



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

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

1 message

larrys55 via Commission <commission@knoxmpc.org>

Tue, Feb 6, 2018 at 3:45 PM

Reply-To: larrys55@aol.com

To: commission@knoxmpc.org

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 ours 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

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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>

Wed, Feb 7, 2018 at 9:29 AM

Reply-To: hcaphardin@comcast.net

To: commission@knoxmpc.org

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>

Wed, Feb 7, 2018 at 9:41 AM

Reply-To: hcaphardin@comcast.net

To: commission@knoxmpc.org

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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](tel:865-742-1875)



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

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

1 message

larrys55 via Commission <commission@knoxmpc.org>

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I take issue with those conclusions for the following reasons:

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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.

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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 AT 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 Schmudde <andrewschmudde@gmail.com>

Wed, Feb 7, 2018 at 9:08 AM

Reply-To: andrewschmudde@gmail.com

To: Commission@knoxmpc.org

Hello,

My name is Andrew Schmudde 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 to deny or postpone this development.

Sincerely,

Andrew Schmudde

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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>

Wed, Feb 7, 2018 at 12:06 PM

Reply-To: johnheins@rbperryllc.com

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

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](tel: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 Broom 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

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Members of the commission:

Since January 2, I have devoted countless ours 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