the need to rush this one. We'd love the opportunity to talk with the developer and discuss his ideas.

Thank you for your consideration.

Megan Locke Erpenbach

Community Relations Coordinator

Knoxville Catholic High School

9245 Fox Lonas Road

Knoxville, TN 37923

865.560.0509

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45 home development in West Hills off Broome Road

1 message

'Megan Vesser' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:32 AM

Reply-To: meganvesser@yahoo.com

To: commission@knoxmpc.org

MPC,

I respectfully request that you postpone the hearing on the above project until we, the current homeowners in the area, have had a chance to meet with the developer to understand their intentions.

Thank you for your consideration.

Megan Vesser
724 Westborough Road

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed project for 45 homes on 12 acres of Broome Road

1 message

Pam Douglass <panda8005@gmail.com>
Reply-To: panda8005@gmail.com
To: commission@knoxmpc.org
Cc: Leland C Hume <leehume@utk.edu>

Wed, Jan 10, 2018 at 9:09 AM

We are writing to express our extreme concern for the proposed development of 45 homes on Broome Road. We have lived in West Hills for 27 years, and we re well aware of drainage problems that can develop quickly with severe storms in this area. In addition, the traffic on this road is already far too much to handle another development. The new nursing facility already being built will add significant traffic to this narrow road, and another 45 homes is unthinkable! This developer has not involved the West Hills Community Association at all in these plans. This is a very active and concerned community association and should be involved. Please vote "No" and do not approve this development!

Pam and Allen Douglass
8005 Corteland Dr
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] proposed 45 houses on Broome Road

1 message

FRED ALEXANDER <alexanderfa@comcast.net>

Wed, Jan 10, 2018 at 11:14 AM

Reply-To: alexanderfa@comcast.net

To: commission@knoxmpc.org

Having lived in West Hills since 1959 I know narrow Broome Road is dangerous!Cramming 45 houses into the proposed location would not be prudent.For the sake of the community I implore you not to approve this proposal.Thank you for your understanding.Fred Alexander

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-1-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Jan 10, 2018 at 12:13 PM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Since this is the first time the West Hills Community Association was even aware of the proposed development, it seems reasonable that the commission should postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
Reply-To: mike.reynolds@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 12:51 PM

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

From: dapsihogios <dapsihogios@aol.com>
Date: Wed, Jan 10, 2018 at 9:15 AM
Subject: Broome Rd. Subdivision
To: mike.reynolds@knoxmpc.org

Mr. Reynolds,

I am adamantly against the Broome Rd. subdivision. How are these people allowed to do these projects and no one in our neighborhood is included in the discussion. The senior citizen complex is a blight in this neighborhood and now to add insult to injury we're going to add 4 houses to an acre in this new subdivision? That goes against our zoning and is detrimental to our property values. Again does anyone care that Broome Rd. is dangerous? We're going to have additional traffic in a neighborhood that is already overwhelmed? I bet this wouldn't be allowed in the subdivisions that the MPC members live in. Add to that the church wanting an entrance on the same road. Who is making these decisions? What has to be done to stop this insanity?

Diane Psihogios
865-693-2003
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Sleepless Night b/c 1-SF-18-C 1-I-18-UR

1 message

Debra Smith <debra@wetn.com>

Wed, Jan 10, 2018 at 11:58 AM

Reply-To: debra@wetn.com

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

Dear MPC Members:

Once again we are faced with DANGERS concerning Broome Road. The most recent application (above) lead has lead to sleepless nights thinking about the new concerns that would come with approving this development .

Currently **under** construction:

- Senior Living Center next to proposed development

On Hold until February:

- Fellowship Church (exit onto Broome Road)

On Review 1/11/18:

- The Cove in West Hills (45 homes on 12.2 acres)

Broome Road was not intended for what it has become - a major thorough fare. We live directly on Broome and find it increasing more and more dangerous DAILY to simply enter/exit our driveway.

ALL of the above projects are located with several hundred yards of each other. How much more activity can this road/curve handle when the road is not up to minimum stand widths to start with? Estimated traffic impact 497 per day just from the proposed development! This does not include the other mentioned items above that will increase the fore mentioned number. Let's not forget the others that use Broome as a cut through to Middlebrook 24 hours a day or the heavy equipment trucks that will be coming and going at both entrances (Gallaher/Middlebrook Pike). Someone will be killed or injured it's a matter of time.

WE ARE ASKING YOU TO CONSIDER NOT APPROVING this development as it is currently (you have other letters from neighbors stating why so I won't reiterate). Let us put it on hold until a dialogue can be had with the developer. We are a strong community and believe in communication, we expect the same from others. Major concerns deserve DIALOGUE, it's the FAIR and RIGHT thing to do.

We will be present at tomorrow meeting along with others. Would you kindly consider our concerns when making your recommendation. THANK YOU IN ADVANCE.

Frank & Debra Smith

West Hills Executive Committee Members 2018

538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] development in West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 2:40 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I just want to voice my concern and opposition to this development of 45 houses on 12 acres in our area. Please consider this beautiful area with large lots and nice homes as this development does not keep with the same integrity that we are used to having.

The traffic impact would be horrible on Broome Road and Middlebrook Pike. We plan to attend the meeting on Jan. 11 at 1:30 pm to show our opposition.

Thank you for your attention to this matter.

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC notice sign THE COVE DEVELOPMENT on Broome Road
Knoxville

1 message

vmdred49 via Commission <commission@knoxmpc.org>
Reply-To: vmdred49@aol.com
To: commission@knoxmpc.org

Wed, Jan 10, 2018 at 2:41 PM

Members of the Commission:

I am a resident of the West Hills community. WHCA is one of the oldest community associations in Knoxville and the state, and represents the interests of more than 1,250 homeowners.

I have learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. The ORIGINAL proposal as we have now learned was for 4 to 5 houses NOT 45. This is proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I am concerned with the following issues:

The density far exceeds the established density of adjoining properties and that of the West Hills community in general, thus jeopardizing the integrity of the neighborhood.

2. There is not a good location with a line of sight to allow for safe access to Broome Road. This traffic would be in addition to the increased traffic generated by Fellowship Church as well as the new senior living center currently under construction on Broome Road

3. Broome Road is too narrow and poorly constructed thus making additional traffic generated by such a development an increased hazard to the neighborhood and those who travel this road.

4. The hilly terrain, unknown geologic condition, and restrictions of the Ten Mile Creek watershed raise concerns about storm water management.

5. The developer has made no effort to have a dialogue with the community or immediate neighbors of the site. Not having heard from those who live adjacent to this property, I doubt if any folks even know about the project. This cast doubt on the intentions of the developer and his regard for the welfare of the community and desire to be a positive force and a good neighbor.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Respectfully,

Richard DuByne
538 Broome Road

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New proposed development on Broome Road

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 2:16 PM

Reply-To: louis.whittemore@yahoo.com

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

Hello,

My name is Louis Whittemore and I own a home on Lennox Drive bordering this proposed project.

My understanding is that 45 homes would be built on ONLY 12 acres of land. This is definitely an unacceptable number of homes on that volume of land. Most all of the surrounding homes have at least 1/2 acre with many having multiple Acres associated with their homes. This would definitely create an undesirable effect on West Hills and Bennett Place subdivision as it is not consistent with its surrounding properties.

I think another issue that should be addressed is the line of sight and the volume of cars that would be on Broom road that is already saturated with traffic.

My property has a huge water shed and a culvert on the western side of the property this extends into the proposed subdivision and would also decrease the land usage in that area. This would even make the lot smaller considering the road setbacks easements that would be Associated not to mention the ecological drainage system that it would affect.

Please DO NOT APPROVE this project as planned and let's compromise to make this a better outcome for our community and everyone that is involved.

Thank you for listening and valuing my opinion as a constituent, home owner and member of West Hills Community.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove Development

1 message

Jessica Curtis <coffee8594@gmail.com>

Wed, Jan 10, 2018 at 1:09 PM

Reply-To: coffee8594@gmail.com

To: commission@knoxmpc.org

Good Afternoon

I have just learned via email from a Broome Road neighbor that an MPC notice sign was recently placed on that street announcing this coming Thursday's (1/11) hearing to approve The Cove development designed to build 45 houses on the 12-acre parcel. This proposal as described is unacceptable and if allowed to proceed, will have a very detrimental affect on our community from several different perspectives.

I have two toddler girls. I'm already terrified to let the girls be in our front yard. When I'm out doing yard work I have to put them in a stroller so they can be with me and not as in much danger. Adding 45 with a possibility of 90 plus car to Broome road is reckless. Broome road is already high traffic street due to Gallagher and Middlebrook. Please don't make our street that more populated.

Our driveway has a wall, and when it rains we literally have a waterfall coming off that wall. Our neighbors back yard becomes flooded at the slightest shower causing frogs and tons of mosquitoes! If that development happens I fear it will become a million times worse and possibly affect our homes foundation.

I ask the commission to please postpone the scheduled hearing for at least 90 days to allow time for representatives from West Hills and the developer to meet and better understand each side's desires and concerns.

Thank you for your time
Jessica Wittmer
522 Broome Rd

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This message was directed to commission@knoxmpc.org



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

West Hills / Broome Road - VOTE NO

1 message

dapsihogios@aol.com <dapsihogios@aol.com>

Wed, Jan 10, 2018 at 3:18 PM

To: bettyjo.mahan@knoxmpc.org, dan.kelly@knoxmpc.org, gwallace@knoxvilletn.gov

Cc: gerald.green@knoxmpc.org, dmassey@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Diane Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

West Hills / Broome Road - VOTE NO

1 message

ppsihogios@aol.com <ppsihogios@aol.com>

Wed, Jan 10, 2018 at 3:22 PM

To: gerald.green@knoxmpc.org, dan.kelly@knoxmpc.org, bettyjo.mahan@knoxmpc.org

Cc: dmassey@knoxvilletn.gov, gwallace@knoxvilletn.gov

To Whom It May Concern;

Regarding your vote on allowing 45 homes to be built on Broome Road in West Hills, I wanted to let you know I am adamantly against it. Broome Road is not safe on a good day and now that you have allowed them to add a Senior Living Facility only makes it worse. I'm not sure what part of we don't need additional traffic and development that you all don't understand. By continuing to try and back door more developments on this road you are making our neighborhood unsafe. The potential for accidents in that area is at an all time high and will only continue to get worse if you allow these additional houses to be built. The road is not suited for the traffic that runs it daily because it was never intended to be main artery. But once again, thanks to the lack of planning on your part and the part of the city that's what it has become, along with Vanosdale, Winston Road and Wesley Road. We don't want or need the traffic that is coming through here and we don't want the crime associated with the traffic. Calling the police doesn't work, they come out and in a few days we're back to being West Knoxville's short cut. In addition, the values of these proposed homes are not consistent with the values of West Hills including the new million dollars home being built on Vanosdale and Sheffield.

You also need to vote against allowing the Church from having an entrance / exit on to Broome as well, due to the previously cited reasons.

My fear is by allowing all this development, this is your way of back-dooring a traffic light on Broome Road at Middlebrook Pike. Our neighborhood can't handle the traffic and to be frank, Middlebrook doesn't need any more traffic in that area either. It's a death trap on a daily basis.

We are drowning in unwanted traffic, and development and are getting NO help from the MPC or the local government. West Knoxville (including West Hills) pays its fair share of taxes and by allowing this continued development hurt us. You're continued efforts to destroy West Hills is risking lost tax dollars. People will continue moving to the county and out of the city. Wake up and start doing your jobs. West Hills is not the City's or the MPC's dumping ground because it can't plan accordingly.

VOTE NO!!!!

Thank you,

Pete Psihogios
8400 Corteland Drive
Knoxville, TN 37909



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

[MPC Comment] Development

1 message

Tina Peroulas <vperoulas@gmail.com>

Wed, Feb 7, 2018 at 2:10 PM

Reply-To: vperoulas@gmail.com

To: commission@knoxmpc.org, herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, jtocher.mpc@gmail.com, aroberto@knoxville.tn.gov

Ladies and gentlemen

My e-mail regards the development on Broome Road which has been proposed and on which you will decide. I must tell you that living a block from this development brings me great concern. It is proposed that on the 12.5 acres, 45 homes will be built at a density level of 3.8 an acre which far, far exceeds the density of the surrounding neighborhoods of West Hills and Bennett Place.

Density of this level would bring a traffic level of something around 800 extra cars on our already assaulted neighborhood by cut through traffic. Any traffic study that may be used in any proposal would be very old information as there hasn't been a traffic study done on Broome and surrounding neighborhood streets in a number of years.

I understand that development will happen. It's called 'progress'. But please not at that level. I would appeal to the commission, if it plans to approve this plan, to do so with a density of not more than 2.8 more in keeping with the homes around the development.

Thank you for your diligence in this matter.

Tina Peroulas
643 Broome Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove at Broome Road

1 message

'rpelot3@aol.com' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 10:22 PM

Reply-To: rpelot3@aol.com

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

As you are aware, West Hills residents are extremely concerned about this issue before you in its present form. The Community Association is not opposed to this tract being developed: opposition to the plan before you, however, has raised many serious concerns, questions & objections. Mr Davis, the developer, refused to attend the Special Called Meeting of The Association where it was hoped that we could receive information and discuss some possible compromise. (Never before have we experienced a developer who did not welcome or request such a meeting/discussion.) It is still hoped that will occur. For that reason, and to allow needed professional/technical information to be gained, we respectfully request a denial, or at least a 60 day postponement. I thank you in advance.

Barbara B. Pelot
8437 Corteland Drive
Knoxville, TN. 37909
Sent from my Verizon 4G LTE Smartphone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove on Broome Road

1 message

Tim Crais <timcrais@gmail.com>

Wed, Feb 7, 2018 at 9:15 PM

Reply-To: timcrais@gmail.com

To: commission@knoxmpc.org

Dear MPC,

As a resident of West Hills I am writing to you to inform you of my opposition to the proposed building of 45 houses on the 12 acre development called The Cove on Broome Road. I am in favor of developing the property but not with that many houses. We need the project to be smart and well planned and one that is in keeping with the character of our neighborhood that has been here since 1955. I live on the east side of West Hills and while I am not right next to the property in question, I still think it is a bad idea to put that many houses on 12 acres. Surely we can reach a reasonable compromise that will be a win win for both parties. Please help the West Hills neighborhood and the developer come to a reasonable compromise. Thank you for your consideration and attention to this matter. I appreciate the good work that you do and the extra effort you put into your decisions.

Tim Crais
6818 Haverhill Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd. Property

1 message

Dr. Pelot <rpelotdds@gmail.com>

Wed, Feb 7, 2018 at 10:09 PM

Reply-To: rpelotdds@gmail.com

To: commission@knoxmpc.org

Commioners, please allow the West Hills Community Association a minimum of 60 days postponment on the approval of this project. There was never a real meeting of the developer and the whole association to discuss the project. In fact the developer purposely avoided the association gathering to avoid any confrontation with members of the community contrary to what I understood was a condtion place on the project to gain approval by MPC. As a matter of fact, he stated that if we gave him a hard time, he would not cooperate with us in any way. There are some real concerns surrounding this project that suggest some deliberate avoidance of the association to prevent any interference of zoning changes. Please allow us a chance to complete our investigation. Thank you. Reuben Pelot,. President,. West Hills Community Association

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed West Hills Development

1 message

Donnie Ernst <donnieernst7@gmail.com>

Wed, Feb 7, 2018 at 8:27 PM

Reply-To: donnieernst7@gmail.com

To: commission@knoxmpc.org, gerald.green@knoxmpc.org

Members of the MPC,

You almost approved a new development in West Hills before the community even knew about it - The Cove, off Broome Road. I urge you to think about your own neighborhoods - would you want this size development going in on a road as narrow as Broome Road? Have you really considered all the storm water management and traffic impact a development of this size will have? Is it proper that the developer refuses to meet with more than 4 members of the community to discuss our reservations? Please consider these neighborhood concerns before you make an attempt to approve the development.

--

Donnie Ernst
6830 Sheffield Drive,
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove - 45 house development West Hills area

1 message

'Denise Adams' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 8:09 PM

Reply-To: tnadamsdc@yahoo.com

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

Knoxville MPC committee,

We would like to voice our **opposition** to the 45 house development proposed for Broome Road.

Broome Road is already heavily over traveled. The road is not designed for the amount of traffic at this time not to mention the introduction of 45 additional households. This is a narrow road with one lane only in each direction with several blind spots and sharp curves. The addition of this large amount of additional traffic would prove hazardous to the already over driven roadway. This development is also very densely populated unlike the surrounding community. The entire 45 house development only has ONE exit and that is onto Broome Road at a sharp curvy area with limited viewing of oncoming traffic. I would not want to see myself, my family and/or my neighbors subjected to the dangers and hazards that this development would impose in relation to an already heavily congested traffic area for our neighborhood.

This proposed development is a densely packed neighborhood of 45 houses in a 12.5 acre area with only one outlet. This is in sharp contrast to the surrounding community. The beauty that is West Hills neighborhood is in the sprawling yards for our children to safely play. The denseness of this proposed development would also negatively impact the current issues related to storm water management that already affects the area. The area behind our home that faces this development already has issues with water ponding and this proposed addition would overflow and inundate an already strained storm water drainage system.

Sincerely,

West Hills Residents Frederick and Denise Adams
Marlboro Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills

1 message

Hill C C <clarencehill@bellsouth.net>

Wed, Feb 7, 2018 at 6:37 PM

Reply-To: clarencehill@bellsouth.net

To: commission@knoxmpc.org

Cc: Reynolds Mike <mike.reynolds@knoxmpc.org>

Commission members:

We are property owners adjacent to the proposed Cove in West Hills development. We provided written comments and requests on January 9, 2018 and made verbal comments at the January MPC meeting regarding this proposed development.

We again request that the MPC take the following actions:

1. Deny, table or postpone action on the concept plan as proposed.
2. Require a "No disturbance easement" that is protective of the adjacent property owner's trees that is at least the width of the drip line of the trees located on the adjacent properties.
3. Review and update the latest traffic study for Broome Road in light of recently approved and pending developments along Broome Road.
4. Require that the storm drainage system that receives flow from the proposed development be upgraded to current code such that surface water drainage from the proposed development will be beneath Lennox Drive into a storm drain rather than flow across Lennox Drive as is now the case.
5. Grant an exemption from the "line of sight" requirement and provide for at least 300 feet between the entrance to our property and the proposed new road to allow future development of our property to the maximum extent permitted by zoning restrictions and to alleviate a configuration that is unsafe and defies common traffic safety guidelines.

Thank you in advance for considering the above requests.

Ann and Clarence Hill
718 Broome Rd
Knoxville, TN

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Development on Broome Rd.

1 message

kmayo1@comcast.net <kmayo1@comcast.net>

Wed, Feb 7, 2018 at 5:37 PM

Reply-To: kmayo1@comcast.net

To: commission@knoxmpc.org

I am a West Hills resident and I am opposed to the 45 house 12 acre development on the corner or Broome Rd. I don't think it is in keeping with the neighborhood. I'm not opposed to development, but this high density one will lower property values in West Hills and I would like one in keeping with the character of it. Thanks, Kathy Mayo

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed development on Middlebrook Pike

1 message

Suzanne Russell <suzrus@gmail.com>

Wed, Feb 7, 2018 at 4:54 PM

Reply-To: suzrus@gmail.com

To: commission@knoxmpc.org

Dear MPC members:

I am a long-time resident of the West Hills neighborhood, and I have grave concerns about the proposed high-density development being proposed on the acreage on Middlebrook Pike, near Broome Road.

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] WEST HILLS--- THE COVE

1 message

Allen Scraggs <AllenScraggs@msn.com>

Wed, Feb 7, 2018 at 5:07 PM

Reply-To: allenscraggs@msn.com

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

As a long time resident on Marlboro Road in West Hills, I am deeply concerned that the proposed construction of 45 dwellings on a 12.5 acre site is seriously being considered. Broome Road is extremely dangerous at this portion of the road and the addition of this type of entrance at this location will only increase the present hazard that already exists. The construction of the senior living facility at this same location is going to create a major problem on its own. I hope that members of the MPC have traveled this portion of Broome Road in order to have knowledge of the dangerous problem that will be developed with permitting this type of development at this location.

I do ask that the ongoing safety and well being of the residents of West Hills be taken deeply into consideration in not allowing this development.

ALLEN L. SCRAGGS

717 MARLBORO ROAD

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 2/8 MPC re: The Cove at West Hills

1 message

Angie Sayre <angiesayre@comcast.net>

Wed, Feb 7, 2018 at 3:54 PM

Reply-To: angiesayre@comcast.net

To: contact@knoxmpc.org, commission@knoxmpc.org, gerald.green@knoxmpc.org, aroberto@knoxvilletn.gov

Cc: Cindy Johnson <cjohnson@iglide.net>, Divina Morgenstern <mcrew2011@comcast.net>, Angie Sayre <angiesayre@comcast.net>

The brief Power Point below expresses my neighbors' and my apprehension of adding a 45-home development in West Hills in which all residents would enter and leave via Broome Rd. I was unable to attach it in Power Point format due to size constraints, but you should be able to scroll through the PDF version using your computer's arrow keys. I hope you have time to view it prior to tomorrow's MPC meeting. Thank you!

--

This message was directed to commission@knoxmpc.org

Sincerely,
Angie Sayre
8324 Alexander Cavet Dr.
Knoxville TN 37909

--

This message was directed to commission@knoxmpc.org

 Broome Rd_MPC.pdf
3525K



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

[MPC Comment] junking up a fine spot

1 message

'Tom' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:38 PM

Reply-To: tdmcd22@aol.com

To: commission@knoxmpc.org

Cc: johnheins@comcast.net, anneccrais@gmail.com

Dear Commissioners

Please be part of the solution. Help West Hills retain its family friendly character. A vote of NO regarding too many houses on too little land will help.

Don't junk up my neighborhood.

Thank you,

Tom McDaniel
6800 Stockton Drive

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Opposition to Broome Dev

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:17 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: Debra Smith <debra@wtn.com>
Date: Wed, Feb 7, 2018 at 3:41 PM
Subject: Opposition to Broome Dev
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Good afternoon,

Hopefully you have been received many calls and emails in opposition to this project. Anyone who has to travel on Broome Road realizes it cannot handle the traffic it currently has daily. There are already several areas the road is collapsing on the sides. If you allow a further traffic increase we will need a minimum of two more all way stops at intersections and some type of truck restriction.

Water run off during storms is already an issue and the high density with this sloped topography is going to create many more issues especially for those on Marlboro and Carrington.

This development does not fit with the character or density of our neighborhood and will negatively protect our property values. As I understand it, you are to represent the best for development of Knoxville and our area, not just the desires of a developer. Many times in life a person may be able to do something but that does not equate with should be allowed to do so at the detriment of others. If any of you lived in West Hills, I do not think this would be a proposition that would be allowed to go forward. Please consider the impact this will have on hundreds of people. Sadly, there are a large number of older residents unable to call or email. Do not consider silence as approval. Is there anyone living and vested in West Hills that has written a letter supporting this project?

Sincerely,
Lindsey Harrell

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: The Cove development on Broome Road in West Hills

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 4:18 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: louis whittemore <louis.whittemore@yahoo.com>
Date: Wed, Feb 7, 2018 at 3:43 PM
Subject: The Cove development on Broome Road in West Hills
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

To the commissioners of the Metropolitan Planning Commission,

Mr Green,

My name is Louis Whittemore and I live on 8003 Lennox Drive. My property is adjacent to the low point or southern side of the proposed development.

I have several concerns about the proposed development including but not limited to:

The building of a structural retention or detention pond with a dam on my property line without the concern for a natural, undisturbed buffer in the plans. I am also concerned that my trees along my property line without having a natural buffer in place and agreed upon by the developer and MPC in the proposed plans will open up my trees on my property line to potentially be damaged or they may die due to the grade work disturbing their root systems that would be necessary to build such a dam or retention pond. There are water issues that already exist for the down slope properties from this property. I think the deforestation and the lack of natural filtration would contribute to more or possibly larger issues in the future. Another issue that I am concerned about is the mosquito impact that a pond would have on the adjacent properties because this area is already a moist area and prone to having mosquito infestation. With a retaining pond in place, it will be a breeding ground for the mosquitoes that will definitely be problematic for adjacent residents since mosquitoes in our area are now carrying mosquito borne viruses that we have never seen in Tennessee before. Last year the mosquitoes were so bad in our area, the city of Knoxville had to spray to reduce their numbers so not to spread the viruses.

I feel like the traffic issues on Broome Road are real and of concern. With 500 more cars per day on a blind hill of Broome Road, the traffic impact should be looked at more closely.

I sincerely hope that the commission takes into consideration my concerns for this proposed development.

I am NOT against development nor are any of my adjacent neighbors against development. We want it completed with integrity and with concern for all parties involved. We want a development that is congruent to our area, in the spirit of the West Hills Community, and in the spirit of what Knoxville would want for its constituents. I, Louis Whittemore, do not feel as a Knoxville constituent, landowner and a member of West Hills that this is what I am receiving with this proposed development.

Thank you for listening and taking into consideration my concerns.

Louis Whitemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org

Sharp & Attanasio
Attorneys At Law
713 Market Street Suite 300
Knoxville, Tennessee 37902-2396

Ronald J. Attanasio
James Steven Sharp, Jr.

Legal Assistants:
Robin DeBord Maples
April Ford

Telephone (865) 971-4040
Facsimile (865) 971-6929

February 7, 2018

Metropolitan Planning Commission

Via Email

Re: 1-SF-18-C and 1-I-18-UR; The Cove in West Hills

Dear Distinguished Members:

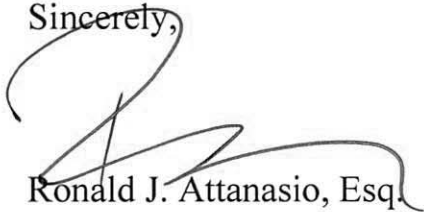
I write on behalf of the Bennett Place Homeowner's Association and as one of the 28 homeowners who live in the Neighborhood. Please know that we understand the desire and are not opposed to the development of the property but are simply without sufficient information to make an informed decision at this time. In particular, and while not all encompassing, our primary concern is the severe slope of the property, the storm water run-off and retention, as well as the reservoir necessary to retain or hold such a significant volume of water (approximately 1,000 feet of retention area, with 20/40-foot walls).

We recognize that the normal procedure is for approval by the MPC, subject to a requirement for a storm water and drainage plan to be approved by City Engineering, the latter coming only after the development is approved by you. Under the captioned subdivision concept, the reservoir would then be turned over to a Homeowner's Association for maintenance and upkeep, a Mutual Benefit Association that is not even in existence at this time. Unfortunately, functionality of the storm water and drainage plan, even if approved, is an unknown and will remain so until the subdivision is built-out and the reservoir fully completed and properly maintained; or in other words, we will never know if it will work until it is in. Of greater concern are the catastrophic damages resulting to the property owners downstream, from a failure of such a large reservoir; liability for which will then lie with a non-profit HOA. In effect, leaving those downstream residents without recourse.

Metropolitan Planning Commission
February 7, 2018
Page Two (2)

Based upon the above, the residents of Bennett Place Subdivision respectfully request additional time, in which to gain a better understanding of the impact of the proposed development. That said, at a minimum, the MPC should require that a proper storm water and drainage plan be submitted, prior to approval by the MPC; which I further understand is within the Commission's discretion. In addition, in the event that such a storm water and drainage plan is approved by City Engineering, that approval by the MPC be conditioned upon the developer providing a permanent or irrevocable bond, ensuring that a failure of the reservoir does not leave the downstream property owners unprotected. We thank you in advance for your reasoned consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald J. Attanasio, Esq.", written over a printed name.

RJA/rdm



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

[MPC Comment] MPC Item - The Cove at West Hills

1 message

Cindy Johnson <cjohnson@iglide.net>
Reply-To: cjohnson@iglide.net
Cc: "leehume@utk.edu" <leehume@utk.edu>

Wed, Feb 7, 2018 at 2:47 PM

Forward from Lee Hume:

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road development proposal

1 message

'Jean Gauger' via Commission <commission@knoxmpc.org>

Thu, Feb 8, 2018 at 8:55 AM

Reply-To: jeangauger@yahoo.com

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

Cc: Jean Gauger <jeangauger@yahoo.com>, Hiram Rogers <hiramrogers@yahoo.com>, Anne Crais <anneccrais@gmail.com>

Dear MPC members:

This is to provide input on the proposed development on Broome Road ("The Cove"). The Metropolitan Planning Commission soon will make a decision on a proposed development that can overwhelm the capacity of the roads (and other infrastructure) and will negatively alter the character of this neighborhood community.

When I moved to Knoxville, a few decades back, I wanted to live in a neighborhood that was safe (including safe for daily walks), established, and had a good element of "community," West Hills is that neighborhood.

Later, when my husband and I looked to buy our first house, West Hills is where we wanted to stay. Our home is on the eastern side of West Hills; so our property is not adjacent to Broome Road. But "West Hills" is not just one street; we are a larger community.

The proposed high density development will increase congestion, alter character of the neighborhood, and can increase cut-through traffic elsewhere in West Hills. I recognize the Broome Road area likely will be developed. If so, I ask the MPC to not approve this development. Wait for a proposal that is a well-planned, appropriate density development; one that is consistent with the character of this fine community. The current Broome Road proposed development does not meet any of those criteria.

Regards, Jean Gauger

(30+ year resident of West Hills.)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] MPC Agenda Item #8: The Cove in West Hills

1 message

Erika Fuhr <erikafuhr@comcast.net>
Reply-To: erikafuhr@comcast.net
To: commission@knoxmpc.org

Thu, Feb 8, 2018 at 8:37 AM

Members of the Commission,

As a 47 year resident on Broome Road in West Hills I am writing in opposition to the proposed development, now called "The Cove" on Broome had in West Hills. I am not opposed to development of property per se. When we purchased our home we were on a hill where we had a beautiful view of the mountains. We did not own the property across the street and subsequently homes were built there that obstructed our view. We did not object and are grateful for the wonderful new neighbors and friends who bought those homes. Other land on Broome and surrounding West Hills property have been developed and when in keeping with surrounding homes there has been no objection.

However, this new proposal for the Moody 12.42 acres with 45 homes is not in character with surrounding areas or any area in West Hills. Surrounding homes are on at least 1/2 acre and many on much larger parcels.

I am very concerned about the impact on traffic on Broome Road. The road is inadequate for current traffic loads with blind curves, less than adequate width of lanes, and hills that create less than adequate site distances. The volume of traffic is already more than a road of this size can safely handle.

While the drainage issue will not effect my property I am very concerned about the effect of the increased impermeable surface that 45 homes, new streets and sidewalks will create. The protection of the Ten Mile Creek watershed and the safety of those living down stream from this should be paramount in your thoughts. The area is already rife with flooding and washed out yards and fences during heavy rains.

I urge you to consider all of the above issues as well as the loss of property values and either vote "NO" on this proposal or at least vote for a 90 day delay for the purpose of further engineering studies. In addition it should be noted that the developer has been unwilling to meet with the general community and presents a total disregard for the surrounding community.

Sincerely,

Erika J. Fuhr

--

This message was directed to commission@knoxmpc.org



[MPC Comment] MPC Agenda Item #8-- The Cove in West Hills February 6, 2018

1 message

larrys55 via Commission <commission@knoxmpc.org>
Reply-To: larrys55@aol.com
To: commission@knoxmpc.org

Tue, Feb 6, 2018 at 3:45 PM

To: MPC Commissioners
From: Larry Silverstein
Subject: MPC Agenda Item #8- The Cove In West Hills
Date: February 6, 2018

I am a long-time resident of West Hills, and I am writing in opposition to the Concept Subdivision Plan, File #1-SF-18-C, and the Use on Review, File # 1-I-18-UR, for The Cove In West Hills.

At the Special Called General Meeting of the West Hills Community Association on January 30, 2018, over 100 people voted unanimously in OPPOSITION to the proposed development of 45 detached houses on a 12.42 acre parcel of land located on Broome Road in West Hills.

In the MPC Subdivision Report in the Agenda Package, there are items in the Comments Section under Conformity of the Proposal to Criteria Established by the Knoxville Zoning Ordinance.

It is stated, 2. "The proposed development is consistent with the general standards for uses permitted on review..... The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the property is located on collector streets."

I take issue with those conclusions for the following reasons:

1. Size of Lots proposed as pertaining to compatibility with the character of the neighborhood
Almost all of the lots in West Hills in proximity to the proposed development are at least one half acre, and many are considerably larger than that. The proposal for 45 houses on 12.42 acres is stated as 3.6 dwelling units per acre. You can't build a fraction of a house, so you are looking at a density of 4 houses per acre. That in itself is quite a difference in density compared to the neighborhood's 2 houses per acre. In addition, this density calculation of 3.6 does not take into account the amount of land that is required for the planned road and sidewalks within the subdivision, the required widening of Broome Road and sidewalk, the extensive amount of land required for an adequately sized retention pond, and the amount of land that is considered under Hilltop development restrictions. Therefore, while it is not possible to determine exactly how much land will be used for the 45 lots, the true density is probably between 4 and 5 dwelling units per acre, if not higher than that. This true density and very small lots are clearly not compatible with the character of the West Hills neighborhood.

2. Use will not significantly injure the value of adjacent property
It is impossible to know what the size will be of the houses that are built on the property or the value of them, so it is not easy to quantify the injury to the value of the adjacent property based on what houses will be built. The developer has provided no information about the houses to be built because he not going to be building them. However, the amount of water which will be collected on the developed property which has a 65 foot slope from front to back, is very likely to runoff at a much higher rate than it does currently on property which currently has very heavy vegetation which will likely be totally cleared in order to build 45 houses. The developer has provided no information regarding how the retention pond would work and how much water would not be contained. The fact that this property is within the Ten Mile Creek watershed further complicates the water issues. The impact of possible water flooding on downstream properties could be severe, particularly if there was a failure in the retention pond system, an occurrence which is always possible. What happens if the newly formed homeowners association does not have the resources to make an expensive and proper repair? How much money would have to be collected from the property owners in order to have adequately funded protection? What then is the additional risk of injury to the adjacent property owners from a water problem? This risk of flooding to those downstream properties could definitely affect the value of those adjacent properties and

likewise, to an even larger number of downstream properties that are not adjacent. While the water issues will be addressed by City Engineering if the proposal is approved by MPC, with all the uncertainty raised here, with no studies done at this time, it cannot be affirmatively stated by MPC that the use will not significantly injure the value of the large number of adjacent properties. Perhaps an engineering consultant will be able to testify at the MPC meeting as to the likelihood of potential water runoff damage to adjacent property. If not, additional time should be granted in order for more information to become available. In addition to the water issues, Broome Road is already a heavily traveled and extremely dangerous road. Any increase in traffic from the proposed development and the Senior Living development is likely to reduce the value of adjacent property, and even reduce the value of property for other nearby property owners who must use Broome Road to get to their own property.

3. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

This conclusion is not true. Broome Road is already used heavily for cut-through traffic between Middlebrook Pike and Kingston Pike and Interstate 40 (via Gallaher View Road). Broome Road is also used to get to local streets in the heart of West Hills, such as Marlboro, Corteland, and Winston. Therefore, you will have even more trucks using Broome Road through the residential areas due to this proposed development. The problem with Broome is further complicated by the fact that it is very difficult to turn left from Broome Road on to Middlebrook Pike for those heading west to Gallaher View Road and to Interstate 40. It should also be considered that the large Senior Living development, currently under construction right next to the proposed development, will also be generating considerable amount of non-residential and residential traffic on Broome Road and through the residential areas in West Hills.

I urge the Commissioners to visit Broome Road and the properties adjacent to the proposed development if you have not already done so, to see for yourselves the condition of Broome Road and how dangerous it already is even under the best of weather conditions. I believe that the amount of estimated traffic generated by 45 houses, even if correct at 497 trips or about 11 trips per day, will cause increased problems for those who use that road, especially if you add the traffic that will be generated in the near future by the Senior Living development. It is unclear exactly what improvements will be made to Broome Road in the future if this proposal is approved and whether the problems with Broome Road will be taken care of or made worse with this proposed development. If you could talk to the adjacent property owners and see how water is already affecting their properties, you will understand their concerns about water flooding their property. I know that at the January meeting of MPC you heard from two of the adjacent property owners. You have also already received many letters from these property owners who have detailed their very specific concerns for the future of their properties.


In conclusion, I appreciate your consideration of the arguments that support a finding that the proposed development is not compatible with the character of the neighborhood, and that without specific and credible evidence presented to the contrary, it cannot be definitively found that the use will not significantly injure the value of adjacent property.

Sincerely,

Larry Silverstein
7808 Sheffield Dr.
Knoxville, TN 37909
693-1256

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This message was directed to commission@knoxmpc.org

 West Hills letter to MPC re broome road 2-5-18.docx
21K



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

[MPC Comment] The Cove in West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Tue, Feb 6, 2018 at 10:31 PM

Reply-To: leehume@utk.edu

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

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Cove in West Hills 1-I-18-UR

1 message

Dearden, Boyd L <bdearden@utk.edu>

Wed, Feb 7, 2018 at 10:17 AM

Reply-To: bdearden@utk.edu

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

Members of the commission:

I am a 43 year resident of the West Hills community and we have learned much over these past few weeks, yet we are still am not satisfied of what the outcome of this project will be if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal. The Cove development designed to build 45 houses on the 12-acre parcel is unacceptable and totally out of character with the West Hills community in general. If allowed to proceed, will have a very detrimental effect on the West Hills community.

Respectfully,

Boyd Dearden

732 Kempton Rd

West Hills Community Association

Executive Committee Member

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Feb 8 Agenda Item 8 -- The Cove in West Hills

2 messages

Cap and Clara Hardin <hcaphardin@comcast.net>
Reply-To: hcaphardin@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 9:29 AM

Dear Commissioner:

I have been a resident of the West Hills community for 46 years. For 41 of those years my home was just off Broome Road. I am very familiar with the area of this proposed development. I urge you to deny the concept plan of The Cove in West Hills for these reasons:

1. The density is not in keeping with the rest of the West Hills community.
2. The slope of the property and the size of the construction causes serious concerns about storm water drain off. The fact that it is in the Ten Mile Creek watershed means that residents downstream and some distance from this property will be negatively affected by this project.
3. The large increase in traffic that would be created by 45 households is unacceptable on a road that is inadequate for its current traffic.

For these reasons I urge you to deny this development as currently proposed.

Clara G. Hardin

7417 Somerset Road

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org

Cap and Clara Hardin <hcaphardin@comcast.net>
Reply-To: hcaphardin@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 9:41 AM

Dear Commissioner:

I have been a resident of the West Hills community for 46 years. For 41 of those years my home was just off Broome Road. I am very familiar with the area of this proposed development. I urge you to deny the concept plan of The Cove in West Hills for these reasons:

1. The density is not in keeping with the rest of the West Hills community.
2. The slope of the property and the size of the construction causes serious concerns about storm water drain off. The fact that the tract is in the Ten Mile Creek watershed means that residents downstream and some distance from this property will be negatively affected.
3. The large increase in traffic that would be created by 45 households is unacceptable on a road that is inadequate for its current traffic.

For these reasons I urge you to deny this development as currently proposed.

Clara G. Hardin



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

[MPC Comment] Fwd: The Cove at West Hills

1 message

Gerald Green <gerald.green@knoxmpc.org>
Reply-To: gerald.green@knoxmpc.org
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 2:38 PM

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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

From: Van Sanks <vsanks@comcast.net>
Date: Wed, Feb 7, 2018 at 2:16 PM
Subject: The Cove at West Hills
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Dear Director Green

My name is Van Sanks and I am contacting you asking for your consideration regarding a plan for developing "The Cove" at West Hills.

The Cove calls for the residential development of 12 acres on Broome Road near the intersection of Middlebrook Pike.

I am concerned about this proposed housing development for these reasons:

The developer has refused to meet with our West Hills Community Association at large in order that we might discuss the planned housing density of 45 homes on twelve acres. Forty-five homes located on twelve acres is a density completely out of character with the existing West Hills Community.

I am concerned that 45 new houses plus the senior citizen facility under construction on the adjoining site will raise the traffic burden to 'unbearable and extremely' dangerous on a very narrow Broome Road...not to mention increased 'cut-through on my street, Marlboro Road, and others.

I realize that we're past the point of no return...that houses will be built. I also realize this development erases one of the last 'wild' sections of West Hills, and puts more stress on our flood plan...and that's a shame! That said, what I'm asking is some sense of compromise over the proposed density of 40 houses.

Sincerely,

Van Sanks

932 Marlboro Road

865-742-1875



[MPC Comment] MPC Agenda Item #8-- The Cove in West Hills February 6, 2018

1 message

larrys55 via Commission <commission@knoxmpc.org>
Reply-To: larrys55@aol.com
To: commission@knoxmpc.org

Tue, Feb 6, 2018 at 3:45 PM

To: MPC Commissioners
From: Larry Silverstein
Subject: MPC Agenda Item #8- The Cove In West Hills
Date: February 6, 2018

I am a long-time resident of West Hills, and I am writing in opposition to the Concept Subdivision Plan, File #1-SF-18-C, and the Use on Review, File # 1-I-18-UR, for The Cove In West Hills.

At the Special Called General Meeting of the West Hills Community Association on January 30, 2018, over 100 people voted unanimously in OPPOSITION to the proposed development of 45 detached houses on a 12.42 acre parcel of land located on Broome Road in West Hills.

In the MPC Subdivision Report in the Agenda Package, there are items in the Comments Section under Conformity of the Proposal to Criteria Established by the Knoxville Zoning Ordinance.

It is stated, 2. "The proposed development is consistent with the general standards for uses permitted on review..... The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the property is located on collector streets."

I take issue with those conclusions for the following reasons:

1. Size of Lots proposed as pertaining to compatibility with the character of the neighborhood .
Almost all of the lots in West Hills in proximity to the proposed development are at least one half acre, and many are considerably larger than that. The proposal for 45 houses on 12.42 acres is stated as 3.6 dwelling units per acre. You can't build a fraction of a house, so you are looking at a density of 4 houses per acre. That in itself is quite a difference in density compared to the neighborhood's 2 houses per acre. In addition, this density calculation of 3.6 does not take into account the amount of land that is required for the planned road and sidewalks within the subdivision, the required widening of Broome Road and sidewalk, the extensive amount of land required for an adequately sized retention pond, and the amount of land that is considered under Hilltop development restrictions. Therefore, while it is not possible to determine exactly how much land will be used for the 45 lots, the true density is probably between 4 and 5 dwelling units per acre, if not higher than that. This true density and very small lots are clearly not compatible with the character of the West Hills neighborhood.

2. Use will not significantly injure the value of adjacent property . It
is impossible to know what the size will be of the houses that are built on the property or the value of them, so it is not easy to quantify the injury to the value of the adjacent property based on what houses will be built. The developer has provided no information about the houses to be built because he not going to be building them. However, the amount of water which will be collected on the developed property which has a 65 foot slope from front to back, is very likely to runoff at a much higher rate than it does currently on property which currently has very heavy vegetation which will likely be totally cleared in order to build 45 houses. The developer has provided no information regarding how the retention pond would work and how much water would not be contained. The fact that this property is within the Ten Mile Creek watershed further complicates the water issues. The impact of possible water flooding on downstream properties could be severe, particularly if there was a failure in the retention pond system, an occurrence which is always possible. What happens if the newly formed homeowners association does not have the resources to make an expensive and proper repair? How much money would have to be collected from the property owners in order to have adequately funded protection? What then is the additional risk of injury to the adjacent property owners from a water problem? This risk of flooding to those downstream properties could definitely affect the value of those adjacent properties and

likewise, to an even larger number of downstream properties that are not adjacent. While the water issues will be addressed by City Engineering if the proposal is approved by MPC, with all the uncertainty raised here, with no studies done at this time, it cannot be affirmatively stated by MPC that the use will not significantly injure the value of the large number of adjacent properties. Perhaps an engineering consultant will be able to testify at the MPC meeting as to the likelihood of potential water runoff damage to adjacent property. If not, additional time should be granted in order for more information to become available. In addition to the water issues, Broome Road is already a heavily traveled and extremely dangerous road. Any increase in traffic from the proposed development and the Senior Living development is likely to reduce the value of adjacent property, and even reduce the value of property for other nearby property owners who must use Broome Road to get to their own property.

3. The use will not draw additional non-residential traffic through residential areas since the project is located on collector streets.

This conclusion is not true. Broome Road is already used heavily for cut-through traffic between Middlebrook Pike and Kingston Pike and Interstate 40 (via Gallaher View Road). Broome Road is also used to get to local streets in the heart of West Hills, such as Marlboro, Corteland, and Winston. Therefore, you will have even more trucks using Broome Road through the residential areas due to this proposed development. The problem with Broome is further complicated by the fact that it is very difficult to turn left from Broome Road on to Middlebrook Pike for those heading west to Gallaher View Road and to Interstate 40. It should also be considered that the large Senior Living development, currently under construction right next to the proposed development, will also be generating considerable amount of non-residential and residential traffic on Broome Road and through the residential areas in West Hills.

I urge the Commissioners to visit Broome Road and the properties adjacent to the proposed development if you have not already done so, to see for yourselves the condition of Broome Road and how dangerous it already is even under the best of weather conditions. I believe that the amount of estimated traffic generated by 45 houses, even if correct at 497 trips or about 11 trips per day, will cause increased problems for those who use that road, especially if you add the traffic that will be generated in the near future by the Senior Living development. It is unclear exactly what improvements will be made to Broome Road in the future if this proposal is approved and whether the problems with Broome Road will be taken care of or made worse with this proposed development. If you could talk to the adjacent property owners and see how water is already affecting their properties, you will understand their concerns about water flooding their property. I know that at the January meeting of MPC you heard from two of the adjacent property owners. You have also already received many letters from these property owners who have detailed their very specific concerns for the future of their properties.


In conclusion, I appreciate your consideration of the arguments that support a finding that the proposed development is not compatible with the character of the neighborhood, and that without specific and credible evidence presented to the contrary, it cannot be definitively found that the use will not significantly injure the value of adjacent property.

Sincerely,

Larry Silverstein
7808 Sheffield Dr.
Knoxville, TN 37909
693-1256

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This message was directed to commission@knoxmpc.org

 West Hills letter to MPC re broome road 2-5-18.docx
21K



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

**[MPC Comment] PROPOSED DEVELOPEMENT (THE COVE A T WEST HILLS) MPC
MTG FEB 8**

1 message

DivinaM <mcrew2011@comcast.net>
Reply-To: mcrew2011@comcast.net
To: commission@knoxmpc.org

Wed, Feb 7, 2018 at 12:47 PM

February 7, 2016

Dear Members of the Commission:

As we approach the February 8th MPC meeting, I ask that you please take a moment to read my letter. We thank you for taking the time from your families to attend our community meeting, as well as the opportunity to be heard. I'm sure that all on the MPC commission have been inundated with calls, and correspondence with regard to the proposed development known as The Cove at West Hills off of Broome Road.

I am writing this letter to express my deep concerns regarding the proposed, development and the impact that it will have on our community which is shared by the vast majority of my neighbors. Most of which cannot attend the MPC meeting tomorrow due to work commitments, and disabilities, but nonetheless, are very much concerned just as well.

With that being said, as a part of the executive committee of the West Hills Community Association attending numerous meetings, and being privy to the limited information on this development, I am still very much opposed to the development. We would like nothing more than to welcome additional neighbors, and come to an agreement that we ALL can live with. The manor in which developer avoids our community so we can reach an agreement baffles me, and speaks volumes of his character, as well as our lack of trust on his word and/or doings. For this reason, in addition to the lack of planning, and various technical questions needing to be answered that we seek to yet be received from Mr. Davis, I ask to please do the right thing by denying the application of concept or very least postpone the hearing 90 days to give our neighbors time to become more informed with impartial professionals in the field of the storm water issue, traffic safety impact, and any other legal issues that arise. Mr. Davis refused to speak to our community as a whole, so therefore how do we put our trust in him; his reputation speaks for itself.

Thank you so much for your time and consideration of our request.

Many blessings,
Divina Morgenstern
8330 Alexander Cavet Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove at West Hills proposed subdivision

1 message

Andrew Schmutde <andrewschmutde@gmail.com>

Wed, Feb 7, 2018 at 9:08 AM

Reply-To: andrewschmutde@gmail.com

To: Commission@knoxmpc.org

Hello,

My name is Andrew Schmutde and I am a resident of West Hills in Knoxville. I grew up in this neighborhood and am proud of the integrity our neighborhood has and has stood for through the years. I am writing you today to ask you to strongly consider postponing or denying Scott Davis's proposal to develop the neighborhood The Cove at West Hills on the north side of our neighborhood on Broome Road.

First of all our neighborhood association had a meeting this past Tuesday night, Jan 30th and unanimously voted that we are opposed to this development as it is. We are not opposed at all to the land being developed but would like to see it developed in a manner that is in keeping with the standards of the current neighborhood. Mr. Davis is proposing putting 45 houses on 12 acres with a density of 3.6 units per acre. I understand the way the property is zoned this is acceptable but the surrounding neighborhood is zoned R1E and most every house is on at least a half acre lot.

As a result of the proposed density the entire property would have to be cleared completely of vegetation which will in turn potentially cause substantial concerns with water runoff from storm drainage. The property sits on the Ten Mile Watershed and homes on Lennox Drive which is downhill from this property already experience flooding in the backyards, but this would cause substantial increase in the water flow to that area and could pose significant threat of flooding to many homes in West Hills and Alexander Cavet Station.

In addition, the proposed development will have entry and exit only onto Broome Road which is already too high in traffic volume. And it's entrance/ exit will sit right at the bottom of a blind curved hill. Broome is extremely narrow as well and in need of substantial traffic review. To allow a new subdivision that would potentially add a significant additional amount of volume to it is clearly dangerous and hazardous to all who use that road.

Lastly, I am concerned about the developer himself. Mr. Davis refused to meet with our neighborhood association. He informed one of our members he would only meet with 4 members at most and his attitude toward our concerns has been callous and frankly bullyish. He boasted that he has developed 70 neighborhoods and none of the neighbors adjacent to those developments liked it but he did it in any case and he was sure this will go through. He also literally laughed when the 4 members who met with him brought up traffic concerns on Broome Road associated with his proposal. In addition, many neighbors have googled Mr Davis and have found a lot of questionable issues with his practices which is evidenced by the fact he is involved in multiple legal disputes. Overall his character as a developer is highly suspect and he has no regard for surrounding neighbors that his development could affect.

Many of us in West Hills will be present next Thursday at the MPC hearings to show our united opposition to this current development proposal, myself included.

I sincerely implore you to strongly consider our concerns and vote to deny or postpone this development.

Sincerely,

Andrew Schmutde

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove development - opposed

1 message

John Heins <johnheins@rbperryllc.com>
Reply-To: johnheins@rbperryllc.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 12:06 PM

Dear MPC,

Our Wesley Neighbors Community Association is a mile or so East of the proposed The Cove development on Broome Road. However we are part of the greater West Hills neighborhood and we are unitedly opposed to this development. I believe this property was rezoned with the Neighborhoods blessing back in the mid 2000's for a Senior living arrangement and when that development fell thru the zoning was never reverted back to R1. This oversight has led to a proposed out of character housing complex that does not mesh with our current neighborhood.

Sure the development NOW meets the zoning density but that does not mean MPC is prevented from NOT approving the plan. Follow this from [Cool Hand Luke](#):

Why do you keep beating me boss....

Sorry Luke, just doing my job.

Well... doing your job don't make it right....

Our neighborhood is not opposed to the land owner making money on this property, nor are we opposed to the developer developing and making money on this property. Case in point not a half a mile down Broome Road a developer wanted to place several houses on the Old Dr. Bob Overholt property. He actually came to the West Hills Neighborhood general meeting took questions and listened to similar concerns. He since reworked the project to place few houses a little more up-scaled and sold everyone. He says it worked out for him very well and glad he made the changes. The same can happen here.

Thank you all for your hard work to make our community great. I know it is tough on some of these issues and we do appreciate your efforts!

John

John Heins
President
Wesley Neighbors Community Association
865.297.7045



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

[MPC Comment] The Cove development on Broome Road, West Hills

1 message

'louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Feb 7, 2018 at 1:29 PM

Reply-To: louis.whittemore@yahoo.com

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

To the commissioners of the Metropolitan Planning Commission,

My name is Louis Whittemore and I live on 8003 Lennox Drive. My property is adjacent to the low point or southern side of the proposed development.

I have several concerns about the proposed development including but not limited to:

The building of a structural retention or detention pond with a dam on my property line without the concern for a natural, undisturbed buffer in the plans. I am also concerned that my trees along my property line without having a natural buffer in place and agreed upon by the developer and MPC in the proposed plans will open up my trees on my property line to potentially be damaged or they may die due to the grade work disturbing their root systems that would be necessary to build such a dam or retention pond. There are water issues that already exist for the down slope properties from this property. I think the deforestation and the lack of natural filtration would contribute to more or possibly larger issues in the future. Another issue that I am concerned about is the mosquito impact that a pond would have on the adjacent properties because this area is already a moist area and prone to having mosquito infestation. With a retaining pond in place, it will be a breeding ground for the mosquitoes that will definitely be problematic for adjacent residents since mosquitoes in our area are now carrying mosquito borne viruses that we have never seen in Tennessee before. Last year the mosquitoes were so bad in our area, the city of Knoxville had to spray to reduce their numbers so not to spread the viruses.

I feel like the traffic issues on Broome Road are real and of concern. With 500 more cars per day on a blind hill of Broome Road, the traffic impact should be looked at more closely.

I sincerely hope that the commission takes into consideration my concerns for this proposed development.

I am NOT against development nor are any of my adjacent neighbors against development. We want it completed with integrity and with concern for all parties involved. We want a development that is congruent to our area, in the spirit of the West Hills Community, and in the spirit of what Knoxville would want for its constituents. I, Louis Whittemore, do not feel as a Knoxville constituent, landowner and a member of West Hills that this is what I am receiving with this proposed development.

Thank you for listening and taking into consideration my concerns.

Louis Whittemore
8003 Lennox Drive
Knoxville, TN 37909

Sent from Yahoo Mail on Android

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Tue, Feb 6, 2018 at 10:31 PM

Reply-To: leehume@utk.edu

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

Members of the commission:

Since January 2, I have devoted countless hours attempting to understand the scope and impact of this proposed development. I have met with my neighbors; attended our community association meetings; met with the developer, Scott Davis, in a small group setting of his request; invited Mr. Davis to attend the community wide meeting held this past Tuesday; spoken with engineers, attorneys, and others far more familiar with these matters than I am, all in an attempt to glean knowledge and make an informed decision.

I have learned much over these past few weeks, yet still am not satisfied I have the complete picture of what may come if you, the Metropolitan Planning Commission, approve this project to proceed. The manner in which the developer has avoided contact with the community by agreeing to meet with no more than 4 representatives and seeking limited verbal concessions, creates a sense that his overtures lack good faith and trust with the West Hills community. This alone does not even meet the spirit and intent of your own published standards of conduct for developers at this point in the process.

I ask that you do one of two things at this juncture: Either deny the applications for concept and use on review or postpone the hearing for 90 days to allow the community time to become fully informed with the assistance of impartial experts in storm water management, traffic impact, and legalities about the major issues associated with this proposal.

Thank you for your thoughtful consideration of this request.

Sincerely,

Leland C. Hume
6902 Haverhill Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1-SF-18-C/1-I-18-UR - Concern for The Cove at West Hills

1 message

Debra Smith <debra@wetrn.com>

Mon, Feb 5, 2018 at 11:03 AM

Reply-To: debra@wetrn.com

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

Dear MPC Commissioners:

I am attaching a letter of concern for 1-SF-18-C/1-I-18-UR - **The Cove at West Hills**.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled or postponed 90-days.

1. We request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.
2. We request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of storm water entering the tributary to Ten Mile Creek and the commission consider such information in your decision or allow West Hills Community Association to provide via independent Engineering Firm the above findings.


Thank you for taking time to consider the requests presented.

The Smith Family

538 Broome Road

--

This message was directed to commission@knoxmpc.org

 Dear MPC Members.docx
17K

Dear MPC Members:

2/5/18

Yes, I have written before, BUT I am writing again **to ask of you to table, deny or postpone for a minimum of 90 days The Cove at West Hills**. We understand development and developers and let me state that West Hills/our family IS NOT AGAINST either, but we do have a right to be concerned about this development. 1-SF-18-C/1-I-18-UR.

#1 TRAFFIC on BROOME ROAD

I sound like a broken record, but I am going to keep repeating myself in that BROOME CANNOT HANDLE the traffic that it currently has; adding another 497 cars (this # is ONE trip only, double it and there are 994, plus the Senior Living Center directly next door (296 per day) and we are at +1290 and that's a conservative number). **Let me also state for the record that our concerns were "laughed off" by Mr. Davis at the FOUR-person meeting on 1/29/18; he verbally stated it was not his problem. THIS IS A SERIOUS ISSUE that demands serious attention and yes, IT IS A PROBLEM. Asking for an independent Traffic Study before approving.**

#2 WATER RUN OFF

Topography, sewer, storm water easements? Where oh where will the water go? Potential flooding from Lennox down to Cavett Station if retention pond breaks, overflows, or simply does not work. The TEN MILE water shed comes into play here and needs to be of concern. Once again, we were told it would "be handled" by engineers (per Mr. Davis). What engineers, how, what is the plan, how do we prevent flooding etc. **WHCA currently working with Geological firm but could not have studies done in the time frame we were originally given i.e. 30-days. Please allow more time.**

There are more concerns, but these are what I personally consider the most critical

As stated above West Hills has worked with developers (Brian Rowe) and is currently working with Jay McBride, but when it comes to Mr. Davis, he is simply NOT INTERESTED in meeting or working with West Hills. When asked to come to the Community Meeting, **he refused and stated he would only initially meet with THREE representatives from West Hills**, but then changed it to FOUR. **He also stated if any more showed he would walk out of the meeting. Hundreds are concerned for their homes, families, children** and Mr. Davis does not have the time, need or interest in answering CRITICAL QUESTIONS/CONCERNS? **What are our rights as homeowners?** He needs to face the community he is currently avoiding, thus the request to Table or a **90-day postponement**.

For the Record.... NOT ONE of the suggestions on the list below have been met by Mr. Davis.

MPC document "WORKING TOGETHER FOR COMMUNITY GROWTH" (Developers):

- | | |
|----------------------|---|
| -Meet the Neighbors | -LISTEN |
| -Offer Illustrations | -Earn the Neighbors Trust |
| -Communicate Change | -PARTICIPATE in Community Planning |

The Smith Family
538 Broome Road



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

[MPC Comment] Scott Davis on Broome Road

1 message

David Sincerbox <dsincerbox@att.net>

Sat, Feb 3, 2018 at 2:56 PM

Reply-To: dsincerbox@att.net

To: commission@knoxmpc.org

Dear Commission:

I am a West Hills resident for over 40 years. I cannot attend the meeting in which you will consider Scott Davis's proposal. So I will voice my opinion in this email. Our neighborhood is precious to us old-timers and newbies. This type of project is absurd, and it does not fit into our West Hills profile. I pray that you will make the right decision and turn down this project. I am not against development. I am, however, only in favor of responsible development. Other than greed, what could prompt someone to put 45 small houses on a 12.5 acre plot in a beautiful and vibrant part of Knoxville in which houses are not smushed together? A neighborhood which is also one of the hottest places in town for existing houses to sell because they have nice lots? This proposed development is not in accordance with common sense and is a violation to the distinctive Broome Road neighborhood, as well as the West Hills neighborhood.

Thank you for your consideration, and, I pray, your right decision.

David Sincerbox
7001 Downing Dr.
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The development in West Hills called the Cove at West Hills on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>
Reply-To: anneccrais@gmail.com
To: commission@knoxmpc.org

Sat, Feb 3, 2018 at 9:24 PM

Dear MPC commissioners,

I am writing to you again to ask for your support in opposing the development on Broome Road. We met with you back in January and you allowed us some time to gather more information and listen to the developer, Scott Davis. We had a meeting but Mr. Davis was unable to attend. We were so pleased that four of your commissioners did attend and they listened and answered so many of our questions. Thank you for being interested in hearing our ideas.

The development, The Cove at West Hills, on Broome Road is not consistent with the size of our present lots in our neighborhood. Most of our houses are placed on half-acre lots and we have such nice big trees and pleasant surroundings. The area has been a popular place to live for over 50 years and we are now having young families moving into our area. The traffic on Broome Road is already a problem with such a narrow passage to Middlebrook Pike and this development would create more safety hazards for the area. The drainage of water is a concern because standing water is present when the heavy rainstorms come. The neighbors who live close by are very concerned how this will change their houses and lots.

You are able to make so many decisions about how Knoxville progresses as vacant land becomes available for development. Please consider this area again and think about how this development will cause potential problems.

Thank you again for your interest and thank you to those who came to our last meeting.

Sincerely,

Anne Crais
6818 Haverhill Drive
Knoxville, TN 37909
865-360-9008

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Building

1 message

Rob Brengle <brengle.rob@gmail.com>

Mon, Feb 5, 2018 at 3:53 PM

Reply-To: brengle.rob@gmail.com

To: commission@knoxmpc.org

I am a homeowner in West Hills. I am opposed to the building of more homes in the cove in West Hills. The addition of more housing in this area will increase traffic, specifically on Broome Road.

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposal for the Cove at West Hills

1 message

Mjbratton <MJBratton@bellsouth.net>

Mon, Feb 5, 2018 at 3:36 PM

Reply-To: mjbratton@bellsouth.net

To: commission@knoxmpc.org

Knoxville-Knox County Metropolitan Planning Commission
City-County Building Suite. 403 |
400 Main Street
Knoxville, Tennessee 37902

Dear Commission Members:

Our home is less than a mile from the proposed Cove at West Hills. Our street, Westborough Road, is only accessible from Broome Road. We are extremely concerned about the proposal and ask you to deny the request of the developer as it is presented for 45 houses.

The overriding issue is congestion on Broome Road. All access from the proposed property development would be on Broome Road

1. Exiting from the proposed property development east on Broome Road requires negotiation of a sharp curve and a steep hill.
2. Exiting from the proposed property development west on Broome Road requires negotiating a dangerous, narrow road approximately 1.1 miles to Gallaher View.
3. Exiting from the proposed property development south on Broome Road requires the driver to go through one of two residential streets in West Hills
- 4, There are no routes to exit north on Broome Road from the proposed property development.

Broome Road is very dangerous. It is narrow and has no shoulder. Being sideswiped is a constant danger, especially toward the west end. In several places there are deep ditches beginning at the edge of the pavement. School buses, garbage trucks, and brush trucks are especially hazardous

Other serious concerns are the proposed number of houses and the terrain of the property causing additional run-off to homes in West Hills

Sam and Martha Jean Bratton
812 Westborough Road
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



[MPC Comment] Fwd: Please Read - Concern for The Cove at West Hills

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
Reply-To: mike.reynolds@knoxmpc.org
To: Commission <commission@knoxmpc.org>

Thu, Feb 8, 2018 at 1:21 PM

FYI

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

From: Tarren Barrett <tarren.barrett@knoxmpc.org>
Date: Thu, Feb 8, 2018 at 11:57 AM
Subject: Re: Please Read - Concern for The Cove at West Hills
To: Debra Smith <debra@wtn.com>
Cc: Mike Reynolds <mike.reynolds@knoxmpc.org>, Curtis Williams <cmwilliams@knoxvilletn.gov>

Ms. Smith,

I apologize for getting back to you so late regarding your questions and concerns, and on MPC meeting day at that. I have summarized my response to your concerns below.

1. We request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.

MPC staff does not perform independent traffic studies for development proposals beyond our standard review of the plans for general traffic and access issues. We rely upon the Traffic Access and Impact Study Guidelines and Procedures (Appendix B of the MPC Subdivision Regulations) to determine when an applicant is required to submit a traffic impact study. Under those guidelines, we require a traffic study to be completed if a development generates 750 trips per day according to their land-use from the most recent Institute of Transportation Engineers (ITE) Trip Generation Manual. The Cove at West Hills has proposed 45 lots, which is estimated to generate around 499 trips per day. Therefore, this development does not meet our guidelines for requiring a traffic study.

2. We request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of storm water entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

Under section 2.07.G.1 of the MPC Subdivision Regulations, it states that MPC may ask for more details concerning the drainage plan for a development, but the only requirement is a General Drainage Plan. More detailed plans review will be handled with engineering staff (City or County) through the Design Plan stage (section 2.08.E.2). This subdivision meets the subdivision regulations with the exception of one vertical curve variance at the entrance. The engineering staff with the City is requiring that this be evaluated by the applicants engineer to determine whether using AASHTO road design standards, as an alternative to the generic subdivision regulation standards, will allow the vertical curve as requested. If not, then they must redesign the entrance road so it meets the subdivision regulation standards. If the developer has to change the road design because they didn't take into consideration permitting requirements, then they will have to apply for Concept Plan approval all over again.

V/R,
Tarren

Tarren Barrett
Transportation Engineer
Knoxville Regional TPO &
Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902
Phone: 865-215-3826
Fax: 865-215-2068

On Fri, Feb 2, 2018 at 1:54 PM, Debra Smith <debra@wetn.com> wrote:

Dear Tarren:

I am attaching a letter of concern for 1-SF-18-C/1-I-18-UR- The Cove at West Hills.

In consideration of the concerns identified, we request that the proposed development Use on Review be either tabled, denied or postponed 90-days.

1. **We request that an independent comprehensive traffic study be provided for the commission's consideration and the results of that study be a major consideration in the decision for the safety of the public.**
2. We request that the commission require the applicant to provide professional engineer stamped detailed plans and calculations demonstrating the impact on the quality and rate of storm water entering the tributary to Ten Mile Creek and the commission consider such information in your decision.

The above verbiage is my formal request. Here is my informal request, please do not allow Mr. Davis to bulldoze (literally) the people and community of West Hills. Unwilling to meet with community, talk or review plans with concerned citizens (see letter attached). I am asking for sensibility in next week's decision. Currently its missing from the equation.

Sincerely,

Debra Smith

538 Broome Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] WHCA meeting tonight

1 message

Hume, Leland C <leehume@utk.edu>

Mon, Apr 2, 2018 at 2:02 PM

Reply-To: leehume@utk.edu

To: "Swd444@gmail.com" <Swd444@gmail.com>

Cc: "rpelot3@aol.com" <rpelot3@aol.com>, Frank Smith <frank@wetn.com>, Hill C C <clarencechill@bellsouth.net>, Louis Whittemore <louis.whittemore@yahoo.com>, Marshall Wilkins <Wilkinscfa@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, Debra Smith <debra@wetn.com>, "canderton316@gmail.com" <canderton316@gmail.com>, Cindy Johnson <cjohnson@iglide.net>, Cap and Clara Hardin <hcaphardin@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Hi, Scott

Having learned from MPC that the project will remain on the April 12 agenda at which time you will formally withdraw your application, we have decided to proceed with tonight's scheduled community meeting and also attend the April 12 MPC meeting.

The invitation to attend tonight's meeting remains open and you are more than welcomed to attend to share your perspective.

I appreciate the email you sent Friday and the positive words you expressed about myself and our committee. We will always strive to have the highest standards of decorum and behavior and regret any comments or actions of the few who let their emotions get ahead of rational thought. We're only human and all make mistakes.

If you decide to attend tonight's meeting, know that you will be welcomed and that we intend to have an orderly and calm discussion of specific issues without any personal animus.

All the best,

Lee

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Channel 10 attending tonight's meeting

3 messages

Hume, Leland C <leehume@utk.edu> Mon, Apr 2, 2018 at 2:12 PM

Reply-To: leehume@utk.edu

To: "Swd444@gmail.com" <Swd444@gmail.com>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, Cindy Johnson <cjohnson@iglide.net>, "canderton316@gmail.com" <canderton316@gmail.com>, Cap and Clara Hardin <hcaphardin@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Scott,

Sorry, but I failed to mention Channel 10 plans to send a crew to cover tonight's meeting. There also may be one or two the members of the press attending.

Didn't want you to be surprised.

Thanks,

Lee

--

This message was directed to commission@knoxmpc.org

Scott Davis <swd444@gmail.com> Mon, Apr 2, 2018 at 2:47 PM

Reply-To: swd444@gmail.com

To: "Hume, Leland C" <leehume@utk.edu>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, Cindy Johnson <cjohnson@iglide.net>, "canderton316@gmail.com" <canderton316@gmail.com>, Cap and Clara Hardin <hcaphardin@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Lee,

Thank you sir for the invite tonight and for the heads up regarding the press.

In light of the heightened emotional state of some of the residents of West Hills, I will respectfully decline your invitation.

When emotions reach the point to compel someone to verbally accost me and my family at a social event, it may be in everyone's best interest to allow time for those raw emotions to be tempered.

Thank you again for the invite and for your time and attention to this matter.

Scott

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]

[Quoted text hidden]

Hume, Leland C <leehume@utk.edu>

Mon, Apr 2, 2018 at 2:50 PM

Reply-To: leehume@utk.edu

To: "swd444@gmail.com" <swd444@gmail.com>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, Cindy Johnson <cjohnson@iglide.net>, "canderton316@gmail.com" <canderton316@gmail.com>, Cap and Clara Hardin <hcaphardin@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Scott,

I absolutely understand and so sorry to hear about your experience.

Thank you for your note.

All the best to you and your family.

Sincerely,

Lee

From: Scott Davis <swd444@gmail.com>

Reply-To: "swd444@gmail.com" <swd444@gmail.com>

Date: Monday, April 2, 2018 at 2:47 PM

To: "Hume, Leland C" <leehume@utk.edu>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, Cindy Johnson <cjohnson@iglide.net>, "canderton316@gmail.com" <canderton316@gmail.com>, Cap and Clara Hardin <hcaphardin@comcast.net>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Subject: Re: Channel 10 attending tonight's meeting

[Quoted text hidden]

[Quoted text hidden]



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

[MPC Comment] Questions in advance of 4/2 West Hills community meeting

3 messages

Hume, Leland C <leehume@utk.edu> Mon, Mar 26, 2018 at 2:38 PM

Reply-To: leehume@utk.edu

To: Scott Davis <Swd444@gmail.com>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, "canderton316@gmail.com" <canderton316@gmail.com>, Cindy Johnson <cjohnson@iglide.net>, Cap and Clara Hardin <hcaphardin@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Afternoon, Scott

Hope you're doing well.

In the interest of giving you an opportunity to prepare for this coming Monday's meeting with the West Hills community at 7 pm at the Church of the Nazarene on Vanosdale, I'm sending you a short list of questions related to issues of interest and concern among the West Hills residents. These are related to three main areas of concern: storm water management, construction, and traffic. There may be other questions during the forum, but these have been consistent questions we received from our neighbors.

Thank you for your commitment to meet with the West Hills residents in this open meeting for the our community of more than 1,250 homeowners. Look forward to seeing you Monday night!

Best regards,

Lee Hume

West Hills Community Association

Executive Committee Member

Questions about proposed development:

Storm Water Management

1. What are the specific plans designed by a licensed engineer to manage storm water both during construction and after the project is complete?
2. What will be the size and location of the sediment pond? Will this become the retention reservoir?
3. What will be the final dimensions including depth of the basin and depth of standing water of the retention pond? What is the designed capacity in gallons?
4. What measures will be taken to mitigate mosquitos?
5. Will there be a fence erected around the retention pond to prevent young children from entering the area and risk drowning?
6. Will a storm water easement downstream from the retention pond be sought?

Construction

1. Will the site be developed in phases? If so, please describe.
2. Will there be an effort to preserve large trees within the site?
3. Will there be a natural buffer of existing trees and vegetation between adjacent homeowners and the development? If so, how wide will the buffer/no disturb area be?
4. What provisions will be made to prevent damage to trees and vegetation on bordering properties?
5. Current site plan indicates a cut along the site's western property line shared with the Hill family residence. According to the plan, the cut begins at the property line and slopes eastward to an approximate depth of 20'. Will there be a geologic engineering study of this area to assure both you and the Hill family that such a cut will not jeopardise their property and safety?
6. Will there be a geotechnical engineering study of the site of the proposed retention reservoir embankment?
7. Will soil have to be brought to the site to complete fill requirements?
8. Where will topsoil be stockpiled during construction?

9. What are the plans for sewer lines?

10. Will all utilities be underground? (i.e., electricity, phone/cable, etc.)

Traffic

1. Has a licensed engineer certified the 300' minimum clear line-of-sight looking in both directions on Broome Road at the proposed entrance to the development?

2. What is your estimate for the number of daily trips on Broome Road by the residents of The Cove upon full "occupancy?"

3. During construction will all vehicles be restricted to using only Broome Road between the site and Middlebrook Pike?

--

This message was directed to commission@knoxmpc.org

Scott Davis <swd444@gmail.com>

Fri, Mar 30, 2018 at 11:17 AM

Reply-To: swd444@gmail.com

To: "Hume, Leland C" <leehume@utk.edu>

Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, "canderton316@gmail.com" <canderton316@gmail.com>, Cindy Johnson <cjohnson@iglide.net>, Cap and Clara Hardin <hcaphardin@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Lee,

Thank you for the follow up and the opportunity to address the West Hills community's questions and concerns prior to Monday's scheduled meeting. You have been very straight forward and honest. I sincerely appreciate your professionalism through this process.

After thoughtful prayer and consideration, I have decided not to move forward with the development on Broome Road.

For me, life is too short to fight battles against the insatiable desire of those who question my integrity and impugn my character. I simply attempted to develop a quality subdivision on a piece of property that is appropriately zoned where the intended use for detached single family residential is permissive. I have been doing this a long time, this is my chosen profession and yes, I understand developers are generally perceived as the evil bad guys. The unfortunate verbal attacks against me and the property owner have been abusive and unprecedented.

It is my sincere hope the next developer does not have to experience the same wrath and indignation.

Thank you again and I hope you and your family have a wonderful Easter weekend.

Sincerely,

Scott Davis

Thank you.

Scott Davis
865-806-8008

[Quoted text hidden]

[Quoted text hidden]

Hume, Leland C <leehume@utk.edu>

Sat, Mar 31, 2018 at 12:27 PM

Reply-To: leehume@utk.edu

To: Pelot <rpelotdds@gmail.com>

Cc: louis whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, "canderton316@gmail.com" <canderton316@gmail.com>, Cindy Johnson <cjohnson@iglide.net>, Cap and Clara Hardin <hcaphardin@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>

Teammates:

This has truly been a team effort and congrats to all of you for your hard work, time, energy, and support for one another.

I am preparing a response to Scott, so if I may ask another favor, please DO NOT SHARE until I reply to Scott which you will be cc-ed.

Both of these emails will be sent to MPC commissioners to become part of the public record. Additionally, I will also forward a copy of the engineering report less the data included in Attachment A (Section 3) of the report since it contains data pertinent to the design of the site and WHCA and the contributors of this study do not wish to donate this information to ANY third party.

Looking forward, as I've said to many of you already, until this OFFICIALLY over, we have to stay on course and continue to have this Monday night's community meeting and plan on attending MPC. Monday I will share both Scott's email and our response, plus give a brief recap of the events and preparation that have happened to date. Our engineers have asked that we let them know if the project is truly withdrawn from the MPC agenda by this coming Wednesday. If it is still on, then we need to commit to the next engineering consulting phase. This will allow our consultant time to prepare for the April 12th hearing.

Thanks for your great dedication and support since we began this quest in early January. What a remarkable group of people and friends. You're why West Hills remains one of Knoxville's most desirable communities.

Have a wonderful weekend and happy Easter. See you Monday at 7.

Lee

From: Scott Davis <swd444@gmail.com>
Reply-To: "swd444@gmail.com" <swd444@gmail.com>
Date: Friday, March 30, 2018 at 11:17 AM
To: "Hume, Leland C" <leehume@utk.edu>
Cc: Pelot <rpelotdds@gmail.com>, Louis Whittemore <louis.whittemore@yahoo.com>, Hill C C <clarencechill@bellsouth.net>, Marshall Wilkins <Wilkinscfa@comcast.net>, Frank Smith <frank@wetn.com>, Debra Smith <debra@wetn.com>, "rpelot3@aol.com" <rpelot3@aol.com>, "canderton316@gmail.com" <canderton316@gmail.com>, Cindy Johnson <cjohnson@iglide.net>, Cap and Clara Hardin <hcaphardin@comcast.net>, Ron Attanasio <ron@sa-tnlaw.com>, "commission@knoxmpc.org" <commission@knoxmpc.org>
Subject: Re: Questions in advance of 4/2 West Hills community meeting

[Quoted text hidden]

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

[MPC Comment] Timber! - The Cove at West Hills

1 message

John Heins <johnheins@rbperryllc.com>

Thu, Feb 15, 2018 at 3:25 PM

Reply-To: johnheins@rbperryllc.com

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

Cc: Andrew Roberto <aroberto@knoxvilletn.gov>, George Wallace <GWallace@cbww.com>, "fsaunders@knoxvilletn.gov" <fsaunders@knoxvilletn.gov>, "marshallstair@knoxvilletn.gov" <marshallstair@knoxvilletn.gov>, "swelch@knoxvilletn.gov" <swelch@knoxvilletn.gov>, "ssinghperez@knoxvilletn.gov" <ssinghperez@knoxvilletn.gov>, "Iriver@knoxvilletn.gov" <Iriver@knoxvilletn.gov>, "mcampen@knoxvilletn.gov" <mcampen@knoxvilletn.gov>, "gmckenzie@knoxvilletn.gov" <gmckenzie@knoxvilletn.gov>, Knoxville Mayor <mayor@cityofknoxville.org>, "county.mayor@knoxcounty.org" <county.mayor@knoxcounty.org>

Dear MPC commissioners,

“Just because it is legal does not make it right.”

A quote from dad many years ago...

This is really disappointing and unfortunately it looks to be coming to my neighborhood. Every living tree, shrub and blade of grass will be killed because the developer is not capable of doing the math and turning an acceptable profit for himself. That is a paraphrase of what the developer Scott Davis said at the last MPC meeting. Simple math problem too hard? Solution, cram more houses in.

From the MPC website it reads:

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

Forty-five houses on 12 acres is out of character and not harmonious to West Hills, and a retention pond who's upkeep is dependent on a homeowners association for maintenance is not a responsible safe plan. They are usually nonexistent after a short period of time and in most cases insolvent. Then who is liable?

Our neighborhood knows you all have a tough job and we appreciate your service to our community.

John

John Heins

President
Wesley Neighbors Community Association

865.297.7045

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This message was directed to commission@knoxmpc.org

MPC
METROPOLITAN
PLANNING
COMMISSION
KNOXVILLE, TENNESSEE

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 216 • 2068
 www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Jim Sullivan
 Date Filed: 11/28/17 Meeting Date: 1/11/18
 Application Accepted by: M. Payne
 Fee Amount: 2220.00 File Number: Subdivision - Concept 1-5F-18-C
 Fee Amount: # Related File Number: USEON Review Development Plan 1-11-18-UR

PROPERTY INFORMATION

Subdivision Name: The Cove in West Hills
 Unit/Phase Number: _____
 General Location: 1/2 Broome Rd due 1/2 of Marlboro Rd
 Tract Size: 12.42 Ac. No. of Lots: 45
 Zoning District: RP-1 < 6 du/ac
 Existing Land Use: Vacant
 Planning Sector: Northwest City
 Growth Policy Plan Designation: Urban

Census Tract: 45
 Traffic Zone: 158
 Parcel ID Number(s): No 0A039

Jurisdiction: City Council 2nd District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: Jim Sullivan
 Company: Jim Sullivan, Land Surveyor
 Address: 2543 Creekstone Circle
 City: Maryville State: TN Zip: 37804
 Telephone: (865) 406-7324
 Fax: (865) 233-0572
 E-mail: SusieandJim5@gmail.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer KUB
 Water KUB
 Electricity KUB
 Gas _____
 Telephone _____

TRAFFIC IMPACT STUDY REQUIRED
 No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED
 No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: _____
 Company: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____

Brown Rd

VARIANCES REQUESTED

1. Justify variance by indicating hardship: Vert curve Road A -

0+07.5 to 0+60 1.00% - 3% slope

2. Justify variance by indicating hardship: Vert curve Road A K 2.5 to 16

at 0+07.5 to 1+10

3. Justify variance by indicating hardship: Road B slope 1.0% to 3.0%

0+0 to 1+25

4. Justify variance by indicating hardship: _____

5. Justify variance by indicating hardship: _____

6. Justify variance by indicating hardship: _____

7. Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Jim Sullivan

Address: PO Box 11315

City: Knoxville State: Tn Zip: 37939

Telephone: _____

Fax: 693-7465

Signature: Jim Sullivan

Date: 11-28-2017

E-mail: _____



REQUIRED SIGN POSTING AGREEMENT FORM

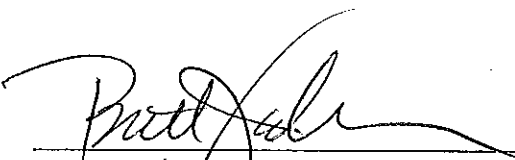
For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 12/28/17 consistent with the guidelines provided above; and remove the sign within one week after the MPC/BZA decision.

Signature: 
Printed name: Brett Jackson
MPC/BZA File #: 1-SF-18-C 1-H-18-UR

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