



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

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## [MPC Comment] Regarding the proposed Harpers Cove development

1 message

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**Janet Michel** <jrmichel@tds.net>

Tue, Jan 9, 2018 at 10:06 AM

Reply-To: jrmichel@tds.net

To: commission@knoxmpc.org

I have been a Knox County resident since 1970. I have been a SW Knox County resident since 1992.

Here are my concerns regarding the new Harpers Cove development.

1. Will the developer be required to install a turn lane on Northshore? I have seen inconsistency with developers being required to do this. Not having a turn lane makes traffic flow much worse, especially during rush hours.
2. Not having curbs will change water flows and drainage. Has this been considered? Especially with regard to proximity to the lake and other land forms? Will you ensure that this is part of the developer's plan?
3. These developments of small lots lend themselves to future ghettos. Having tiny lots right next to a development where the lots are much larger seems extremely inconsistent for planning.
4. [Northshore Drive](#) is woefully overdue for widening. The current width is still that of rural road, but the volume of traffic is many times that. When will you advise the county to widen this road. Will this developer be required to have a plan for when Northshore is widened? It should!!
5. Generally, more narrow roads slows traffic. But, this development is so small, this shouldn't make any difference.

Thank you for considering my comments.

Janet Michel

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