



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

[MPC Comment] 1-SF-18-C 1-I-18-UR AGENDA ITEM #: 15 1/11/2018

1 message

Aquila, Richard <raqvila@utk.edu>

Wed, Jan 10, 2018 at 7:23 PM

Reply-To: raquila@utk.edu

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

Speaking as residents of Bennett Place:

The very consideration of such an extensive project as is being proposed for this location off of Broome Road doesn't merely threaten to devalue property belonging to a significant tax base of the city. Given the driving conditions on Broome Road, it also threatens the lives of citizens.

The very consideration of this proposal seems like a betrayal of the families who settled in this at least so far lovely setting. Surely none of us could ever have *imagined* the prospect of something so sure to degrade the quality of life in Knoxville.

We beg you to deny this proposal.

The Aquila Family

Bennett Place

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broom Rd

1 message

Joyce Miller <joycemiller6@comcast.net>

Thu, Jan 11, 2018 at 8:36 AM

Reply-To: joycemiller6@comcast.net

To: commission@knoxmpc.org

MPC....

Please consider voting NO to the Broom Rd planned construction. It will devalue the neighborhood property, as well as create even more traffic to an already traffic nightmare.

Our neighborhood request to vote NO on short term rental for West Hills failed miserably. And now the developers are still trying for Broom Rd.

Please don't fail us again!

Joyce Miller
West hill resident

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Development

1 message

Tatum Green <mama2trees@gmail.com>

Thu, Jan 11, 2018 at 9:27 AM

Reply-To: mama2trees@gmail.com

To: commission@knoxmpc.org

To whom it may concern:

As a West Hills resident, I am opposed to the Broome road development. The neighborhood cannot handle the increased traffic this would cause!

Tatum Green

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd development

1 message

'Marty Pryor' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 8:30 PM

Reply-To: marty10@aol.com

To: commission@knoxmpc.org

As a satisfied -2 year resident of West Hills, I would like to go on record as voicing my thoughts in disfavor of the proposed development at the corner of Broome and Middlebrook! The number of homes proposed for that space is far too many for the space and does not fit in with the character of our residential neighborhood. Thank you in advance for consideration.

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Rd. Development

1 message

Kathleen Turnmire <kathleen.turnmire@gmail.com>

Wed, Jan 10, 2018 at 7:19 PM

Reply-To: kathleen.turnmire@gmail.com

To: commission@knoxmpc.org

I live in West Hills (7804 Corteland Dr.) and am very opposed to allowing the proposed subdivision to be developed on Broome Rd. 45 houses on 12 acres comes out to less than .25 per lot. That is inconsistent with our current, well-established neighborhood that has an average of .5+ acres per lot. Additionally, it will create traffic and safety hazards on an already busy cut-through between Middlebrook and Gallagher View.

Sincerely,
Kathleen Turnmire

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Rex Dockery <rex.dockery@gmail.com>

Wed, Jan 10, 2018 at 4:07 PM

Reply-To: rex.dockery@gmail.com

To: commission@knoxmpc.org

Hello,

I am a West Hills resident and as a concerned resident/citizen I am opposed to the development. I ask that you deny the proposed development.

Thank you for your time.

Sincerely,

Rex Dockery

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] BROOME ROAD DEVELOPMENT

1 message

Allen Scraggs <AllenScraggs@msn.com>

Wed, Jan 10, 2018 at 4:40 PM

Reply-To: allenscraggs@msn.com

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

As a resident at 717 Marlboro Road, I am strongly opposed to the development of 45 residences on 12 acres getting access from Broome Road. The senior living center presently being built at this point on Broome Road should have never been approved with access to Broome Road---This facility should have had access to Middlebrook Pike not Broome Road. Hopefully the church on Middlebrook will not get the access from their parking lot to Broome Road. I can not see where any logical thought process could permit this residential development to occur.

Allen L. Scraggs
717 Marlboro Road

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Bing, J D <dbing@utk.edu>

Wed, Jan 10, 2018 at 5:38 PM

Reply-To: dbing@utk.edu

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

I urge you to reject the proposed Broome Road development. It is completely out of character with Westhills community in terms of the building density. It also will make Broome Road more dangerous than it already is. Protect our community and our safety by rejecting this proposal.

Daniel Bing

Resident of Westhills

Sent from [Mail](#) for Windows 10

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Jack Creed <jackcreed@comcast.net>

Wed, Jan 10, 2018 at 4:30 PM

Reply-To: jackcreed@comcast.net

To: commission@knoxmpc.org

The character of West Hills continues to be under assault by these proposed developments.
STOP IT!

Jack Creed

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Constance Brodish <connie@conniebrodish.com>

Wed, Jan 10, 2018 at 8:25 PM

Reply-To: connie@conniebrodish.com

To: commission@knoxmpc.org

Dear Commissioners,

I am a member of the Wesley Neighborhood Community Association. We love our neighborhood not just because of its great location but because of its character, charm, history, safety so on and so forth. Since 2010 I have enjoyed living in this great community. I maintain our website (www.wesleyighbors.org) and create our newsletters. Long story short I am opposed to the proposed Broome Road development. A forty-five-house development on 12 acres is not a responsible development for this area nor does it fit the character of our neighborhood. Not to mention the safety question it will present for the residents on Broome Road. It is a dangerous road as is.

We ask for your good judgement to at least postpone this initiative so more thought and a better review of the plans could be made.

Also thanks you for your time, attention and care for our Knoxville community!

Sincerely,

Constance M. Brodish

706 Wesley Road

Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org

 **image001.png**
382K



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

[MPC Comment] Broome Road development

1 message

Nancy DeNovo <ndenovo@att.net>

Wed, Jan 10, 2018 at 10:03 PM

Reply-To: ndenovo@att.net

To: commission@knoxmpc.org

To the Commission:

During the 27 years we have lived in West Hills we have seen many changes in the community. The large majority of these changes have been very positive, such as the numerous improvements to West Hills Park, the addition of the greenway, improved neighborhood shopping centers, and the addition of many beautiful homes.

The Gallaher View Road extension has been another valuable improvement to West Hills because it successfully diverts traffic away from Broome Road. What is now happening on the southeast corner of Broome Road and Middlebrook Pike, however, will certainly undo the benefits of the Gallaher View extension. Unfortunately, the senior living center has been allowed to place its entrance off of Broome Road, rather than Middlebrook. This unsound decision will definitely increase Broome Road traffic and traffic through the neighborhood. Fellowship Church has also requested a Broome Road entrance, and now a 45 house subdivision is attempting to do the same thing. Broome Road is a narrow, treacherous, winding road with several blind hills. There is no shoulder, just deep drop offs. It is not a road that can accommodate ANY added traffic volume safely. If you have not traveled Broome Road lately, please do so. Traveling north you will approach a blind, curving hill. Then try to picture how that location will function with cars entering and exiting a senior living center, church, and 45 house subdivision!

For these reasons:

- we believe the entrance to the senior center must be changed to Middlebrook Pike
- we are opposed to Fellowship Church locating an entrance on Broome Road
- we are opposed to any new subdivision that will use Broome Road as an entrance point

Respectfully,

Bob and Nancy DeNovo
937 Carrington Road

Sent from my iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road Development

1 message

Laura Johnston <laurabjohnston@icloud.com>

Wed, Jan 10, 2018 at 4:07 PM

Reply-To: laurabjohnston@icloud.com

To: commission@knoxmpc.org

Good Afternoon

I am writing in opposition to the new 45 home development we have heard is being proposed on 12 acres along Boone Road. If this is in fact true, as a West Hills resident I oppose it on many levels.

Broome is a very narrow and dangerous road. Site lines are bad. Introducing that much more traffic turning off and on it does not make sense and could have hazardous results. Also - I live on the Broome end of Corteland Dr and would not welcome the additional traffic. People tend to use Corteland as a cut thru.

The density, if these are indeed single family homes, is not in keeping with the West Hills neighborhood.

Lastly I truly hate to see our perimeter woods demolished and would like to know what effect this development would have on the watershed.

Thanks
Laura Johnston

Sent from my iPhone

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road proposed development

1 message

John Heins <johnheins@comcast.net>

Wed, Jan 10, 2018 at 4:00 PM

Reply-To: johnheins@comcast.net

To: commission@knoxmpc.org

Cc: Anne Crais <anneccrais@gmail.com>, Connie Brodish <connie@conniebrodish.com>, "Hume, Leland C" <leehume@utk.edu>, jackcreed@comcast.net, Donnie and Shawnda Ernst <dannieernst7@gmail.com>, Sandy & Al Robinson <robin3036@gmail.com>, Daniel Green <daniel.p.green@me.com>, Charles And Robin Susano <charlessusano@comcast.net>

Dear Commissioners,

As President of the Wesley Neighborhood Community Association I represent 376 residential addresses that are a part of the larger West Hills neighborhood. We love our neighborhood not just because of its great location but because of its character, charm, history, safety so on and so forth. Since 1952 we have reaped the benefits of living the American dream of homeownerships in a quality neighborhood. Long story short we are opposed to the proposed Broome Road development. A forty-five house development on 12 acres is not a responsible development for this area nor does it fit the character of our neighborhood. Not to mention the safety question it will present for the residents on Broome Road. It is a dangerous road as is.

We ask for your good judgement to at least postpone this initiative so more thought and a better review of the plans could be made.

Also thanks you for your time, attention and care for our Knoxville community!

John

John Heins

President
Wesley Neighbors Community Association

[865.297.7045](tel:865.297.7045)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Broome Road/Middlebrook Pike Development

1 message

'Anne Ensor' via Commission <commission@knoxmpc.org>

Thu, Jan 11, 2018 at 8:14 AM

Reply-To: anneensor1@yahoo.com

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

As a longtime resident of West Hills and a member of Wesley Neighbors I would like to ask you to vote against developing the 12 acres with 45 houses on Broome Rd. and Middlebrook Pike. That is too many houses for the location and should not be done for a neighborhood like West Hills. Thank you for reading this and considering our neighborhood in your vote.

Anne Ensor
7109 Sheffield Drive
Knoxville, TN 37909

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Fwd: Re: Developer plans 45 houses on Broome Road 12 acres

1 message

'dapsihogios' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 6:37 PM

Reply-To: dapsihogios@aol.com

To: commission@knoxmpc.org

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Nextdoor West Hills/Wesley <reply@rs.email.nextdoor.com>

Date: 1/10/18 4:22 PM (GMT-05:00)

To: dapsihogios@aol.com

Subject: Re: Developer plans 45 houses on Broome Road 12 acres



Louis Whittemore, West Hills/Wesley

Hello,

My name is Louis Whittemore and I own a home 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

Sent from Yahoo Mail on Android

Original post by Lee Hume from West Hills/Wesley (14 replies):

|



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

[MPC Comment] MPC Hearing Thurs 1/12/18

1 message

'Reuben Pelot Iii' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 6:47 PM

Reply-To: rpelot3@aol.com

To: commission <knoxmpc.org>

Cc: rpelot3@aol.com, cjohnson@iglide.net, rpelotdds@gmail.com, leehume@utk.edu

cc MPC All:

Commissioners

As President of the West Hills Community Association, when I saw the MPC Sign for a Public Hearing on the property on Broome Road: Sub 1-SF-18-C/1-I-18-UR, I contacted the property owner, who I understood to s There are many very ncerned residents who are just learning about this news, and wanting an opportunity to publicly discuss it with the developer and property owner, as is our usual practice ay that the property was under contract to a developer who was requesting development of single family sub-division of about 4 to 5 houses. However, as of now, we have learned that the developer is requesting 45 houses on that site.

There has been no effort to communicate with the Community regarding this surprising request for development of this property.. Therefore, we request, on behalf of the 1200 + residences, a 90 day postponement to allow adequate time for such a meeting/or meetings.

Listed below are briefly stated some of the major concerns division expressed by our residents:

1. Broome Road is known to be a dangerous and inadequate road bed, old county road never brought up to City regulations or standards with a deep ditch-line with no shoulder, and dangerous curve with no sight-line at the point of this property.
2. The density is not commensurate with the surrounding and adjacent properties.
3. The added traffic will be significantly more, and becomes a definite safety issue on a road not designed for heavy use.
4. This congestion will destroy a Neighborhood's Quality of Life, and possibly lead to a blighted area in time, devaluing present property values.

Thank you for your consideration. My wife, Barbara, joins me in presenting these concerns and this request, being made on our behalf, and the residents of the West Hills Community.

Reuben N. Pelot, III.

President, West Hills Community Association

[8437 Corteland Drive](#)

[Knoxville, TN. 37909](#)

Barbara B. Pelot

[8437 Corteland Drive](#)

[Knoxville, TN 37909](#)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] New Broom Road Development

1 message

'Alan Merlin' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 5:21 PM

Reply-To: almerl8@aol.com

To: commission@knoxmpc.org

I am opposed to this new development on Broom Road, this narrow road is already dangerous, and the added traffic and property values will be greatly effected. this is not where it needs to go

Alan Merlin

almerl8@aol.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Opposing Broome Road Development

1 message

Will Harris <hooverharris@hotmail.com>

Wed, Jan 10, 2018 at 4:36 PM

Reply-To: hooverharris@hotmail.com

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

Commissioners,

As a longtime West Hills resident, I write to express my opposition to the recently proposed development on Broome Road. The planned density of this development would grossly recharacterize and harm the nature of our neighborhood. It would also exacerbate our existing traffic problems in the area.

Thank you for considering and representing the interests of your constituents.

Sincerely,
Will Harris
524 Avon Circle
Knoxville

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] opposition to the proposed development on Broome Road

1 message

Anne Crais <anneccrais@gmail.com>

Wed, Jan 10, 2018 at 3:59 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

I wasn't sure if my first e-mail arrived to your mail box. I want to express my opposition to this development on Broome Road for 45 houses on 12 acres. This would not be similar to our size of lots and the traffic would be heavily impacted in that area.

My husband and I plan to attend the MPC meeting tomorrow at 1:30 pm.

Please do not allow this to happen.

Thanks,

Anne Crais
[6818 Haverhill Drive](#)
[Knoxville, Tn 37909](#)
[865-360-9008](#)

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Please postpone hearing scheduled for Thursday 1/11/18...

1 message

Susan Parker Weatherford <susanparkerweatherford@gmail.com>

Wed, Jan 10, 2018 at 3:32 PM

Reply-To: susanparkerweatherford@gmail.com

To: commission@knoxmpc.org

...Regarding the housing development project for 45 houses on 12 acres of steep land off Broome Road next to the current construction site of the senior living center at the crest of the hill approaching Middlebrook Pike (Southeast side of Broome and Northeast side of Malbaro).

This development poses possible difficulty for all the residents of West Hill with increased traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control—plus the developer is unknown and has not made any effort to contact the community to share ideas and listen to our concerns.

My husband and I just moved to West Hills in Knoxville from Lexington, KY nine weeks ago. We bought a home just off Broome Road because of the quiet neighborhood, the neighborly feel of our street, and the proximity to our work and recreation.

Please consider rescheduling this hearing so that more West Hill residents have a chance to voice their opinions in person. It would also be helpful for the developer to reach out to us with plans so that our concerns could be addressed and put to rest.

Thank you very much,

Susan Parker Weatherford
[717 Kempton Road](#)
West Hills
Knoxville, TN

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Postponement of #15 The Cove in West Hills Development

1 message

Cindy Johnson <cjohnson@iglide.net>

Wed, Jan 10, 2018 at 9:54 PM

Reply-To: cjohnson@iglide.net

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

Cc: "leehume@utk.edu" <leehume@utk.edu>, "rpelot3@aol.com" <rpelot3@aol.com>, "mcrew2011@comcast.net" <mcrew2011@comcast.net>, Mark Jendrek <mjendrek@utk.edu>

To Knoxville MPC Commissioners

I just learned of the 45 houses proposed on Broome Road and want to express my extreme concern about the safety and liability of those traveling this old trail. We were told it was 4 or 5 houses, which would be manageable, and that the MPC application had 4-5 lots written on it. The detailed map showing 45 lots was not in the file at that time.

City engineers long ago said Broome Road did not meet code when it was annexed. We can vouch for all the mirrors knocked off and cars dropping off the edge and being damaged. Most importantly, we know it is only a matter of time before someone else is seriously injured or killed. I witnessed three school kids in the road nearing the blind hilltop - miraculously a car did not come over the hill. There have been two deaths at the Gallaher View end that we know of. Two cars crossed the centerline this week as I was traveling Broome - some friends have had to take the ditch in the past.

I ask for a postponement to discuss our concerns with the developer whose name we just learned today. Most neighbors have not been informed and the sign was just displayed.

A traffic study is needed with serious consideration for the safety of Knoxville citizens. If Broome Road won't be fixed, the City needs to stop high-density developments.

We appreciate all you did in preserving the Cavett Station Historic site. We are working on recognition for it. Approximately 130 more anomalies were found on the northeast side of the cemetery, and UT continues to investigate other areas. Thank you for your consideration.

Sincerely,
Cindy Johnson, Secretary
West Hills Community Association

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Postponement of MPC Agenda Item 15, The Cove at West Hills

1 message

Hume, Leland C <leehume@utk.edu>

Wed, Jan 10, 2018 at 11:15 PM

Reply-To: leehume@utk.edu

To: "commission@knoxmpc.org" <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 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,

Leland C. Hume
6902 Haverhill Drive

West Hills Community Association
Executive Committee Member

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed 45-home development on Broome Road

1 message

Denovo Jr, Robert C <rdenovo@utk.edu>

Wed, Jan 10, 2018 at 4:55 PM

Reply-To: rdenovo@utk.edu

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

Dear MPC,

My name is Robert C. DeNovo, Jr and I reside in the West Hills community where I have lived since 1989. My home is on a 1 acre lot, similar to many of the other homes in the area of West Hills near the intersection of Broome and Marlboro Roads.

I am writing to voice my strong objection to the proposed construction of 45 homes on the 12 acre site fronting Broome Road and adjacent to the current construction of the new senior living facility. There are several reasons why this project should not proceed as planned. Although I do not oppose development of this parcel of land and believe that, if done correctly, new homes on this property could be an enhancement to the neighborhood, I do not see how 45 homes on 12 acres of sloped property can be built in keeping with the character of the neighborhood. As proposed, these homes would be on less than one-quarter acre lots and void of the many beautiful century oak trees currently on the property.

I sincerely hope that MPC is familiar with the section of Broome Road that fronts the proposed development. Traffic safety here is a prime concern due to the narrow road, lack of a shoulder on either side, and presence of a blind hill and sharp curve that limit the line of sight for traffic in both directions. Is there a plan to cut-down the hill, straighten the curve, and widen the road to provide adequate turn-lanes in both directions for vehicles entering and exiting the development? Is there a plan for storm water management, especially considering that this area is part of the beginning of the Ten Mile Creek watershed, which I believe is under special environmental protection?

The developer has made no attempt to contact the community for input on the plan. This failure of communication certainly raises suspicion about the details of the plan, or lack thereof. Plus, it calls into question the judgement and character of the developer.... long-time residents who maintain their homes, properties, and neighborhoods well do not like to be underestimated.

I ask MPC to critically assess whether the developer has adequately researched these issues and is proposing correct solutions; and whether the type, character, and size of the homes proposed is consistent with nature of the neighborhood.

Thank you for your consideration,
Robert (Bob) DeNovo
937 Carrington Road Knoxville, TN 37909
865-755-8267



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

[MPC Comment] Proposed broom Road subdivision

1 message

'Louis whittemore' via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 4:16 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

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed Broome Road Development

1 message

Ava Radoff <aradoff@gmail.com>

Wed, Jan 10, 2018 at 6:39 PM

Reply-To: aradoff@gmail.com

To: Scott Smith <commission@knoxmpc.org>

I have lived in the Cavet Station subdivision since 1989, and I am asking that you delay the hearing to build additional houses on Broome Road until we are able to present more information to you regarding the damage that so many new homes in this area will generate, especially increased traffic on a narrow, winding, and hilly road. It is definitely NOT in the best interest of either the Broome Road residences or the West Hill Community to build so many houses in this area, and I find it very suspicious that the developer of this proposed subdivision has not made any attempt to connect with those of us who live in this area to get our opinion and input.

Thank you.

Ava Radoff

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Proposed West Hills development

1 message

Susan Daffron <jsdaffron@comcast.net>

Thu, Jan 11, 2018 at 6:35 AM

Reply-To: jsdaffron@comcast.net

To: commission@knoxmpc.org

I am writing to express my concerns regarding the proposed development in West Hills; a proposal to cram 45 houses on 12 acres of steep land off Broome Road next to the current construction site of the senior living center at the crest of the hill approaching Middlebrook Pike (Southeast side of Broome and Northeast side of Malbaro).

There is already an assisted living facility being built in that dangerous, blind uphill curve on Brooke Rd. This creates multiple problems—traffic, density exceeding established WH standards of adjoining homeowners, neighborhood integrity, storm water control—plus the developer is unknown and has not made any effort to contact the community to share ideas and listen to our concerns.

Please vote no to this development, either completely or as proposed, or at a minimum delay approval until the developer can meet with the West Hills Homeowners Association to share his ideas and hear our concerns so that an agreement can be reached.

Respectfully,

Jim and Susan Daffron
824 Westborough Rd

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills, file # 1-SF-18-C and 1-I-18-UR.

1 message

kathienorwood via Commission <commission@knoxmpc.org>

Wed, Jan 10, 2018 at 4:04 PM

Reply-To: kathienorwood@aol.com

To: commission@knoxmpc.org

January 10, 20218

Dear Commissioners,

I strongly object to the proposed subdivision, The Cove in West Hills, file # 1-SF-18-C and 1-I-18-UR.

The proposed location for this subdivision is very close to a blind hill on Broome Road.

As a resident of West Hills since 1976, I am particularly concerned about the increase in traffic on Broome Road. I live on Kempton Road, in the Westborough subdivision. The Westborough subdivision of 61 houses has two entrances, and both entrances intersect with Broome Road. Similarly, the subdivision of Cavett Station has their entrance on Broome Road.

The ESTIMATED TRAFFIC IMPACT stated in the MPC subdivision report –concept/use on review for The Cove in West Hills is **497 (average daily vehicle trips)**.

This traffic will be addition to the **estimated 319 trips a day from the adjacent senior housing project** found in the Use on Review 3-B--17-UR for the senior apartments on Broome.

Below are two selections from the MPC subdivision report, concept/use on review for file # 1-SF-18-C and 1-I-18-UR, illustrating my concern about the density of this proposed subdivision, which exceeds the standards of the adjacent homeowners.

- 1) 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.
- 2) EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE. 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).**

Thank you for your time and attention.

Kathie (Katherine) Norwood

725 Kempton Rd.

Knoxville, TN 37909

(865) 693-5809

kathienorwood@aol.com

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] The Cove in West Hills

1 message

Holly Lazarus <lazdoc@comcast.net>

Wed, Jan 10, 2018 at 7:07 PM

Reply-To: lazdoc@comcast.net

To: commission@knoxmpc.org

I would like to say "ditto" to the many excellent letters you have already received expressing opposition to The Cove #1-SF-18-C and 1-I-18-UR.

I travel this section of Broome Rd. daily to and from work from the Westborough Subdivision of West Hills. I have lived here since 1983 and have always been concerned about Broome Rd., but particularly the blind curve at this proposed subdivision site.

With the current clearing and construction associated with the senior development, I literally hold my breath and say a prayer EVERY TIME I must navigate this curve. I know the dangers. Other drivers do not. The number of close calls with drivers coming over the double yellow lines into my lane of traffic, from both directions, are too numerous to count.

The senior development was sneaked in on the West Hills community. The same tactic is very apparent with this proposed subdivision. I believe the hearing sign was placed 1 week before tomorrow's meeting.

I would like to ask, when will the MPC recognize that the West Hills Community does not appreciate rushed hearings and developers who do not understand our concerns for our property values, quality of life and our safety?

I challenge each of you to travel Broome Rd. in its entirety and then say you do not see why we are concerned.

Thank you very much for your attention.

Sent from my iPhone
Holly Lazarus

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] Zoning on Broome Road

1 message

Tina Peroulas <vperoulas@gmail.com>

Wed, Jan 10, 2018 at 8:26 PM

Reply-To: vperoulas@gmail.com

To: commission@knoxmpc.org

I must plead with MPC commissioners to DENY the petition to be heard tomorrow (Jan 11) for approval of a 45 house development on 12 acres in West Hills, specifically on Broome Road. Broome is a two lane neighborhood street that 1) has been allowed to become a connector between Middlebrook & [Kingston Pike](#); 2) has become a cut through from Middlebrook to West Town area; 3) has a lot that is zoned commercial (why?); 4) has a 'senior living' development going up with large truck traffic; 5) has a postponed petition from the Fellowship Church to open an exit that will dump into Broome right where the senior living development is going in and where this 12 acre/45 house is proposed (please deny the Church request).

This neighborhood is one of large lots with very nice homes. A development as this will kill the integrity of West Hills houses, not in keeping with the rest of West Hills, and seriously affect home values. Imagine the same one block from your home!!

Earlier I issued an invitation to MPC commissioners to come to my home for coffee and GREEK cookies. I'll even make baklava. The catch is that we take part of that time to go see what is going on and what is being petitioned to occur on Broome. I think then you will understand our dilemma.

Tina Peroulas
643 Broome Road

The neighborhood, my neighborhood is under assault. Please help!

--

This message was directed to commission@knoxmpc.org



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

Fwd: NO to Broome Road Development!

2 messages

Terry Gilhula <terry.gilhula@knoxmpc.org>

Wed, Jan 10, 2018 at 5:04 PM

To: Gerald Green <gerald.green@knoxmpc.org>, "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>, "Brechko, Tom" <tom.brechko@knoxmpc.org>, "Brooks, Amy" <amy.brooks@knoxtrans.org>

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

From: **CELESTE WHITE** <celeste.white@knoxschools.org>

Date: Wed, Jan 10, 2018 at 4:53 PM

Subject: NO to Broome Road Development!

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

I am unable to attend the MPC hearing for approval of a proposed development on Broome Road to build 45 houses on only 12 acres of hillside land. My hope is that the commission WILL NOT APPROVE this development.

There are several obvious reasons why this project should NOT proceed as planned.

These include disregard for the neighborhood integrity (most homes in West Hills sit on ½ acre – mine is on 2 acres); traffic safety including limited line of sight at intersection with Broome Rd and the fact Broome Rd is already hazardous (I was side swiped on that stretch of Broome back in the 90s, and certainly can't be widened with this proposed development); storm water management especially since this area is part of the special Ten Mile Creek watershed mandating extreme protective measures; and perhaps most importantly, the West Hills Community Association has had NO CONTACT with the developer and would remain uninformed about the project if not for a small sign recently placed along the roadside announcing the MPC meeting.

PLEASE, PLEASE DO NOT APPROVE this Broome Road development!

Celeste White
Math Teacher @ West High School
Knox County Schools (TN)

Amy Brooks <amy.brooks@knoxtrans.org>

Wed, Jan 10, 2018 at 5:16 PM

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

Please share with Commission.

[Quoted text hidden]

--

Amy Brooks, AICP
Planning Services Manager

(865) 215-4001 office

(865) 679-9020 cell