



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@wetn.com>

Mon, Feb 5, 2018 at 11:03 AM

Reply-To: debra@wetn.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

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This message was directed to commission@knoxmpc.org



Dear MPC Members.docx
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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

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Building

1 message

Rob Brengle <brenge.rob@gmail.com>

Mon, Feb 5, 2018 at 3:53 PM

Reply-To: brenge.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](#)

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