



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

[MPC Comment] Harpers Cove Subdivision

1 message

'Clay Reed' via Commission <commission@knoxmpc.org>

Mon, Jan 8, 2018 at 11:16 AM

Reply-To: ccreed65@yahoo.com

To: commission@knoxmpc.org

To Whom it May Concern,

S. Northshore Drive is a narrow, mostly unlit road with no shoulder. All other streets in this area are also narrow, with two lanes and no shoulders or lights.

We moved into Falcon Pointe almost 3 years ago and the amount of continued development is staggering. Behind my home once stood a farm with numerous trees. It was one of the reasons we selected that specific lot on which to build. Now I have multiple homes out my back door. No trees and no privacy.

Traffic on this road continues to worsen as new developments pop up like weeds along Northshore, Choto and other area roadways. Rush hour traffic is a nightmare at best, especially in the morning on the way to school. I can leave my home at 7:15 AM and sometimes not make it to Northshore Elementary by 7:45 and it is only 8 miles. It can be nothing but tail lights between the Choto and Concord roundabouts and it is very frustrating.

I do not know for a fact, but would imagine that emergency vehicles would have problems if an accident prevented them from getting to a fire or a patient to a hospital.

I would beg the commission to realize that current levels of development in this area already exceed the ability of the existing infrastructure to properly and safely service its residents. Please stop all of this development to protect current residents as well as the remaining trees and open land that once made this area so inviting,

Thanks
Clay

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] FILE #: 1-SG-18-C Harpers Cove Agenda 1/1 1/18

1 message

Paulette <pgpellet@gmail.com>

Mon, Jan 8, 2018 at 10:23 AM

Reply-To: pgpellet@gmail.com

To: commission@knoxmpc.org

Knoxville-Knox County MPC,

FILE #: 1-SG-18-C Harpers Cove

- The proposed Harpers Cove subdivision needs sidewalks.
- The future residents of Harpers Cove need greenway on South Northshore Drive, so that they can walk to the YMCA.
- The existing and future residents in this area need greenway on South Northshore Drive so that they can walk to Concord Park.

When the residents of Jefferson Park, adjacent to the proposed subdivision, gained control of the HOA last year, they did a survey to determine the improvement priorities. The number one priority of the existing residents was the sidewalks. The residents wanted the sidewalks improved to accommodate walkers, joggers, strollers and wheelchairs. That has been accomplished, the sidewalks are heavily used, and the residents are planning to add to the existing system. Future residents in this proposed subdivision will want the same.

The YMCA is a very short distance from this proposed subdivision. The proposed residents should not have to get into a car and add to the traffic and crowded parking lot at the YMCA. The proposed Harpers Cove residents need to be able to walk along South Northshore Drive.

The existing and proposed subdivisions in this area have water on 2 sides. The only way to access this proposed subdivision is on South Northshore Drive, which becomes a narrow bridge at the south end of Concord Park. No one that lives here can get to Concord Park, or the Public Schools, without crossing this bridge. There is no room for pedestrians on this bridge. The more residents that live on the south side of the bridge, the more likely it is that a person will need to cross this bridge on foot, and the more likely it is that tragedy will occur.

Please stand back and see the big picture. Please proactively create a safe neighborhood for the residents of Knox County. Please include sidewalks and greenway in all development plans.

Paulette and Jeff Pelletier
[12211 Fredericksburg Blvd.](#)
[Knoxville, TN 37922](#)

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

[MPC Comment] Harper's Cove Development

1 message

WILLIAM YOUNT <byount@ameritech.net>

Mon, Jan 8, 2018 at 10:51 AM

Reply-To: byount@ameritech.net

To: commission@knoxmpc.org

Dear Knox Commissioners,

Traffic on the shoulderless S. Northshore Drive with the ballooning Development in the area has long since become dangerous for drivers, bicyclists, and pedestrians. It is my strong opinion that, in conjunction with any further development in this corridor, Knox County needs to address the safety issues faced by all that use S. Northshore. Sidewalks in present and future developments connecting to a Greenway along S. Northshore are critical for Pedestrian and Bicycle traffic. Investigation of a long term plan with lane expansion and traffic flow regulation seems advised as well.

Sincerely,

Bill Yount
Jefferson Park Resident
12156 Monument Blvd
byount@ameritech.net

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Harpers Cove

1 message

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

Mon, Jan 8, 2018 at 2:06 PM

Reply-To: bgseals@aol.com

To: commission@knoxmpc.org

We live in one of the subdivisions on Northshore west of The Cove. Everyone out here opposes another subdivision being built. Our roads are already way overcrowded. The traffic at The Cove in the summer is very dangerous with kids and families running everywhere. This just adds more cars to an already busy road.

The proposed Harpers Cove is also in a curve west of The Cove and will be a dangerous entrance and exit. We don't have enough width on our roads now. And, since they have paved, it is even more dangerous with the huge drop offs.

What we would all like is a walkway (sidewalk) from The Cove all the way to Choto Road and even beyond that at some point, NOT another subdivision and more cars.

The parking is terrible for The Cove and a sidewalk would help ease the traffic by allowing people to walk from their homes. There is a bridge but it can be easily by-passed by a wooden walkway/bridge on one or both sides. It is done in Hilton Head and it allows walkers and bike riders a way to get to parks and to exercise. There is a walkway on the other side of the Cove so let's extend it to the other side.

I hope our county commissioner will work to achieve these goals.

Thank you!
Brenda Seals

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Concerns Regarding File 12-H-17-UR / Elder's Hardware Store

1 message

Andrew Rowe <roweandrewj@gmail.com>

Mon, Jan 8, 2018 at 9:11 PM

Reply-To: roweandrewj@gmail.com

To: commission@knoxmpc.org

Commissioners of the Metropolitan Planning Commission

I am writing to you with concerns regarding the proposed hardware store at [10009 Hardin Valley Rd](#) (file #12-H-17-UR). I am a homeowner with property adjacent to the proposed hardware store, and while I would rather not see a hardware store in my backyard, I understand that this area is one of the fastest growing areas of Knoxville and at some point most of the properties along the valley will be developed. We have already spoken to the CEO of Elder's Hardware about potential noise pollution and light pollution and have received assurances that deliveries will only happen during the day (addressing the noise) and that the lights in the back the store will be soft, downward facing lights which will not shine directly into the bedrooms at the back of our house. These are only assurances, but with including this information to you, we hope that it will be recorded in some official manner.

More concerning to us, however, is the potential floodwater impact of regrading the land across Plumb Creek from us.

The 'hook' peninsula at the top right of all of the drawings is our property and with any type of heavy rain the entirety of the top of the diagrams in file 12-H-17-UR will flood. We have stood many times looking out our back windows at water creeping up to the Black Walnut where the property falls off into the peninsula. Over the years, as more and more areas have been developed, we've watched as the water gets higher and higher each time there is a heavy rain. When Alliance Park was built on Byington Solway, we watched as our neighbor's yard flooded past their basketball goal on a regular basis, a place the water had never reached before. When West Knox Utility dug up our back yards to replace the sewer main, we visited neighbors whose houses once had dry crawlspaces before which now had to run sump pumps 24/7. This area is very sensitive to change, and we would like to voice our concern that further development of any kind along the Plumb Creek/Hardin Valley corridor puts us in Highgate Circle at risk of flooding. We are apprehensive that our houses, previously outside the flood zone, will be reclassified as "AE" which will burden us with very expensive flood insurance or worse, that our homes will actually flood and, either way, we will have no recourse for compensation.

I have included a set of pictures that shows what the area looks like at it's worst. We only ask that we receive reassurances that this development will not put us and our property at risk of either higher insurance or flooding proper. We would request that a storm water study be performed in order to asses what the full impact of the development would be on Plumb Creek. We look forward to working with you on this matter and hope that all concerns can be addressed.

Thank you for your time.

Andrew Rowe
Homeowner, 10078 Highgate Circle

Enclosure: Pictures of flooding





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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Harper 's Cove

1 message

'Kelly Williams' via Commission <commission@knoxmpc.org>

Mon, Jan 8, 2018 at 2:09 PM

Reply-To: kellyhwilliams@yahoo.com

To: commission@knoxmpc.org

To Whom it May Concern:

Allowing additional development and traffic onto Northshore Drive near the Cove without better infrastructure is irresponsible and dangerous. I live in Jefferson Park and have to take unnecessary risk each morning when I leave my subdivision to take my children to school. There is too much traffic in this part of town. We should be focusing our efforts on widening Northshore Drive and improving infrastructure in this area, as opposed to lining the pockets of developers. Please keep in mind that the proposed developer of this new subdivision is the same group that developed Jefferson Park. To say that this group/person is dishonest to people that purchase lots from him would be a major understatement. I would highly discourage anyone from doing business with him.

Thank you,
Kelly Williams

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Harpers Cove & future subdivision developments

1 message

Eric Rose <5860clcs@gmail.com>

Mon, Jan 8, 2018 at 3:35 PM

Reply-To: 5860clcs@gmail.com

To: commission@knoxmpc.org

Cc: Valerie Rose <valcrose@yahoo.com>, Brenda <Bgseals@aol.com>, Jeff Pelletier <jeff.a.pelletier@gmail.com>

Commission members,

Thank you for overhauling the Knoxville-Knox Ct. Subdivision Regulations on Oct. 17, 2017. I am particularly in favor of section 3.05 Pedestrian Circulation Systems which directs new subdivisions to provide sidewalks for safe pedestrian travel.

Consequently I am asking that Mesana Investments request for no sidewalks or curbs in it's new development at Harpers Cove be denied. To do otherwise sets a precedent that provides an "no sidewalk/curb" argument for future residential developers to pursue.

I believe the commission is on "right track:" of providing road safety to its citizens given the increase in traffic that the West Northshore Drive area is experiencing. Good planning is good sense. The commission should also consider and pass additional safety measures that provide sidewalks down congested and dangerous Northshore Dr. to the Loudon County Line. Many people walk and bike that area - it is dangerous and it only takes one injury or fatality for the commission to be facing a major publicity problem.

Thank you for your time and consideration.

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Eric Rose
12253 Fredericksburg Blvd.
Knoxville, TN 37922
(865)-851-1001

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Harpers Cove and Northshore Blvd.

1 message

Jason Leslie <jtleslie@mmm.com>

Mon, Jan 8, 2018 at 9:04 PM

Reply-To: jtleslie@mmm.com

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

Cc: Brie Leslie <bleslie@meguiars.com>

Dear Knox County MPC,

This email is in regard to the proposed development known as Harpers Cove. Traffic volume continues to increase on Northshore Dr. as residential real estate investment has outpaced critical infrastructure spending to improve the Northshore corridor. 181 daily vehicular trips represent a significant increase and stress on an already overcrowded artery of West Knoxville. Those 181 vehicles will be entering and exiting Northshore Dr. on a blind curve in a densely wooded area. The proposed entrance to Northshore Dr. represents a significant safety issue for both the residents of Harpers Cove and the traffic traveling at or above the posted speed limit. With all of this said, I'm not opposed to the Harpers Cove development, just the proposed entrance.

I would propose that the developers of Harpers Cove work with the Home Owners Association of Jefferson Park to create a street entrance into the new neighborhood. The undeveloped lots number 19 and 20 in Jefferson Park could serve as the aforementioned entrance. While this proposal does not eliminate the 181 vehicular trips on Northshore Dr., it does eliminate an additional entrance on the already overcrowded thoroughfare. In addition, the school district could continue to use the existing bus stop location within Jefferson Park and would avoid adding another low volume stop which only adds time to an already long bus route for the children. Please let me know if you have any questions.

Regards,

Jason & Briehan Leslie

[12284 Fredericksburg Blvd.](#)

[Knoxville, TN 37922](#)

865-392-1220

949-632-2044



Jason T. Leslie | Plant Manager

3M Clinton

400 JD Yarnell Industrial Parkway | Clinton, TN 37716, USA

Mobile: 949-632-2044 Office: 865-481-5103

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] New subdivision on Northshore

1 message

Beth Bowen <pbetbowen@gmail.com>

Mon, Jan 8, 2018 at 4:24 PM

Reply-To: pbetbowen@gmail.com

To: commission@knoxmpc.org

Knox county planning commission,

I am writing in opposition to the new subdivision. Something must be done to deal with traffic on Northshore before new subdivisions are added. It is becoming a very dangerous road and the traffic at certain times is very congested. The road as it is designed can not support so much traffic. Please take the safety of the people in the SW county in consideration when making decisions about additional subdivisions.

Thank you,
Elizabeth Bowen
Copperstone at Choto resident

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] South Northshore

1 message

Annie Duncan <aduncan@tds.net>

Tue, Dec 5, 2017 at 3:01 PM

Reply-To: aduncan@tds.net

To: commission@knoxmpc.org

Commissioners:

S. Northshore Drive is a narrow road with no shoulder and entirely too much traffic, yet developments continue to occur. It has become nearly impossible to navigate out of neighborhoods in the morning and afternoon hours. Nearby parks are also hard to navigate.

I live in Jefferson Park and have a daughter who is driving. To allow more traffic so that builders can make more money puts the lives of people in danger. Please do not allow another development in our area. It is already unsafe and ridiculously congested!

Annie Duncan
1631 Charlottesville Blvd.

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



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

[MPC Comment] Regarding the proposed Harpers Cove development

1 message

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
2106 Holderwood Ln
Knoxville, TN 3922
966-5918

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This message was directed to commission@knoxmpc.org