



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

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## [MPC Comment] Development

1 message

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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@knoxvillekn.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

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



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

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## [MPC Comment] The Cove at Broome Road

1 message

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'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

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



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

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## [MPC Comment] The Cove on Broome Road

1 message

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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

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



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

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## [MPC Comment] Broome Rd. Property

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Proposed West Hills Development

1 message

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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.

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Donnie Ernst  
6830 Sheffield Drive,  
Knoxville, TN 37909

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



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

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

1 message

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'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

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



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

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## [MPC Comment] Cove in West Hills

1 message

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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

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



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

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[MPC Comment] Development on Broome Rd.

1 message

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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 of 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

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





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

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## [MPC Comment] Proposed development on Middlebrook Pike

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] WEST HILLS--- THE COVE

1 message

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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

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

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

1 message

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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!

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

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

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



Broome Rd\_MPC.pdf  
3525K



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

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[MPC Comment] junking up a fine spot

1 message

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'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

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



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

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[MPC Comment] Fwd: Opposition to Broome Dev

1 message

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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](mailto:gerald.green@knoxmpc.org)

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

From: Debra Smith <[debra@wetn.com](mailto:debra@wetn.com)>  
Date: Wed, Feb 7, 2018 at 3:41 PM  
Subject: Opposition to Broome Dev  
To: "[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)" <[gerald.green@knoxmpc.org](mailto: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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:gerald.green@knoxmpc.org)

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

From: louis whittemore <[louis.whittemore@yahoo.com](mailto: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](mailto:gerald.green@knoxmpc.org)" <[gerald.green@knoxmpc.org](mailto: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](mailto: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:

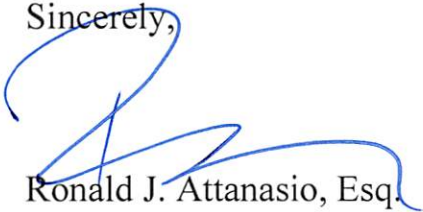
I write on behalf of the Bennett Place Homeowner's Association and as one of the 28 homeowners who live in the Neighborhood. Please know that we understand the desire and are not opposed to the development of the property but are simply without sufficient information to make an informed decision at this 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 blue ink, appearing to read "Ronald J. Attanasio", with a stylized flourish extending to the right.

RJA/rdm





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

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

1 message

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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 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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Broome Road development proposal

1 message

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

Thu, Feb 8, 2018 at 8:55 AM

Reply-To: jeanguager@yahoo.com

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

Cc: Jean Gauger <jeanguager@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.)

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

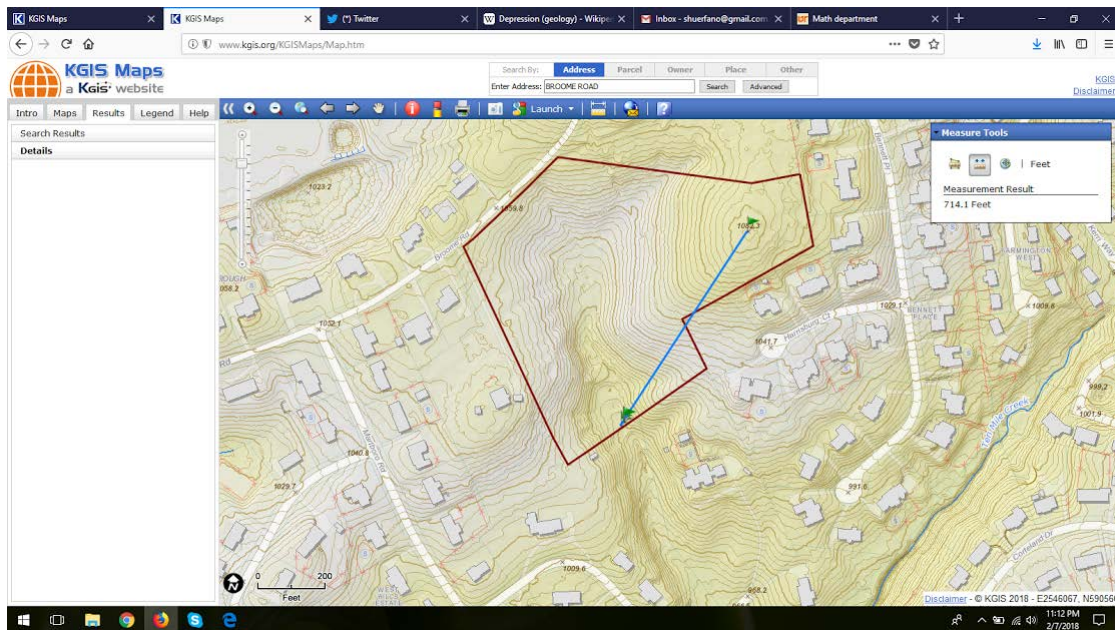
Thu, Feb 8, 2018 at 8:55 AM

Dear Commissioners

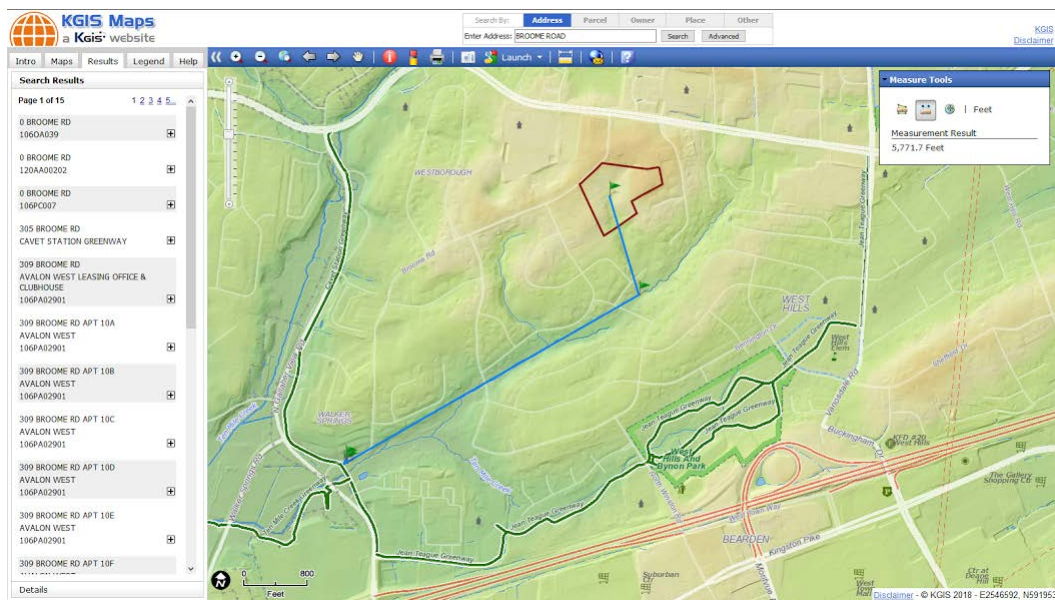
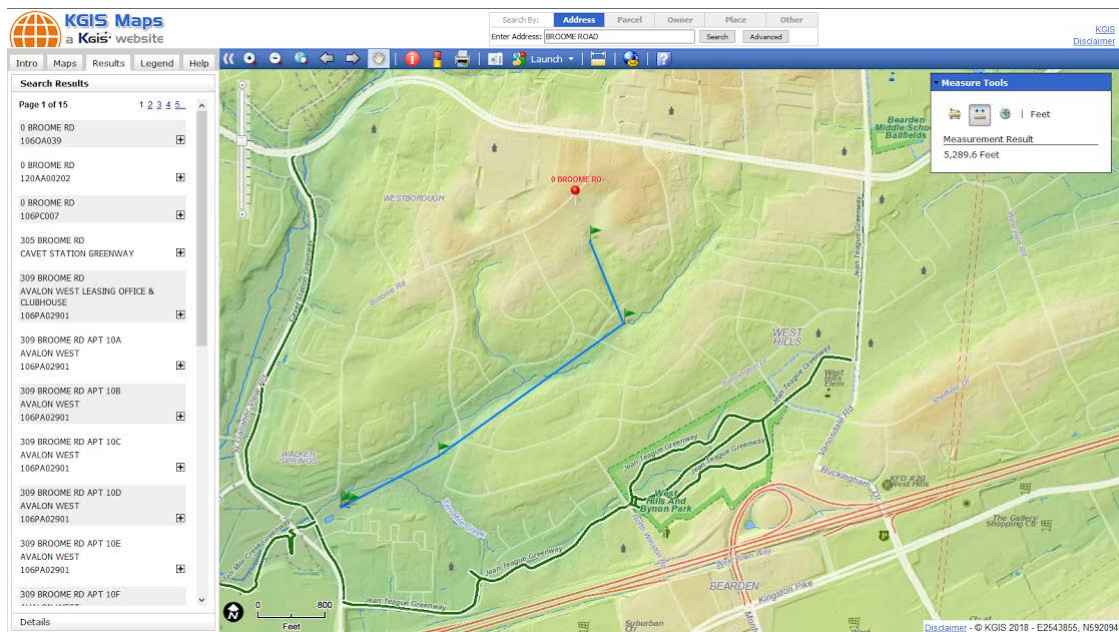
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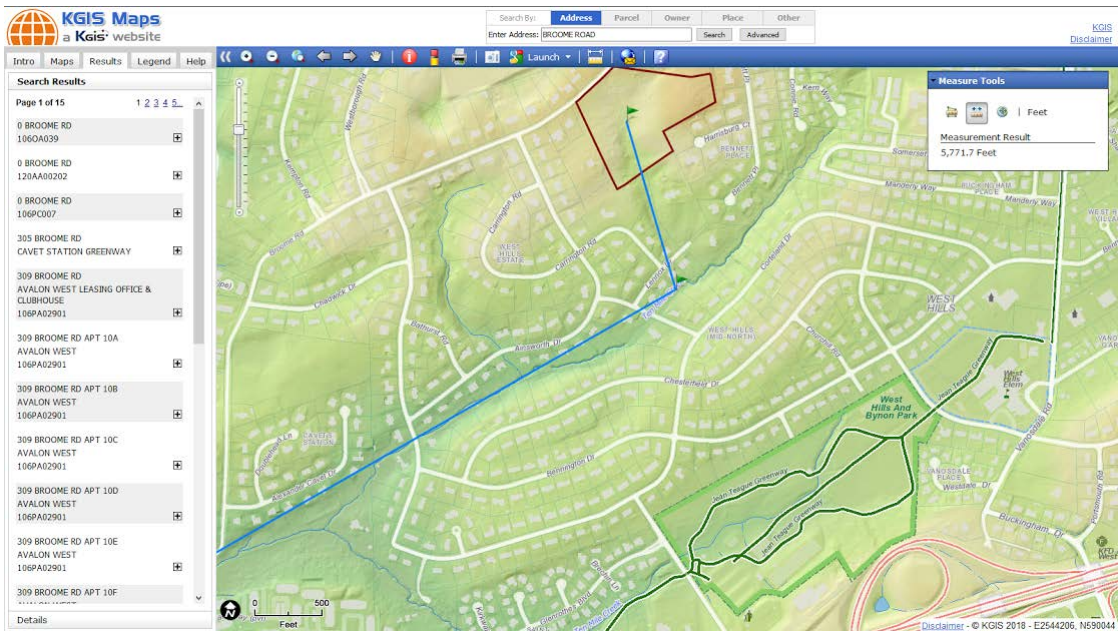
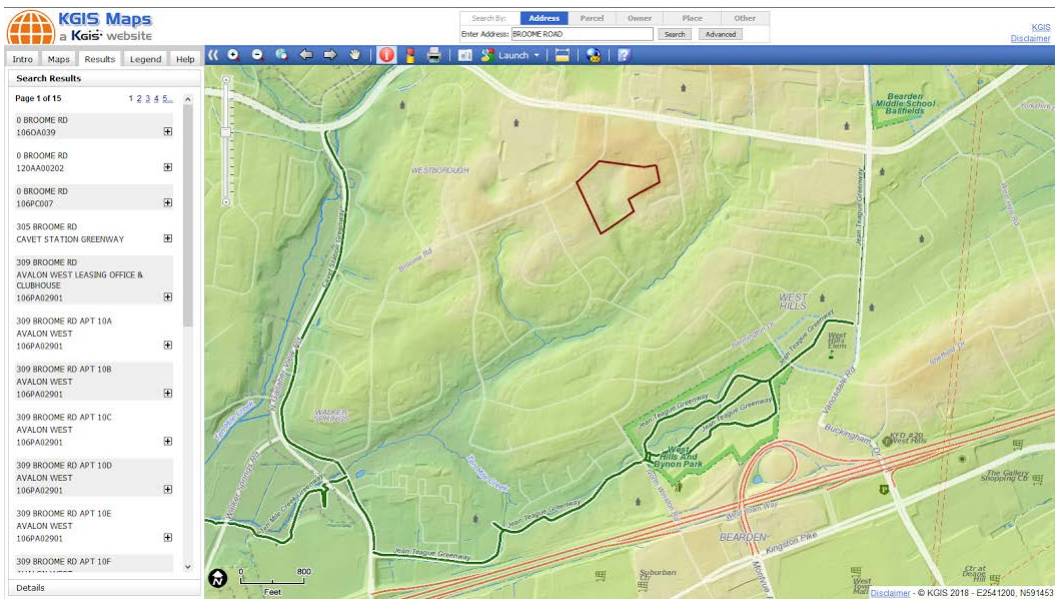
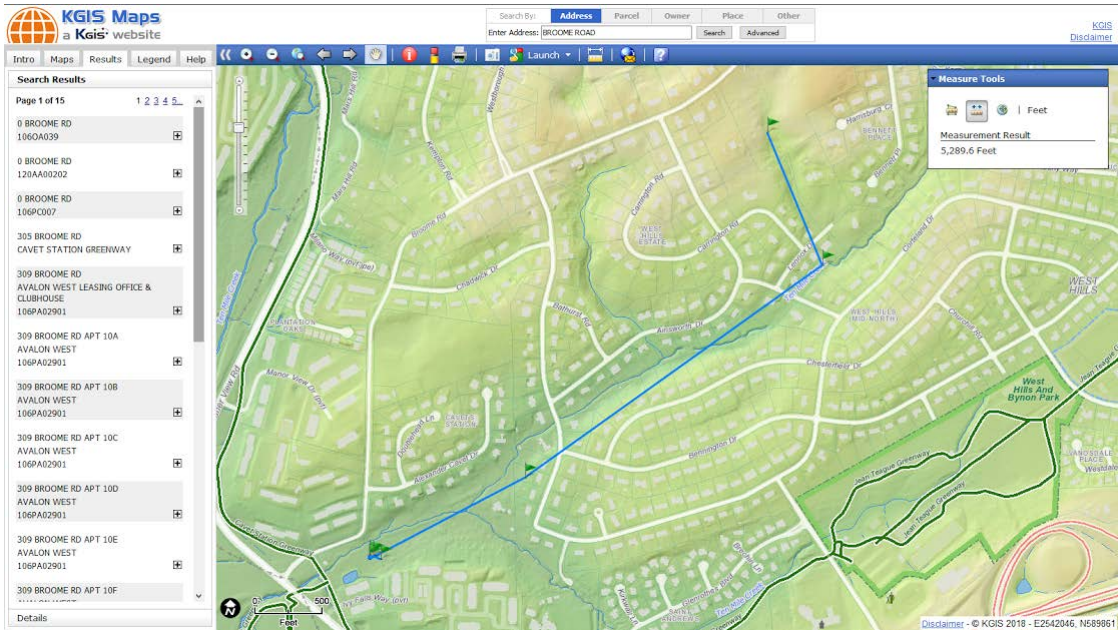
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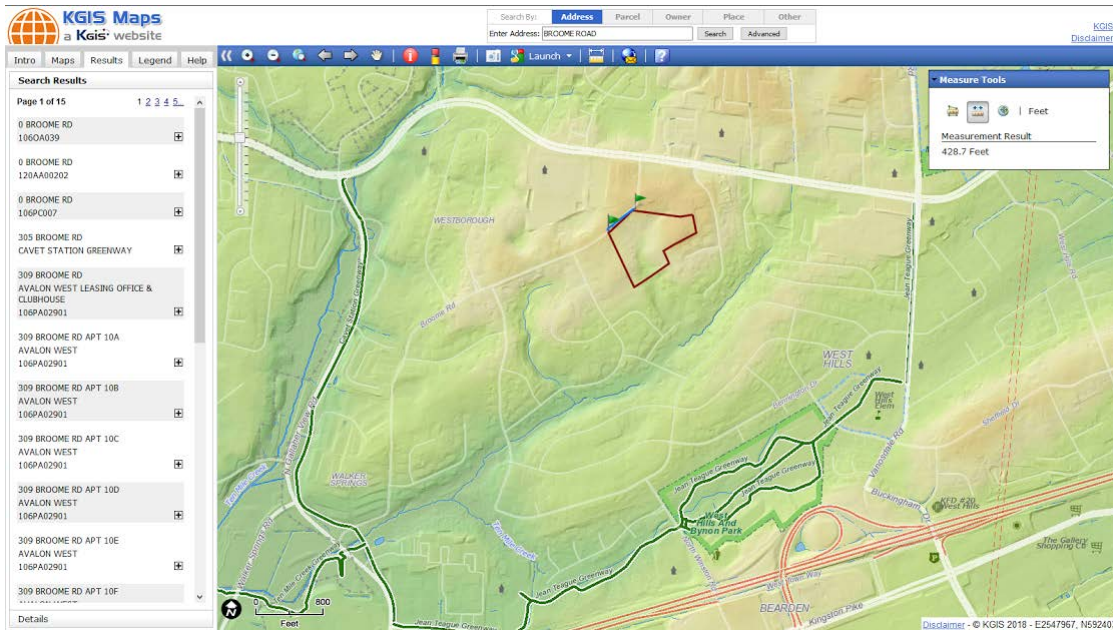


MPC planning must take into account that this project goes against the safety and well-being of all the present and future inhabitants on the path of the Ten Mile Creek.

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.

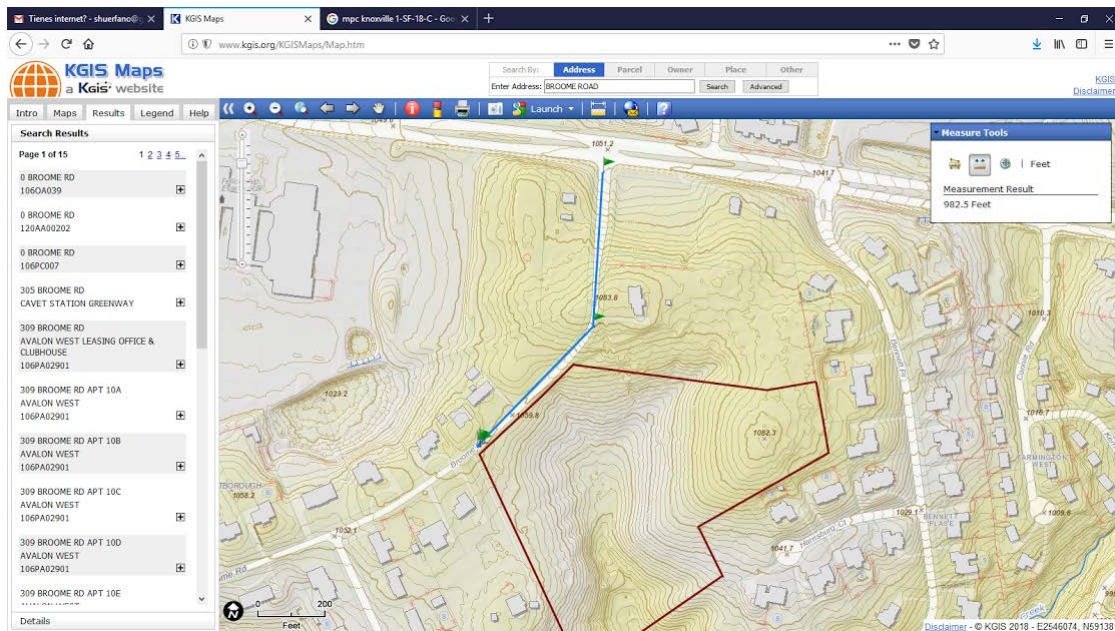
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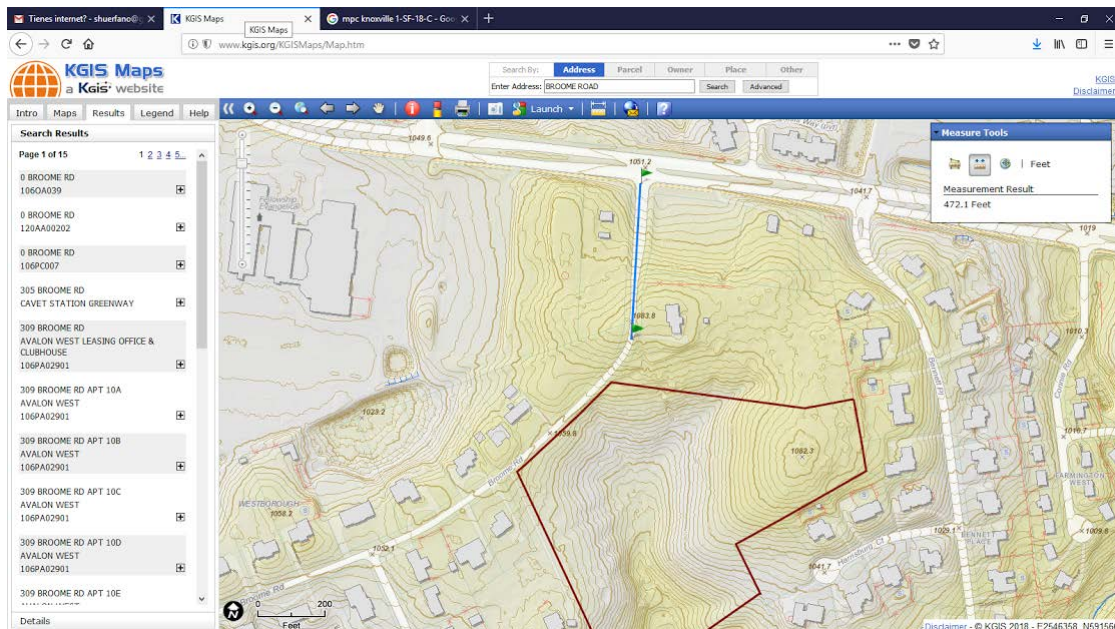
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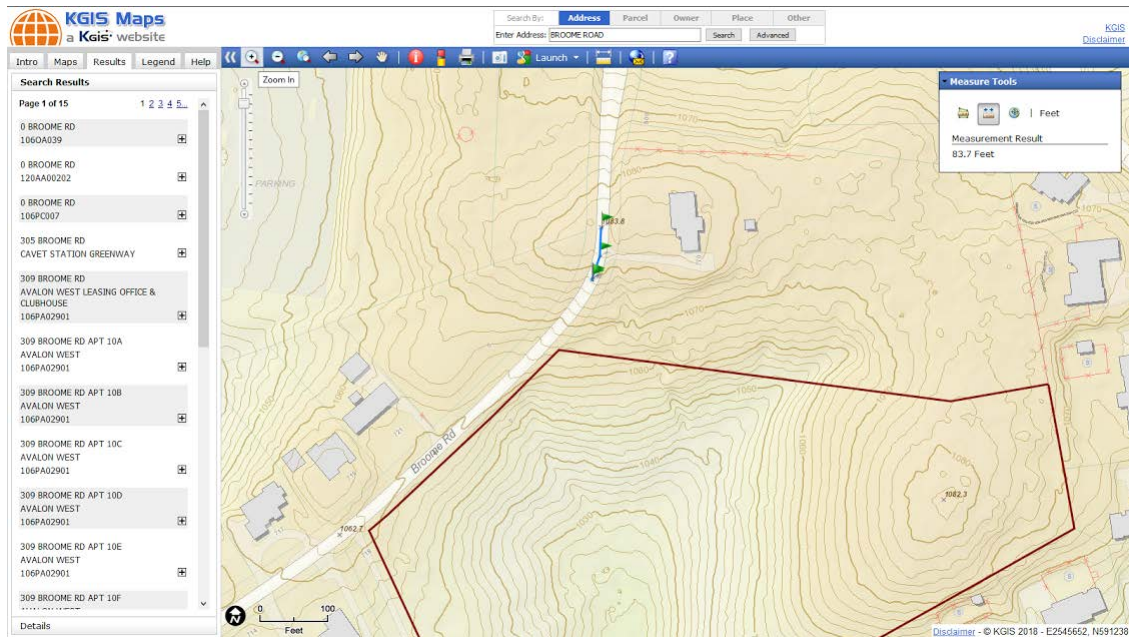
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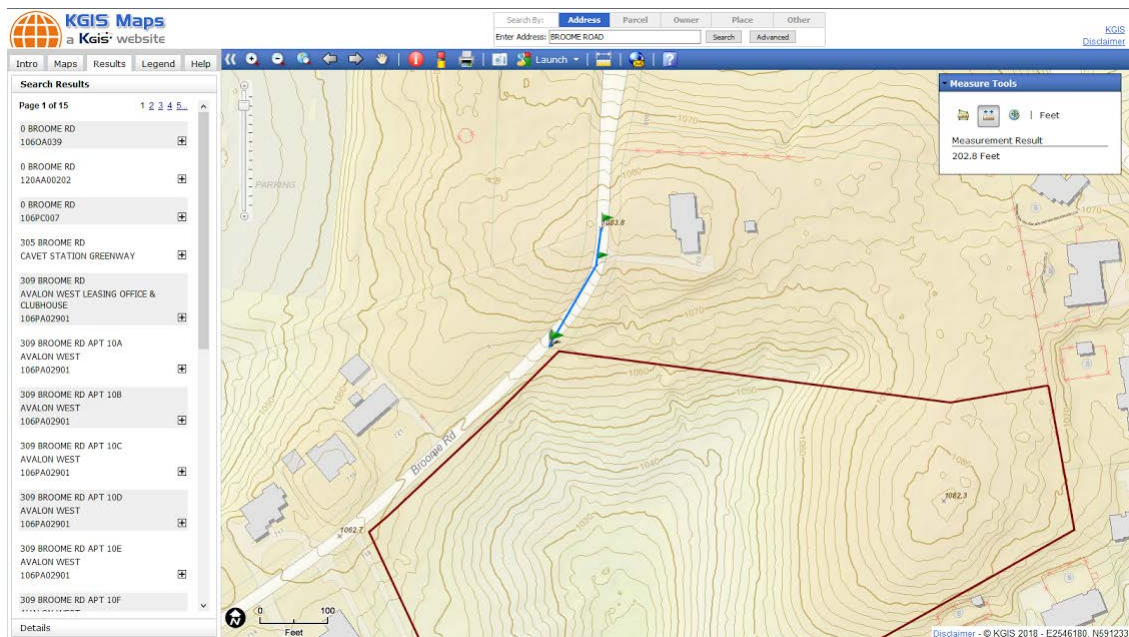


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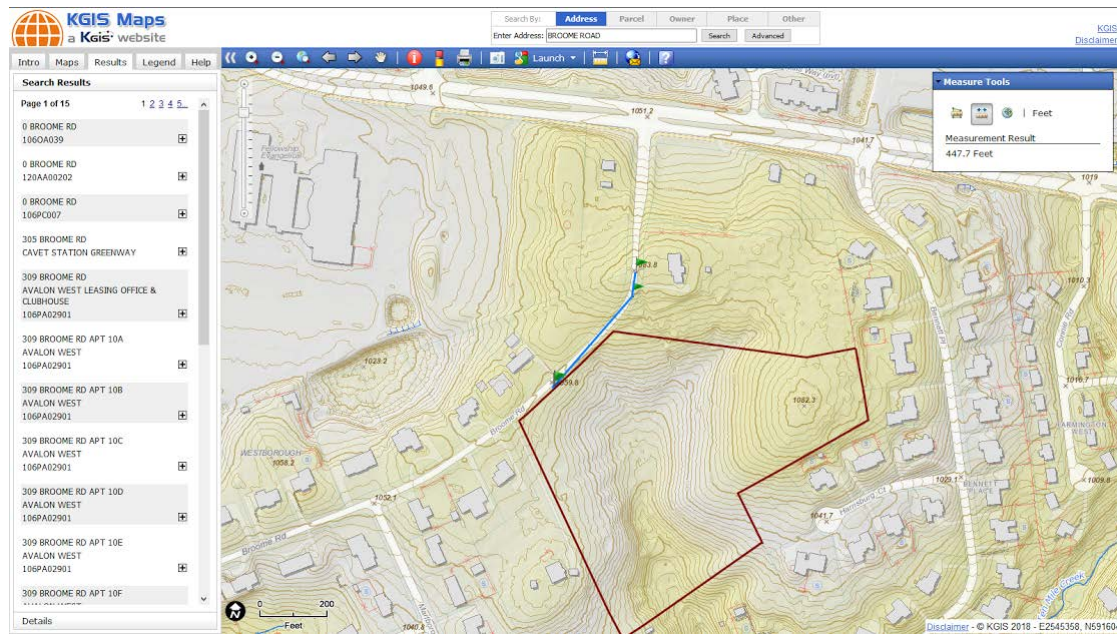
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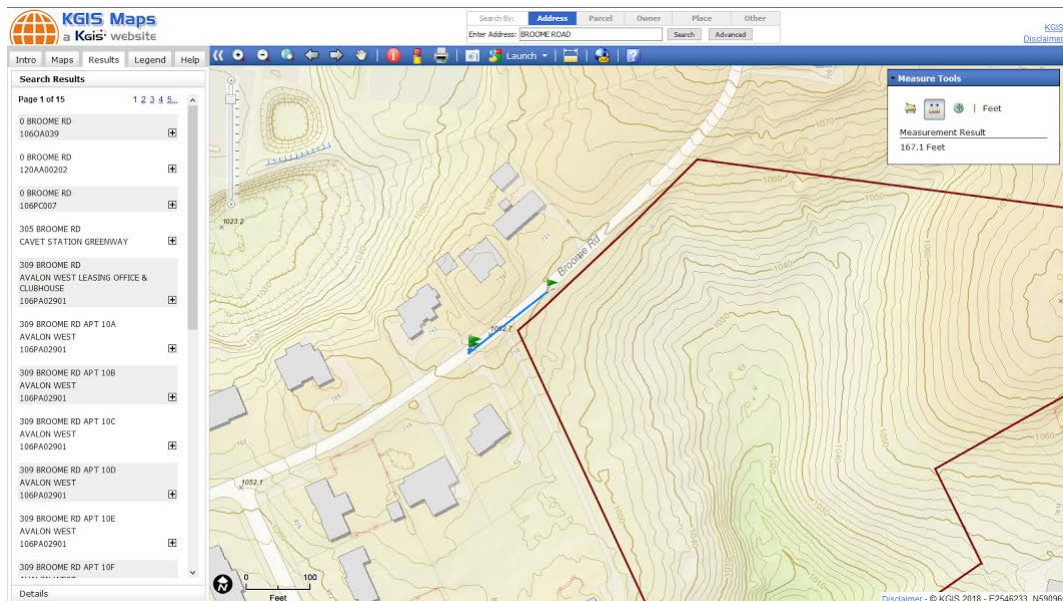
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IN THE OTHER DIRECTION ON BROOME ROAD:

2.7 The length of the side of this terrain, from planed 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>

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

1 message

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Erika Fuhr <erikajfuhr@comcast.net>

Thu, Feb 8, 2018 at 8:37 AM

Reply-To: erikajfuhr@comcast.net

To: commission@knoxmpc.org

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 sight 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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Broome Road development proposal

1 message

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'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

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

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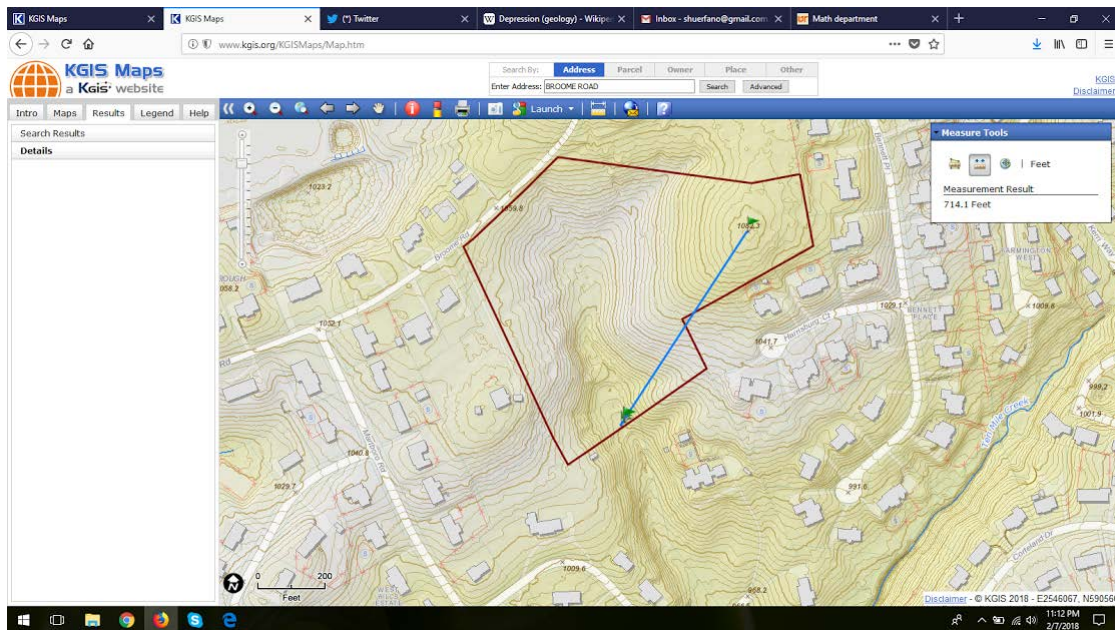
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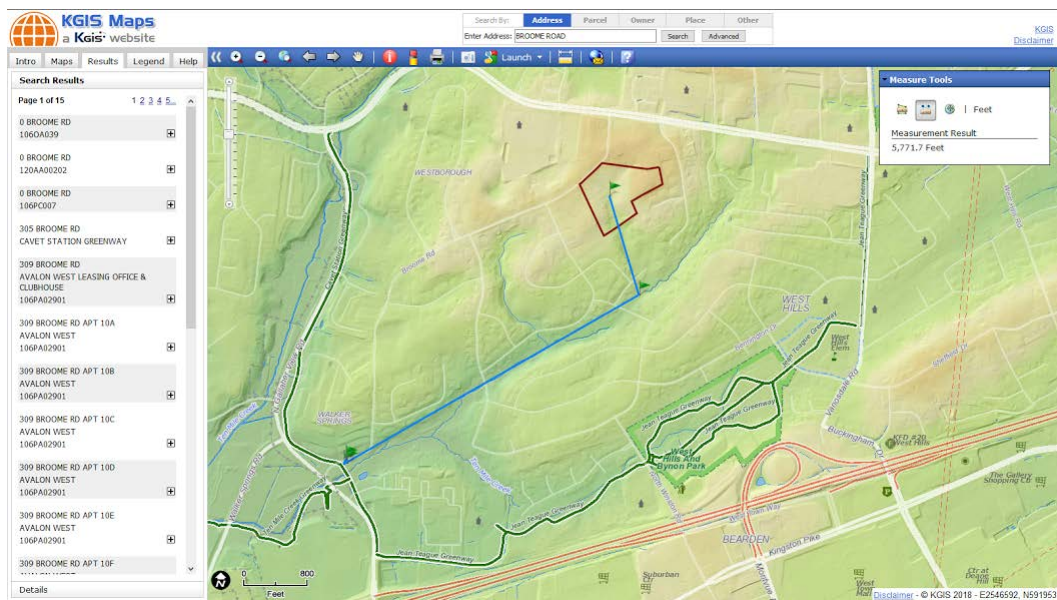
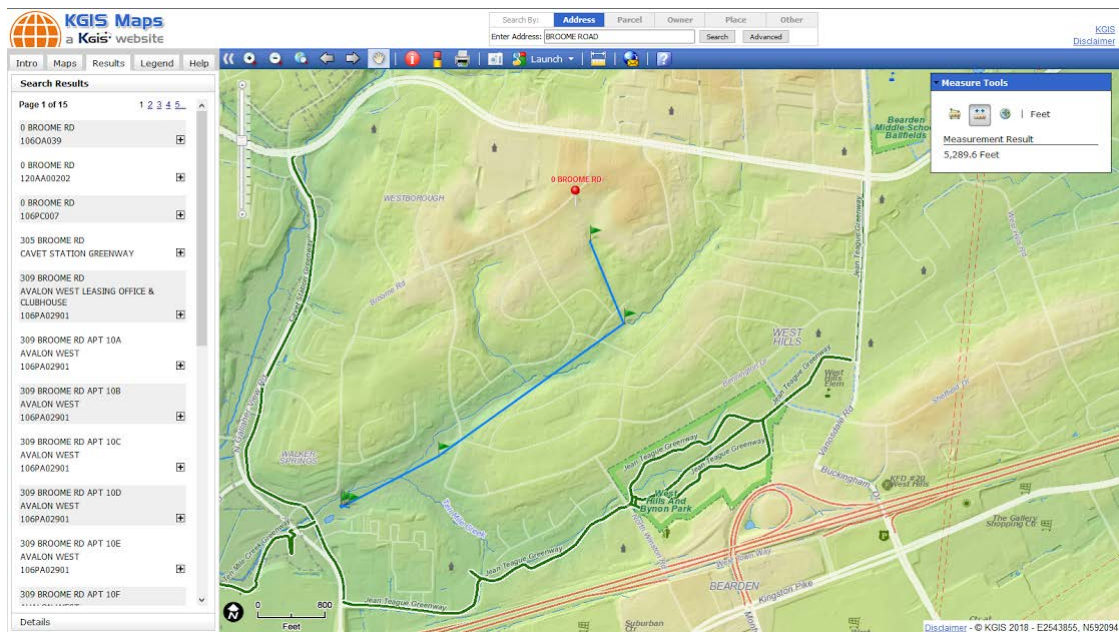
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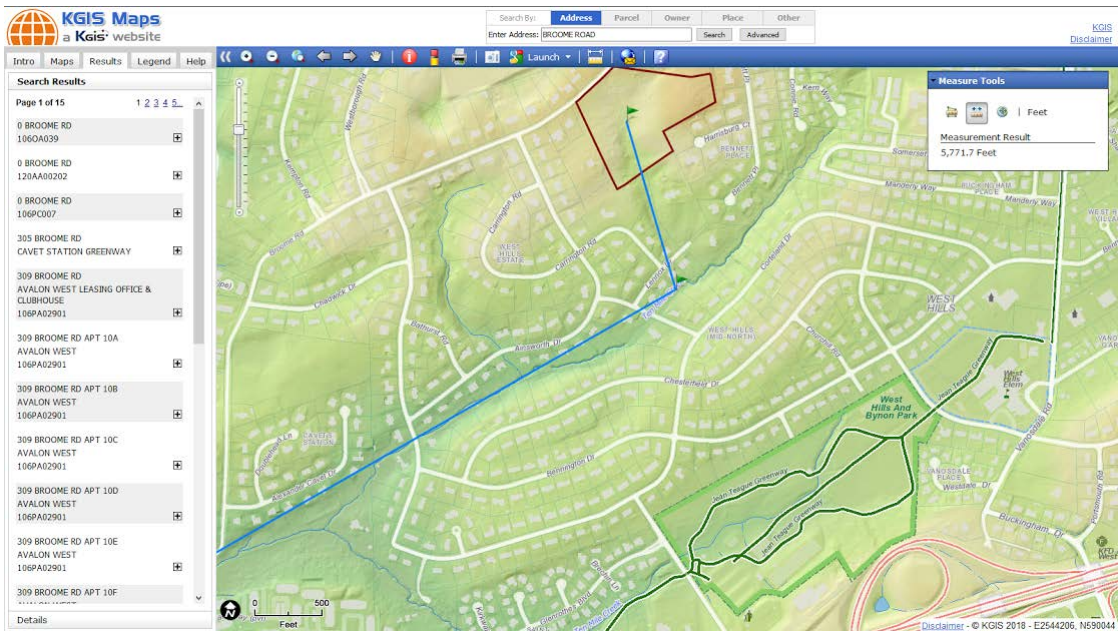
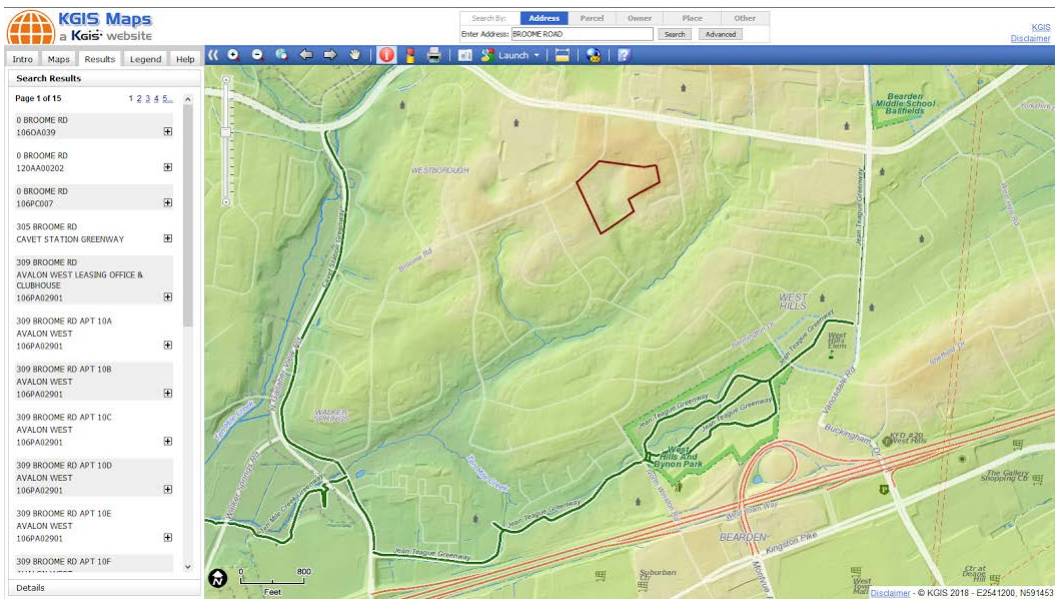
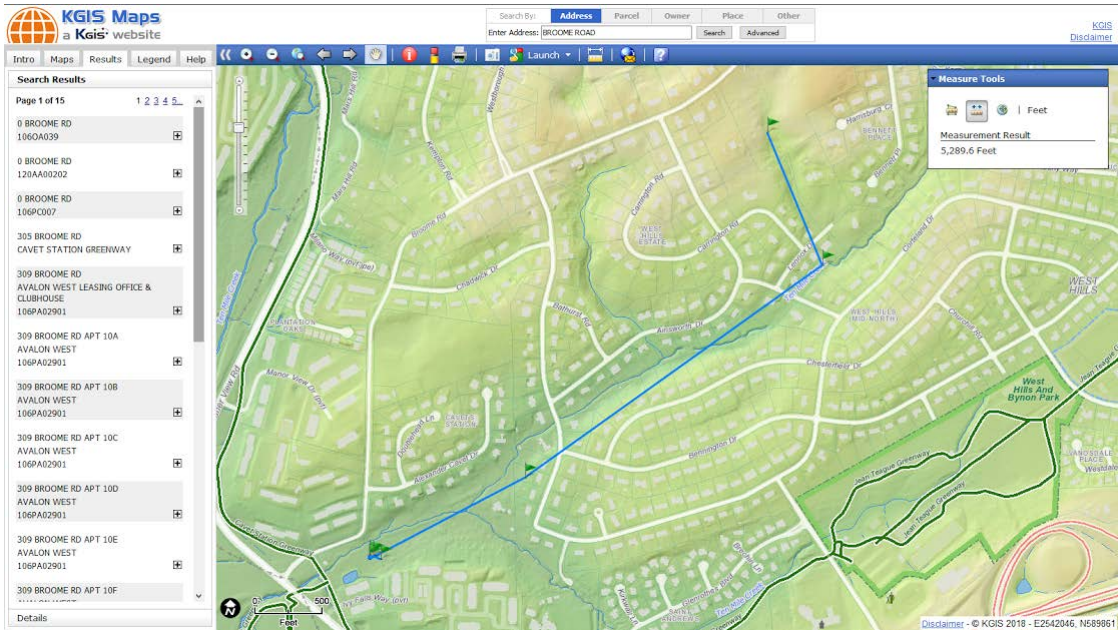
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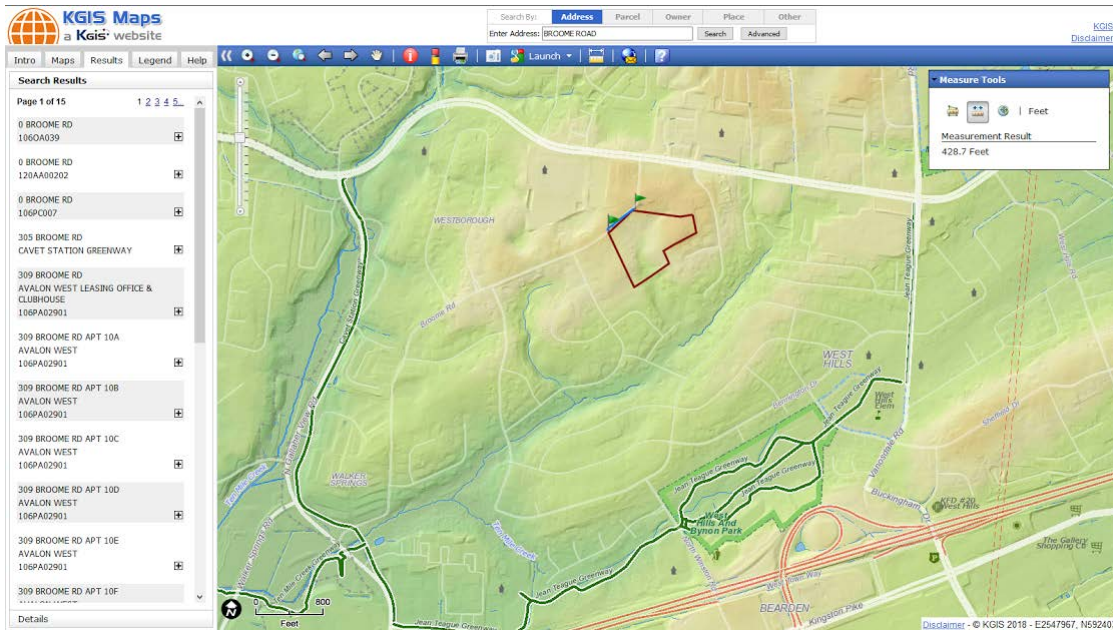


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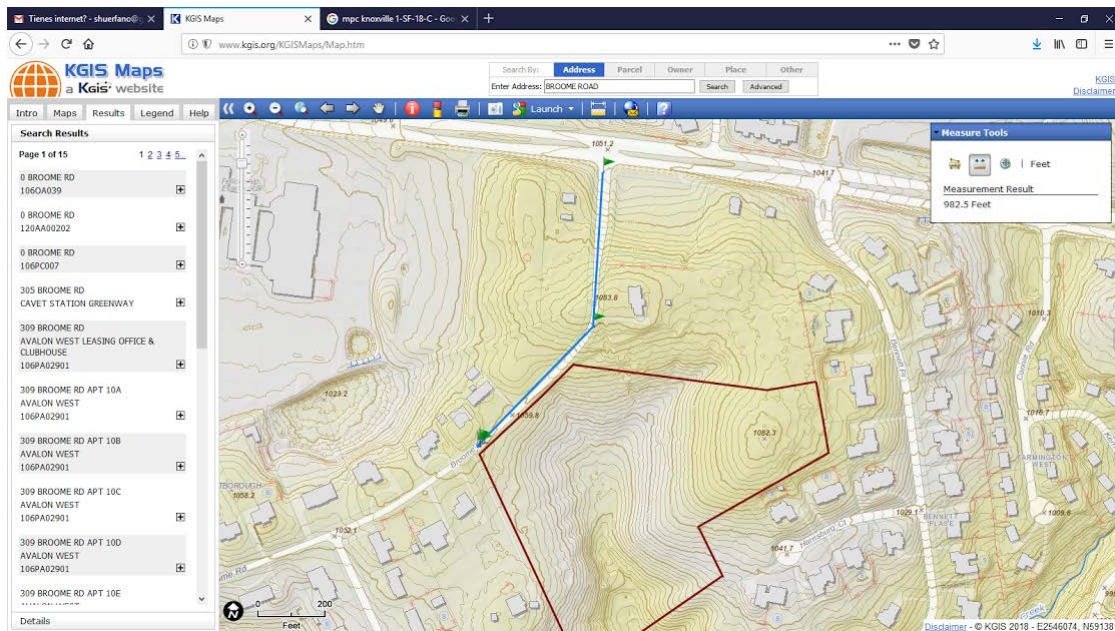
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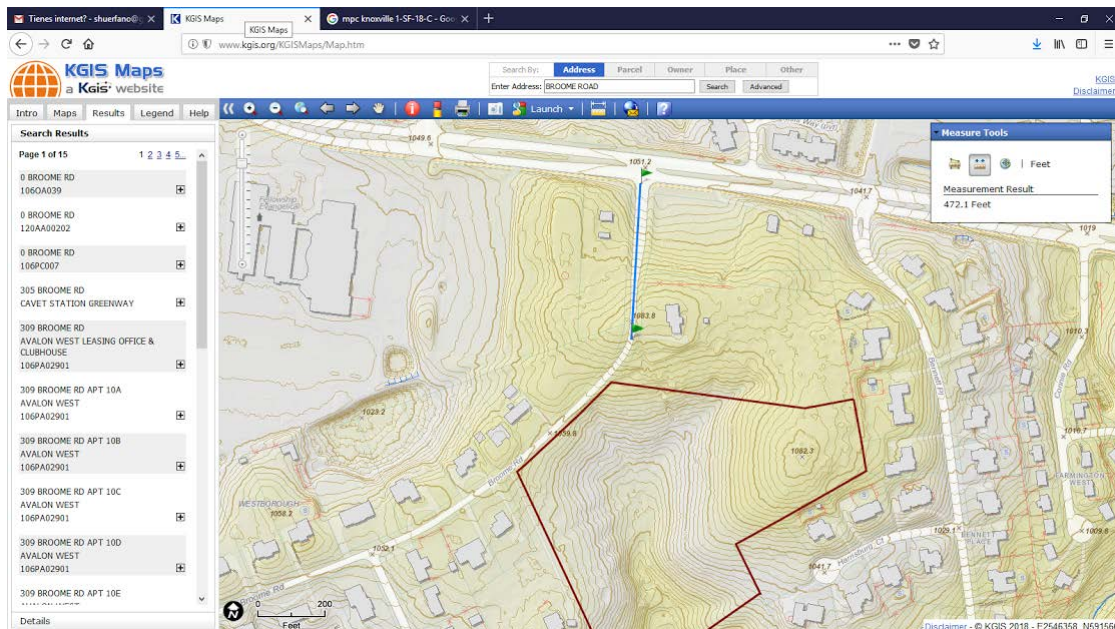
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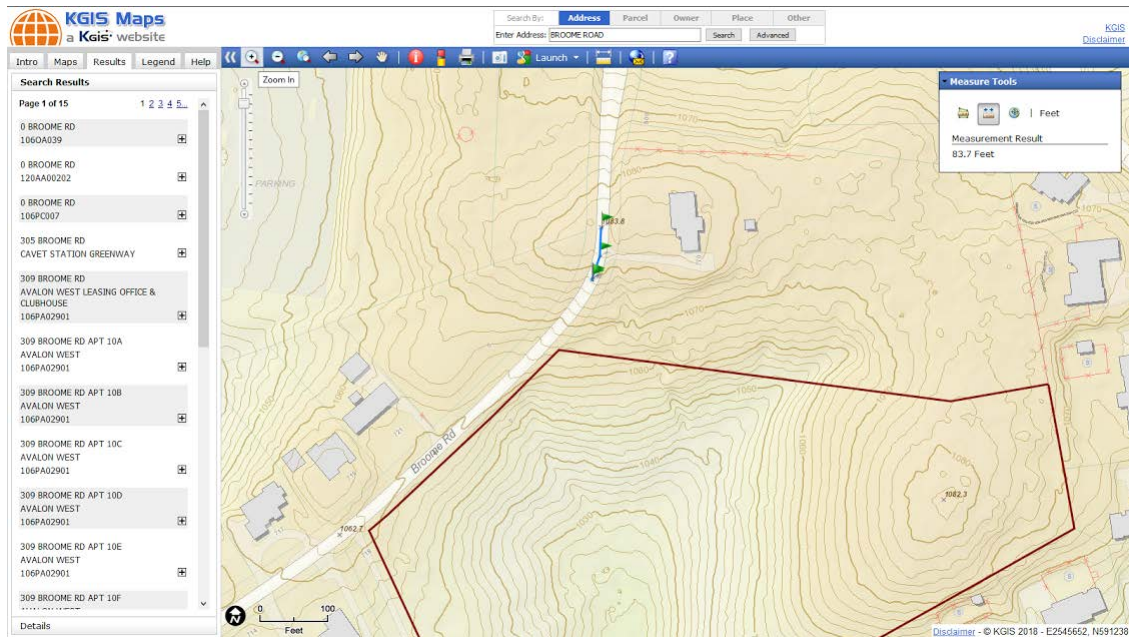
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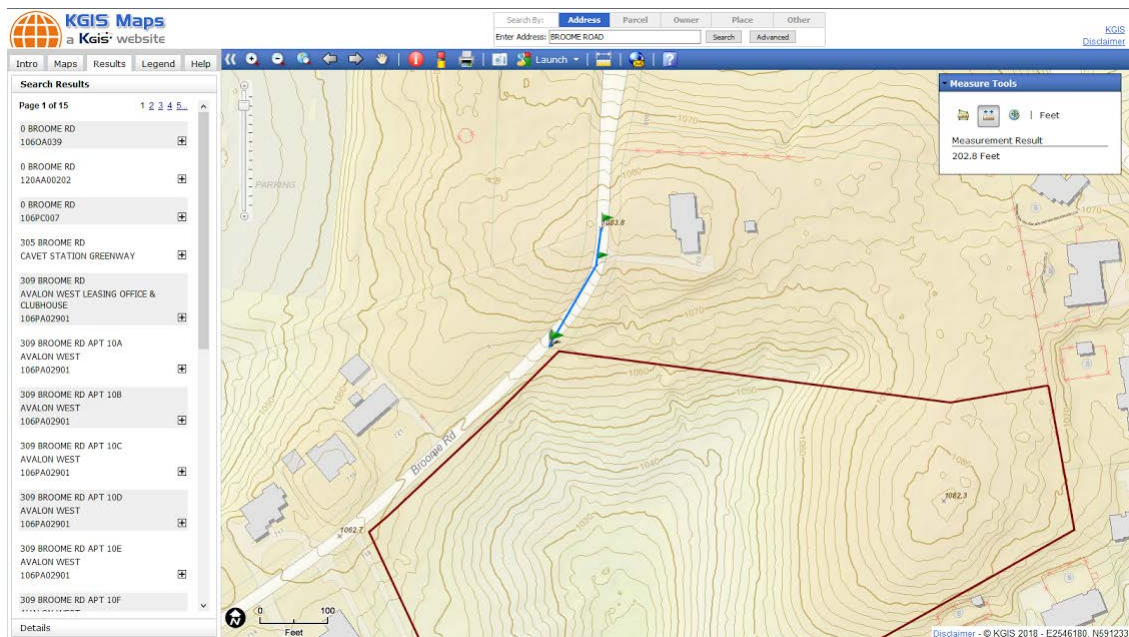


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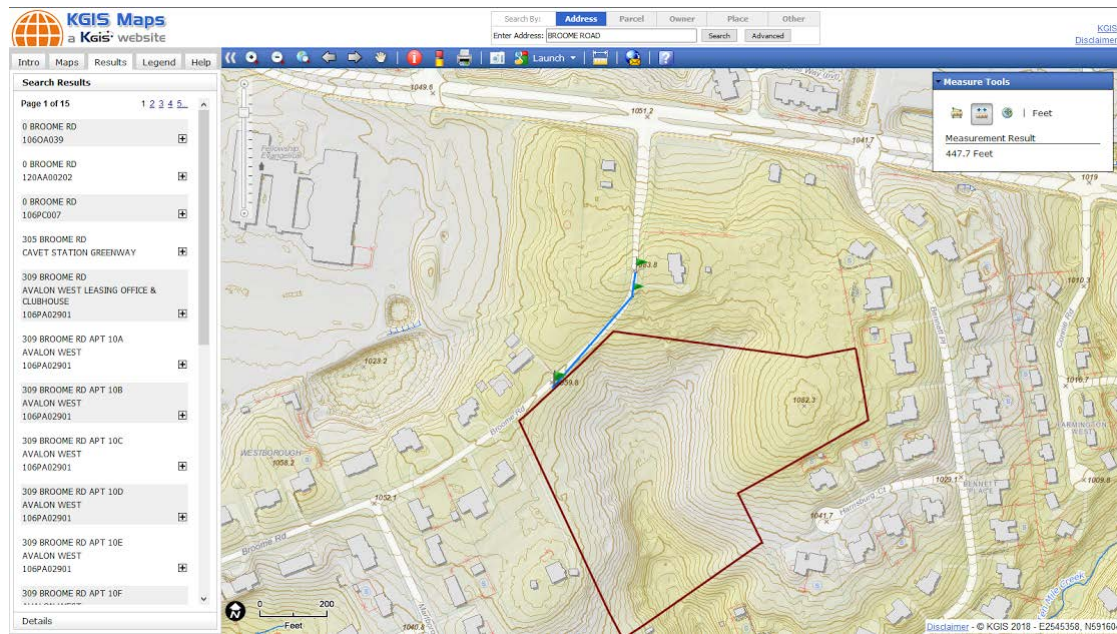
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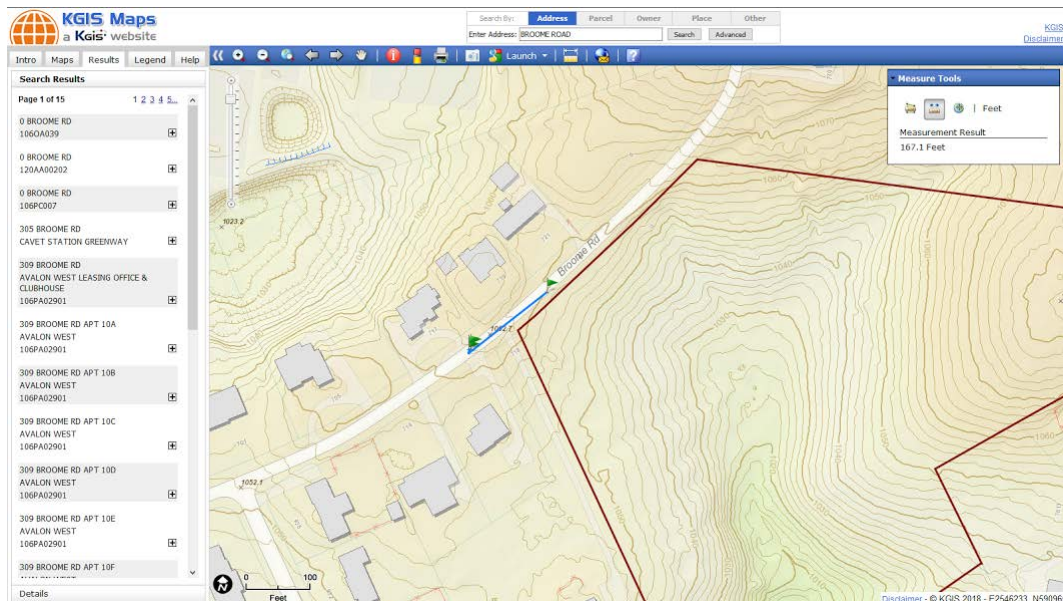
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Sincerely,

Stella Thistlethwaite  
2380 Alexander Cavet Dr





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

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

1 message

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Erika Fuhr <erikajfuhr@comcast.net>

Thu, Feb 8, 2018 at 8:37 AM

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To: commission@knoxmpc.org

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