

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

▶ **FILE #:** 1-SF-18-C **AGENDA ITEM #:** 8  
 1-I-18-UR **AGENDA DATE:** 2/8/2018

POSTPONEMENT(S): 1/11/18

▶ **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:**

▶ **APPROVE variance 1 in accordance with Concept Plan condition #1.**

**APPROVE the Concept Plan subject to 12 conditions.**

1. Submitting a letter of justification from the applicants engineer evaluating the existing road conditions and providing recommended improvements needed to justify the variance based on AASHTO standards. The variance is not operable until the letter of justification is reviewed and approved by the City of Knoxville Department of Engineering (Knoxville Engineering). Any recommended improvements are the responsibility of the applicant. If Knoxville Engineering does not approve the letter of justification, the Concept Plan must be revised to meet the Minimum Subdivision Regulations and submitted to MPC and Knoxville Engineering staff to

verify conformance with the subdivision regulations.

2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department and Knoxville Utilities Board.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90).
4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
5. Place a note on the final plat that all lots will have access to the internal street system only.
6. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
7. Obtaining all necessary offsite utility easements per the requirements of the Knoxville Utilities Board.
8. Obtaining all necessary offsite stormwater drainage easements per the requirement of the City of Knoxville Department of Engineering.
9. Widening Broome Road to a minimum 20' pavement width along the entire frontage and to the location where the adjacent development to the northeast will end their road widening as approved by the City of Knoxville Department of Engineering.
10. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks. The sidewalk along Broome Rd. shall tie into the sidewalk being installed on the adjacent property to the northeast.
11. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the Development Plan for up to 45 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use-on-Review.

**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. 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 Road 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 sight then easements from downstream property owners will not be required.

Broome Road is a major collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Road 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.

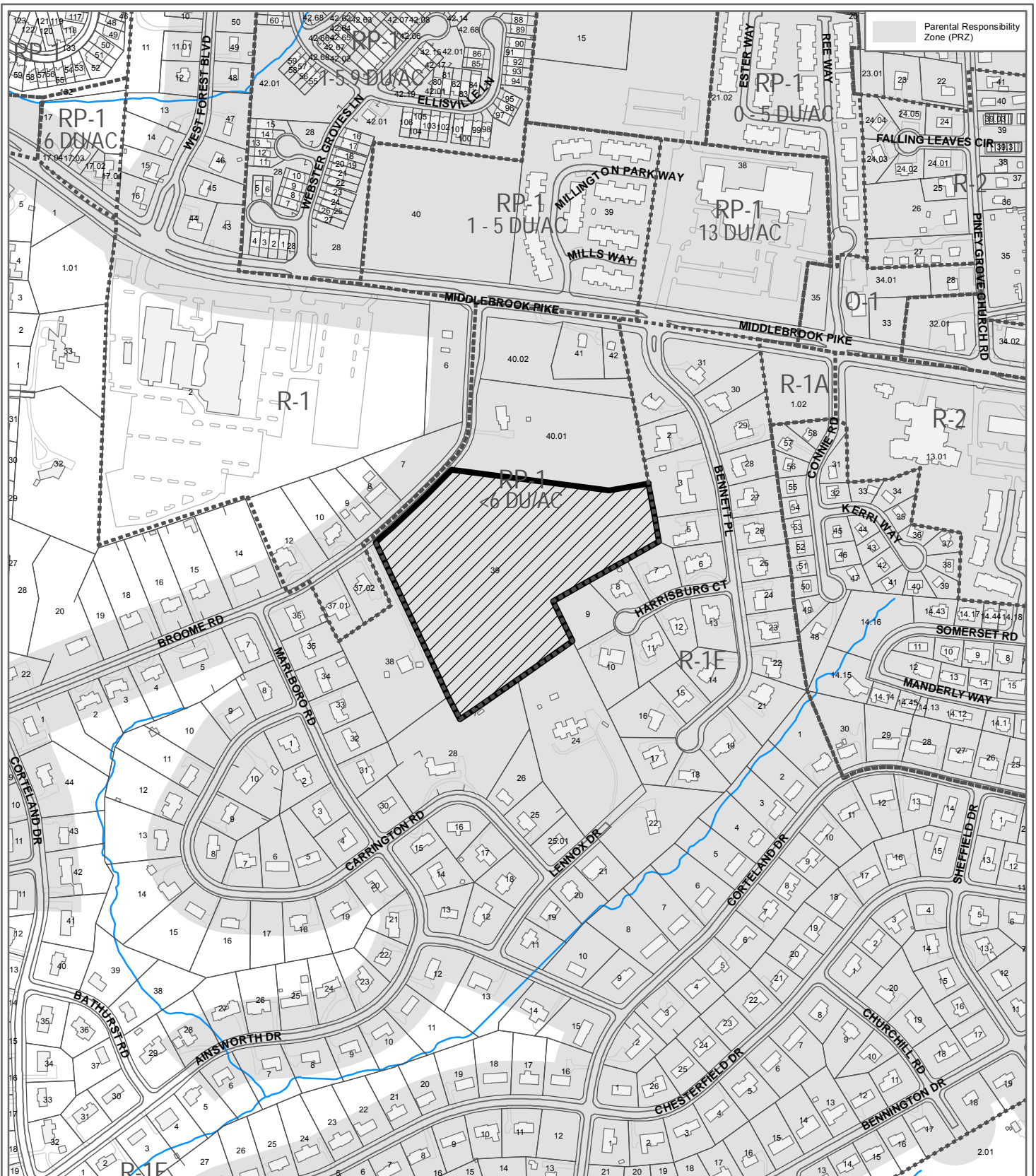
ESTIMATED STUDENT YIELD: 16 (public school children, ages 5-18 years)

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**

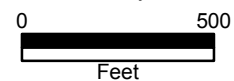


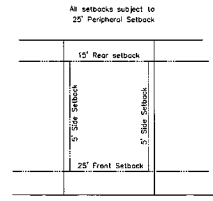
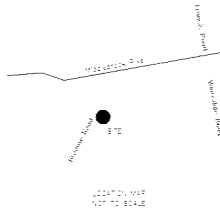
Detached residential subdivision in RP-1 (Planned Residential)

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

Petitioner: Sullivan, Jim  
The Cove in West Hills

Map No: 106  
Jurisdiction: City

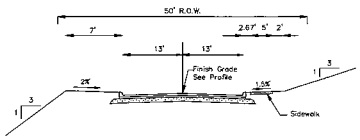




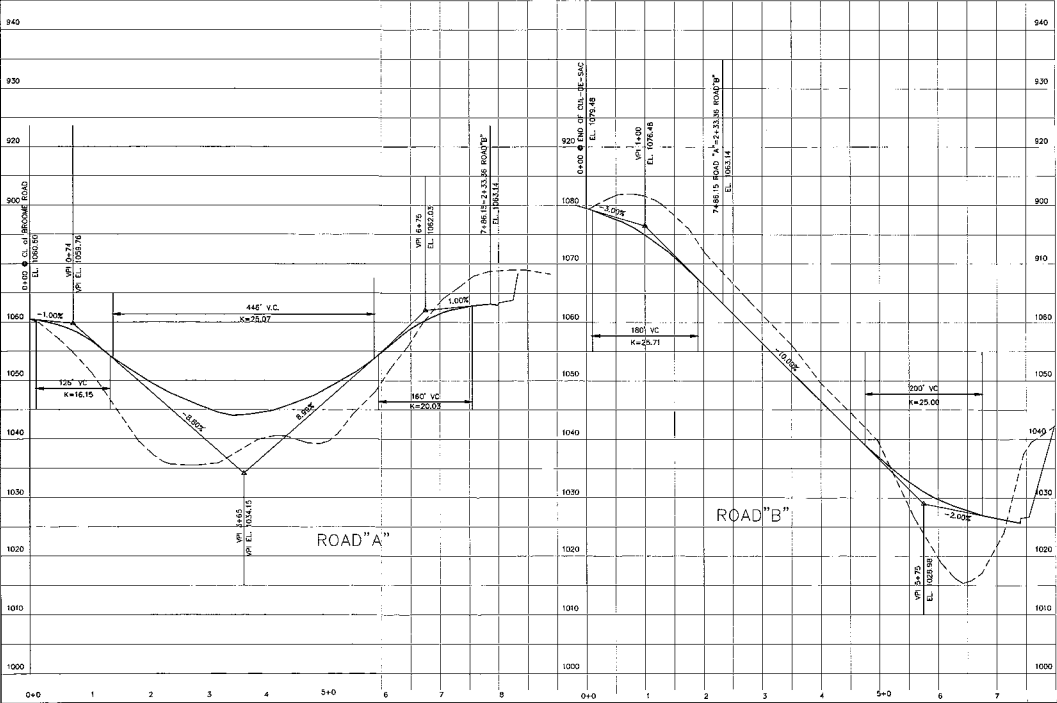
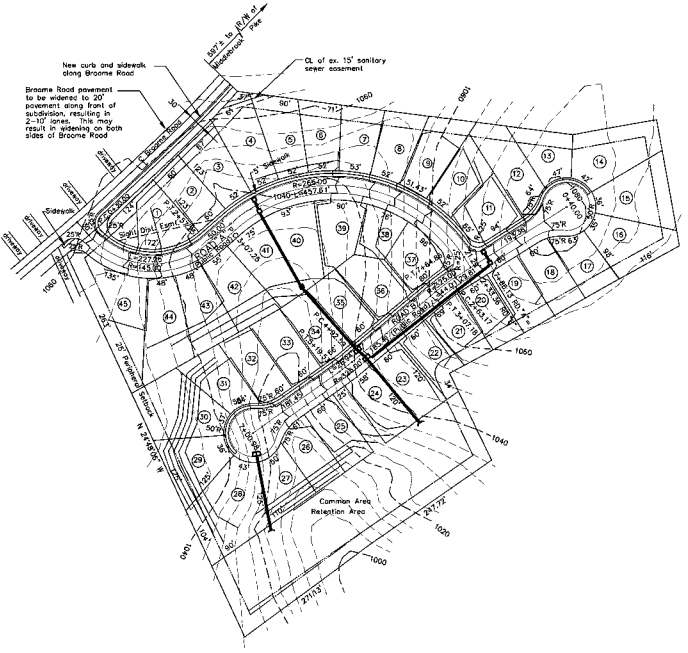
TYPICAL LOT LAYOUT  
NTS

- NOTES:
1. CLT MAP 106-0, 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 5/10 PERMETER 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"



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



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

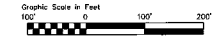
CERTIFICATION OF CONCEPT PLAN  
I hereby certify that I am a Surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify these plans and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations 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

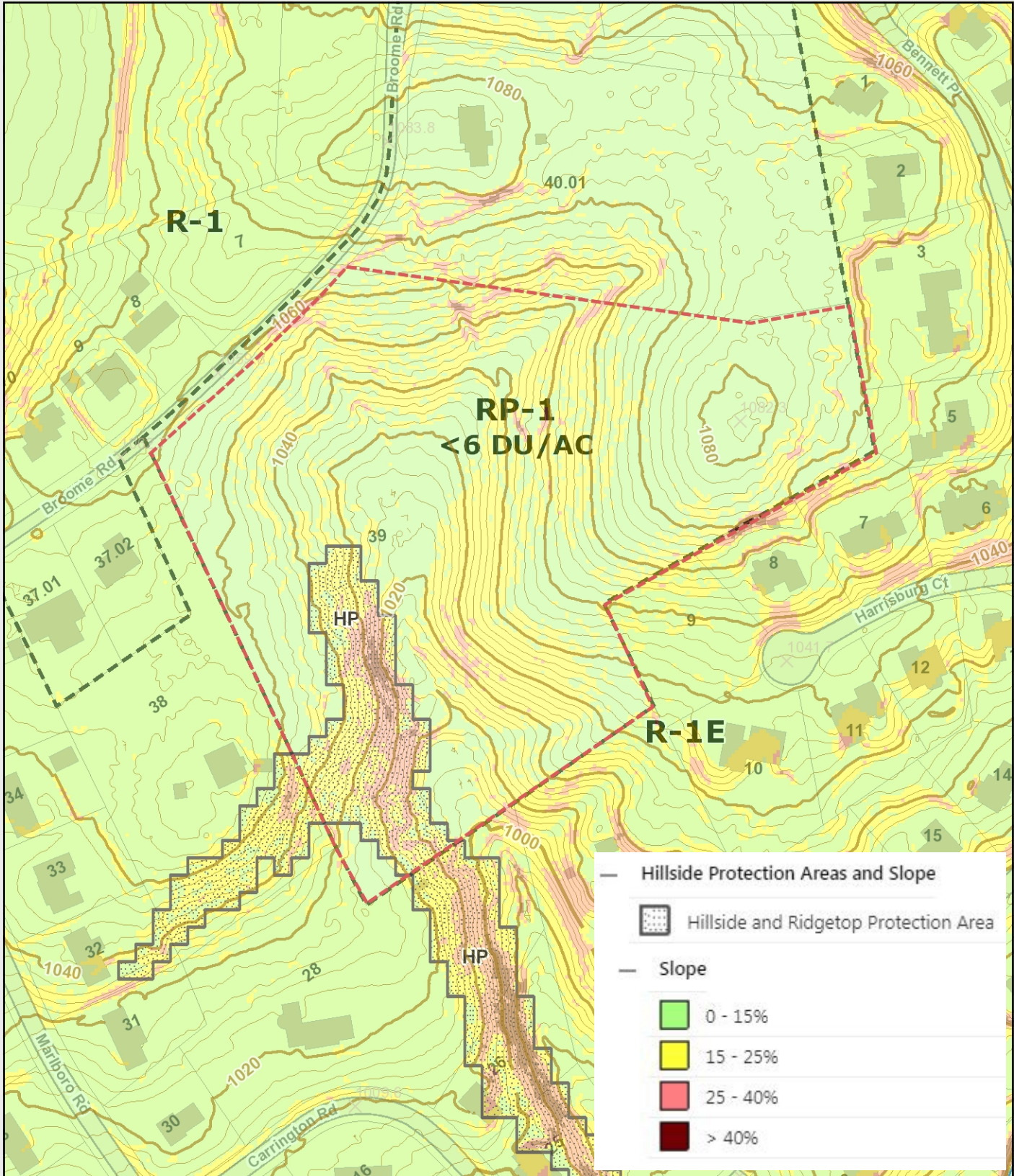
CONCEPT PLAN & SITE PLAN  
**THE COVE IN WEST HILLS**  
CLT MAP 106-0, GROUP A, PARCEL 039  
DISTRICT 6 - KNOX CO., TENN.  
WARD 46 BLOCK 46500 - KNOXVILLE, TENN.  
SCALE: 1"=100'  
NOV. 28, 2017  
DEC. 27, 2017  
JAN. 29, 2018

SURVEYOR:  
JIM SULLIVAN  
2543 CRENSHORE CIRCLE  
MARYVILLE, TN 37804  
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](#)

[865 640 9008](#)



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

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[MPC Comment] Development of property in West Hills

1 message

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'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](mailto:commission@knoxmpc.org)





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

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[MPC Comment] Proposed development off Brooke Rd

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Proposed subdivision on Broome Road

1 message

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Andrew Schmutde <andrewschmutde@gmail.com>

Tue, Jan 9, 2018 at 11:06 PM

Reply-To: andrewschmutde@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 Schmutde



Virus-free. [www.avg.com](http://www.avg.com)

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Broome Road development under consideration**

1 message

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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](mailto:commission@knoxmpc.org)





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

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## [MPC Comment] Broome Road Development

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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'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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] proposed 45 houses on Broome Road

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)





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

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[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

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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](mailto: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](mailto:dapsihogios@aol.com)

Sent from my Verizon, Samsung Galaxy 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] Sleepless Night b/c 1-SF-18-C 1-I-18-UR

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] development in West Hills on Broome Road

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)





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

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## [MPC Comment] New proposed development on Broome Road

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] The Cove Development

1 message

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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](mailto:commission@knoxmpc.org)



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

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## West Hills / Broome Road - VOTE NO

1 message

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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>

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## West Hills / Broome Road - VOTE NO

1 message

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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 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](#)

[865 640 9008](#)



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

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[MPC Comment] Development of property in West Hills

1 message

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'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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] Proposed development off Brooke Rd

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Proposed subdivision on Broome Road

1 message

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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](http://www.avg.com)

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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**[MPC Comment] Broome Road development under consideration**

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] Broome Road Development

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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'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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] proposed 45 houses on Broome Road

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)





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

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[MPC Comment] Fwd: Broome Rd. Subdivision

1 message

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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](mailto: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](mailto:dapsihogios@aol.com)

Sent from my Verizon, Samsung Galaxy 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] Sleepless Night b/c 1-SF-18-C 1-I-18-UR**

1 message

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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](mailto:commission@knoxmpc.org)



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

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[MPC Comment] development in West Hills on Broome Road

1 message

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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](mailto:commission@knoxmpc.org)



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

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

1 message

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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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] New proposed development on Broome Road

1 message

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'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](mailto:commission@knoxmpc.org)



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

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## [MPC Comment] The Cove Development

1 message

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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](mailto:commission@knoxmpc.org)



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

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## West Hills / Broome Road - VOTE NO

1 message

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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>

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## West Hills / Broome Road - VOTE NO

1 message

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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>

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## Broome Road

1 message

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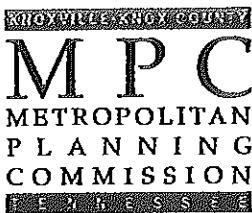
Nancy DeNovo <ndenovo@att.net>  
To: Bettyjo.mahan@knoxmpc.org

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



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): 1No0AA39  
 Jurisdiction:  City Council 2<sup>nd</sup> 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: \_\_\_\_\_