



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

Fwd: Broome Road and neighborhood future

1 message

Terry Gilhula <terry.gilhula@knoxmpc.org>

Mon, Oct 2, 2017 at 12:54 PM

To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>, Gerald Green <gerald.green@knoxmpc.org>, "Kelly, Dan" <dan.kelly@knoxmpc.org>

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

From: Tina Peroulas <vperoulas@gmail.com>

Date: Mon, Oct 2, 2017 at 12:50 PM

Subject: Broome Road and neighborhood future

To: contact@knoxmpc.org

My name is Tina Peroulas and I live at [643 Broome Road](#).

MPC is having a meeting to approve a petition by the Fellowship Church at [8000 Middlebrook Pike](#) to open an exit onto Broome Road. At the same time, MPC approved the building of an assisted living facility directly across from the area of this proposed exit. Both would pour onto Broome Road and into a viable neighborhood, West Hills.

It truly seems that West Hills has become one of those throwaway neighborhoods that people prey on. We can get no assistance from traffic and engineering and are praying that MPC will help us by voting NO on the Fellowship Church desires.

It appears that previous promises with the assisted living that traffic will not come onto Broome but open onto Middlebrook Pike have not materialized. The opening that construction traffic empties onto is on Broome with the Middlebrook front of that property still available for purchase.

I invite each and every one of the members of MPC to my home so we can physically tour the mess that is being created on this road and in this neighborhood by people who are only looking for top dollar and not to foment good will. 'She' could have built a lovely neighborhood subdivision...

Thank you for your attention. I welcome you for a cup of coffee and a Greek cookie or two. Just let me know. Remember vote NO on further intrusions into what tomorrow could be in your neighborhood and close to your house.

Tina Peroulas



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

[MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

Debra Smith <debra@wtn.com>

Wed, Oct 4, 2017 at 11:27 AM

Reply-To: debra@wtn.com

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

Dear MPC Commissioners:

I started drafting this letter yesterday **IN OPPOSITION** to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the very reasons below.

It's Tuesday, October 3rd and at 12:45 PM today a neighbor crashed directly in front of our home (538 Broome Road) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. I have also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).

- Broome Road is a RESIDENTIAL street, but has become a highway/speedway/short cut for many searching to cut out 2 minutes off their drive time and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely. Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- As a member of Cedar Springs Church I would like to speak personally. At one time the congregation parked/cut through/and exited through the adjacent subdivision and over time it started becoming a problem, a large traffic problem. They had a voice and we listened - all entrances and exits were sealed off from our parking lot, no more cut throughs/parking - CSPC respected their wishes and worked together for the best outcome. It now takes 10-15 minutes to leave the lot, but everyone simply waits to exit and waits to park. It's what happens with ANY LARGE CHURCH on a Sunday morning and is no different than any venue (large crowds) in town on any given day.

- Other churches such as Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship currently has MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12th. **I along with the residents of West Hills (petition signatures forthcoming) are exploring MPC to deny the request. Please help us maintain the safety of our residential neighborhood.**

Thank you in advance for your consideration and we look forward to seeing you on October 12th.

Frank & Debra Smith

538 Broome Road

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org

4 attachments

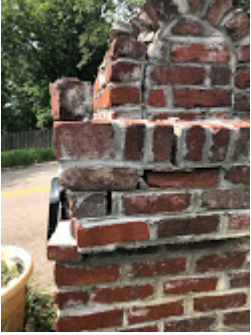


Broome Road Accident 10-3-17.JPG
7897K



Broome Road Accident 10-3-17 II .JPG
9413K

Broome Mailbox.jpg
131K



Broome Mailbox II.jpg
814K



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

[MPC Comment] 9-E-17-UR Opposition - Accident Images Attached

1 message

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

Wed, Oct 4, 2017 at 1:02 PM

Dear MPC Commissioners:

We are IN OPPOSITION to the Fellowship Church Driveway Connection to Broome Road (9-E-17-UR) for the reasons below:

On Tuesday, October 3rd at 12:45 PM a neighbor crashed directly in front of our home (538 Broome Road) when hit by someone cutting through the West Hills (Loudon County tags - let it be noted occupant was driving on a revoked license, with no insurance, at a high rate of speed which totaled his car, so fast ALL of his airbags deployed - PICTURES ATTACHED). Broome was closed, cars rerouted and both automobiles towed from the scene. Also added pictures of my next door neighbors mailbox (530 Broome) from May 2017 when a driver traveling at a high rate of speed crashed into their mailbox and moved it from its foundation.

About May or thereabouts a drive rounded the curve on Broome/Chadwick and took out the curve notification sign because of speed.

PLEASE SEE NEIGHBORHOOD CONCERNS BELOW, but ours in particular as we LIVE DIRECTLY on Broome and see first-hand the speed and carelessness of drivers on a daily basis (please add to file for consideration on 10/12/17).

- Broome Road is a residential street, but has become a highway/speedway/short cut for many and Broome cannot stand any more traffic, ANY DAY OF THE WEEK.
- Concerns for the safety of our family, friends and neighbors traveling on the sub-standard, too narrow roadway which is lacking the majority of safety features of any city street in Knoxville. No prospects of any improvements to address these concerns on the horizon?
- Fellowship Church has an existing traffic flow problem and has ambitions to grow its congregation. Adding more facilities/road will exacerbate their existing problem and add more traffic onto our neighborhood street. Broome Road is meant for the residents of West Hills and its inhabitants to travel to and from home safely. Originally just a country road connecting farmland. Never improved to normal street standards or meant for heavy traffic.
- We are in our 70's and live at the crest of the hill. It is concerning to us the number of cars speeding. Just yesterday a car was driving over the yellow line on Broome and we had to pull off in order not to be hit.
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- Other churches such as Cedar Springs, Sevier Heights and Concord Baptist face similar issues on Sunday, but manage with the assistance of off duty KPD officers and patience from the congregation. Fellowship can continue to use their existing MULTIPLE exits onto Middlebrook Pike which has worked for all the years they have been in existence, why now do they want to cause major safety concerns for the residents of West Hills?

In closing, the West Hills Executive Committee and Fellowship Elders have met on several occasions to rework the plan or table the plan until more discussion can take place. The WH committee was told last week by Fellowship representatives that they were moving forward and that we would see them at MPC October 12th. I along with the residents of West Hills (petition signatures forthcoming) are exploring MPC to deny the request. Please help us maintain the safety of our residential neighborhood.

Thank you in advance for your consideration and we look forward to seeing you on October 12th.

Richard and Vivian DuByne
538 Broome Road
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



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

Fwd: Broome Rd in West Hills

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fri, Oct 27, 2017 at 12:48 PM

9-E-17-UR

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

From: dapsihogios <dapsihogios@aol.com>
Date: Fri, Oct 27, 2017 at 10:54 AM
Subject: Broome Rd in West Hills
To: terry.gilhula@knoxmpc.org

Good morning Ms. Guihula,

My name is Diane Psihogios and I live in West Hills. I'm upset with the location of the entrance on Broome Rd entrance for the senior citizen development. It is on a blind hill. Now the church wants to put an entrance across from the senior citizen development. It is a recipe for disaster. Broome Rd has more traffic on a two lane residential road than it can handle. People use it as a short cut to Gallahar Rd and Sam's. They speed at high rates. Our neighborhood is struggling with the large amounts of traffic as is. Additional reasons for people to cut through the area are not needed. I have been trying for years to get road closures, speed bumps and other traffic calming devices to no avail. When is consideration given to the residents who live in the area. It seems the MPC give no consideration from past precedents. Again I adamantly opposed to the entrance for the church and I think the MPC needs to reconsider the entrance to the senior citizen development.

Diane Psihogios
865 693 2003
dapsihogios@aol.com

Sent from my Verizon, Samsung Galaxy smartphone



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

Fellowship Church Driveway

1 message

Tim Basch <tim.basch@gmail.com>

Mon, Jan 22, 2018 at 10:24 AM

To: Bettyjo.mahan@knoxmpc.org, Dan.kelly@knoxmpc.org, Gerald.green@knoxmpc.org, Mike.reynolds@knoxmpc.org, Charles.lomax@knoxmpc.org, Commission@knoxmpc.org, Dmassey@knoxville.tn.gov

Dear MPC,

As a long time resident of West Hills, I'm writing to share my thoughts with you regarding the proposed driveway for Fellowship Church and the upcoming 45 home subdivision in that same area. I'm all for facilitating growth in Knoxville. I love seeing people/families move to West Hills. West Hills has been a great neighborhood to raise my 3 kids. We look forward to living in the neighborhood for many years to come as we grow up with our neighbors together.

I'm not really concerned with the driveway for Fellowship Church at all. My understanding is it'll only be used on Sunday morning and only be a right turn only. I do have greater concerns for the 45 unit subdivision and the soon to be constructed senior living facility. I think that both of these will lead to greater traffic on a consistent/daily basis far more than a church driveway that'll only be used each Sunday morning.

As I mentioned earlier, I believe that there is a way to accommodate all parties while maintaining safety on Broome Rd and into West Hills. Some safety ideas that come to mind include installing speed humps in West Hills as there are a lot of children in the neighborhood and fixing the blind spots and/or widening Broome Rd. as it's a major cut through for people going from Middlebrook Pike to Gallagher View. I'm not sure of the process, but maybe the subdivision developer pays for the speed humps as part of the agreed upon approval process? It seems like a fair compromise that wouldn't be difficult to put in place.

I'm all for development and their additional tax dollars to the city and believe that there is a way to make it work for all parties.

I would highly recommend approval of entrance/exits from the proposed properties like the senior living facility, Fellowship Church and the future subdivision.

Thanks for your consideration. Should any of you have questions or comments, please feel free to e-mail me and we can begin a dialogue.

Thanks and have a great day.

Respectfully,
Tim Basch
West Hills Resident



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

Broome Road

1 message

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

Mon, Jan 22, 2018 at 7:12 PM

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

Sincerely,
Nancy DeNovo

Sent from my iPad

Mark Jendrek, P.C.
ATTORNEY AT LAW
800 SOUTH GAY STREET
SUITE 1900
KNOXVILLE, TENNESSEE 37929

865/824-1900
865/824-1910 FAX

ALSO ADMITTED IN MARYLAND

January 30, 2018

REPLY TO:
P.O. BOX 549
KNOXVILLE, TENNESSEE 37901
E-MAIL TO: mjendrek@gmail.com

Via email and First Class Mail

Commissioners
Knoxville-Knox County Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, Tennessee 37902

Re: Fellowship Church; File No. 9-E-17-UR

Ladies and Gentlemen:

I do not come to you lightly (or regularly), but the matter of a driveway connecting the Fellowship Church parking lot to Broome Road is a terrible idea, and certainly runs contrary to the planning and orderly development that this Commission has overseen in the West Hills area of Knoxville.

If you step back and observe the manner by which this area of West Knoxville has evolved, it is clear that putting more traffic on Broome Road is the antithesis of all the efforts that have gone into good planning and road development.

When I first moved to the area, Middlebrook Pike was a two-lane road that connected to Interstate 40 in this area by way of Broome Road and Mars Hill Road, both old country roads that had been in place for more than 100 years. The decision was made to enlarge Middlebrook to its current configuration in order to carry large volumes of traffic east-to-west and west-to-east in that area of town.

Gallaher View Road did not exist north of I-40. The decision was made to all but eliminate Mars Hill Road, directing traffic to and from Middlebrook Pike to Kingston Pike and I-40 on a wide, 5-lane Gallaher View Road, leaving Broome Road in its 8-to-10-foot-wide lane configuration as it has been since the turn of the last century. Special turn lanes were built at the intersection of Middlebrook and Gallaher View to accommodate the high volume of traffic as well as the type of traffic, and that has worked very well to direct traffic to the intended connector. It is a success story in planning, road design, and construction, and has served the area very well.

Why, then, after all that planning, property condemnation, expense, and work would it ever make sense to turn away from the success of Gallaher View Road as the

Commissioners
January 30, 2018
Page 2

connector and intentionally put more traffic on Broome Road? It is simply illogical, and flies in the face of all that has been done to make traffic flow as smoothly as it does in this area.

The only rationale for a “back way out” of the Fellowship Church parking lot is convenience of church members, but it will, in fact, put more traffic onto Broome Road, with its 8-to-10-foot lanes, no shoulders, deep ditches, and 90-degree turn. Broome Road simply was never intended to handle “pass through” traffic flow, yet that is what this proposal will accomplish. If you approve this driveway, you will be taking traffic from Middlebrook and Gallaher View, both of which were designed and constructed to handle heavy traffic flows, and putting it onto a 100-year old country lane that, when the decision was made to build Gallaher View through to Middlebrook, was intended to be left alone, as it was and currently is.

Given that there are at least seven lanes for ingress and egress to Middlebrook Pike from the Fellowship Church parking area, with turn lanes going both ways onto Middlebrook, there is plenty of ingress and egress from that parking lot to the roads that were designed and built to handle that volume of traffic.

Approving this driveway would amount to nothing more than a convenience to church-goers, at the expense of those who live along and regularly use Broome Road, and would be in contravention of the intent and purpose of Middlebrook Pike and Gallaher View Road.

No one is asking for widening or expansion of Broome Road. Nobody wants that. Forcing a future widening or expansion of Broome Road by current bad planning and mis-use as a connector between Middlebrook Pike and Gallaher View is the wrong decision to make.

Fellowship Church has plenty of access to and from roads that were designed and built to handle large volumes of traffic. Please do not force that volume of traffic onto a road that was never intended to handle it.

Thank you for your consideration. If you have any questions, I am available at 824-1900 to talk about any of the above.

Very truly yours,



Mark Jendrek