



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

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## [MPC Comment] File No. 5-SH-18-F Laurel Falls Lane Extension

1 message

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**Marvin Mathiak** <mmathiak@comcast.net>

Thu, May 3, 2018 at 3:31 PM

Reply-To: mmathiak@comcast.net

To: Metropolitan Planning Commission <commission@knoxmpc.org>

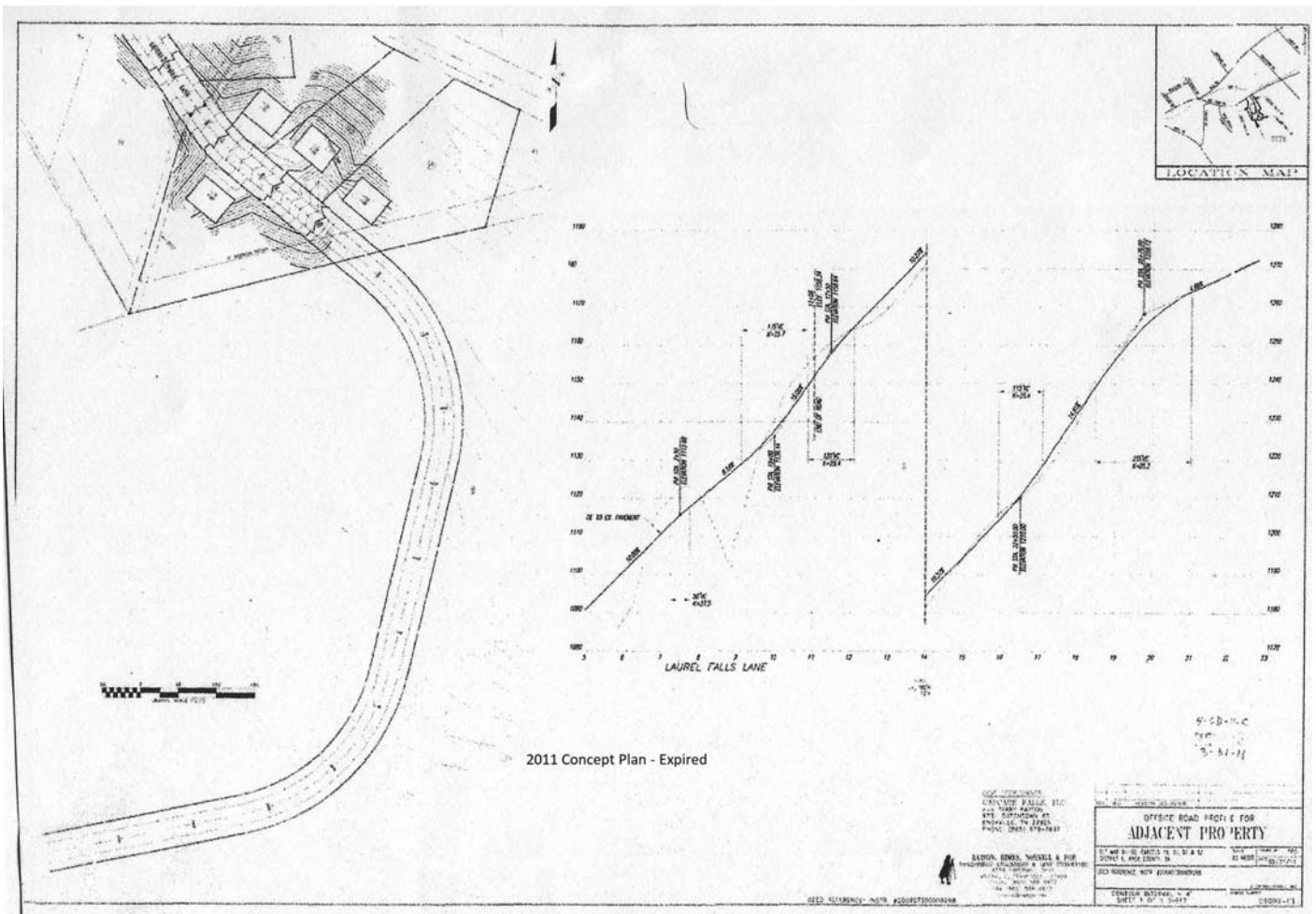
We wish to make the Commission aware of serious problems of the proposed Laurel Falls Extension and request it be denied at the May 10 meeting.

The proposed Laurel Falls extension road is almost identical to a proposal submitted and later withdrawn in 2011. It will ruin our existing cul-de-sac. As in 2011, this appears to be Phase 1 of plans to construct a new subdivision above Cascade Falls Subdivision.

The developer Terry Patton claims he will just put in a "wide driveway" or a "common driveway", not a public road. This is obviously contradicted by the proposal before you.

This Phase 1 proposal alone would make no economic sense for Terry. Its cost would be far in excess of whatever value a second access road would add to the three unsold lots. But a Phase 2 will open the door to highly profitable development of a new subdivision above Cascade Falls. It could logically connect at Westop Trail to the neighborhoods above.

In 2011 Terry assured us he would not extend Laurel Falls beyond Phase 1. But this was contradicted by the concept plan filed in 2011:



Phase 1 work will be unusually expensive as it will cross a deep ravine that was used to dump huge amounts of excess dirt from construction of Cascade Villas Subdivision. Until late 2017, trucks just dumped dirt for a bobcat to spread. A small bulldozer was briefly used on a few occasions to spread large piles. I estimate this fill is at least 10 feet deep. The sides are not landscaped or terraced in any way, but just loose dirt that slid down as the bobcat pushed dirt close to the edge.

Jim Snowden <jim.snowden@knoxcounty.org>

4/19/2018 3:01 PM

## RE: Road specification

To Marvin Mathiak <mmathiak@comcast.net> Copy Leo LaCamera <leo.lacamera@knoxcounty.org>

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Marvin,

Thanks for your email, I just spoke with our Development Services folks and they advised the intent of the developer currently is to extend Laurel Falls Lane, making the extension a public roadway. Therefore, by doing so they will be required to submit a design plan to our Department and the work will be inspected/bonded to ensure all construction complies with Knox County standards, including compaction in deep fills.

**Jim Snowden, P.E.**

Chief Engineer/Deputy Director  
Knox County Engineering and Public Works  
205 West Baxter Avenue  
Knoxville, TN 37917  
Phone (865) 215-5808  
Fax (865) 215-5896  
[jim.snowden@knoxcounty.org](mailto:jim.snowden@knoxcounty.org)

The following pictures show the area of deep fill that will impact the cost of the Phase 1 plan before the MPC, making this plan highly financially undesirable if no further development is planned.









The effect on Cascade Falls Subdivision and especially on Cascade Falls Lane from Ball Camp Pike through Laurel Falls Lane would be devastating. Our quiet cul-de-sac will be ruined. Our quiet subdivision would become a major road with heavy construction traffic from the new subdivision, and a very attractive high traffic short cut between neighborhoods above Cascade Falls Subdivision to Ball Camp/Shaad Road. We respectfully request the MPC to consider these harmful impacts on our peaceful neighborhood.

A petition asking the MPC to deny extension of Laurel Falls Lane is being signed and will be presented to the MPC in the May 10 meeting.

Marvin P. Mathiak

8129 Laurel Falls Lane

Knoxville, TN 37931

865-684-3663

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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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## Fwd: Public Roadway Decision - Cascade Falls - Extension of Laurel Falls Lane

2 messages

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>

Fri, May 4, 2018 at 9:10 AM

To: Commission <commission@knoxmpc.org>, Planning Services <planningservices@knoxmpc.org>

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

From: **Mary Blair** <mblair0305@gmail.com>

Date: Fri, May 4, 2018 at 7:28 AM

Subject: Public Roadway Decision - Cascade Falls - Extension of Laurel Falls Lane

To: contact@knoxmpc.org

Cc: Mark Blair <mwb5358@hotmail.com>

To Whom It May Concern;

Please consider this as our written protest to the above matter. We are residents of the Cascade Falls community and have been made aware that this is being decisioned at a meeting on May 10 at 1:30pm. We do not understand why this meeting, that will affect many working families is being held on a work day during the day. Opening a public road way through our subdivision will greatly effect our property values and jeopardize the safety of our children with the higher traffic on our private roadways as people seek a shortcut to Ball Camp & Schaad Road. Please consider instead a widening of Ball Camp to handle the growing volume of traffic due to overcrowding of residences to be supported by a 2-lane main thoroughfare.

We have also submitted signed petitions protesting this decision.

Thank you,  
Mary

Mary Blair  
2005 Cawood Falls Lane  
Knoxville, TN 37931  
mblair0305@gmail.com

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**Terry Gilhula** <terry.gilhula@knoxmpc.org>

Fri, May 4, 2018 at 9:16 AM

To: Planning Services <planningservices@knoxmpc.org>, Commission <commission@knoxmpc.org>

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

From: **Mark Blair** <mwb5358@hotmail.com>

Date: Fri, May 4, 2018 at 9:12 AM

Subject: Re: Public Roadway Decision - Cascade Falls - Extension of Laurel Falls Lane

To: Mary Blair <mblair0305@gmail.com>, "contact@knoxmpc.org" <contact@knoxmpc.org>

Here are our signed petitions opposing the Extension of Laurel Falls Lane.

Thanks,

Mark

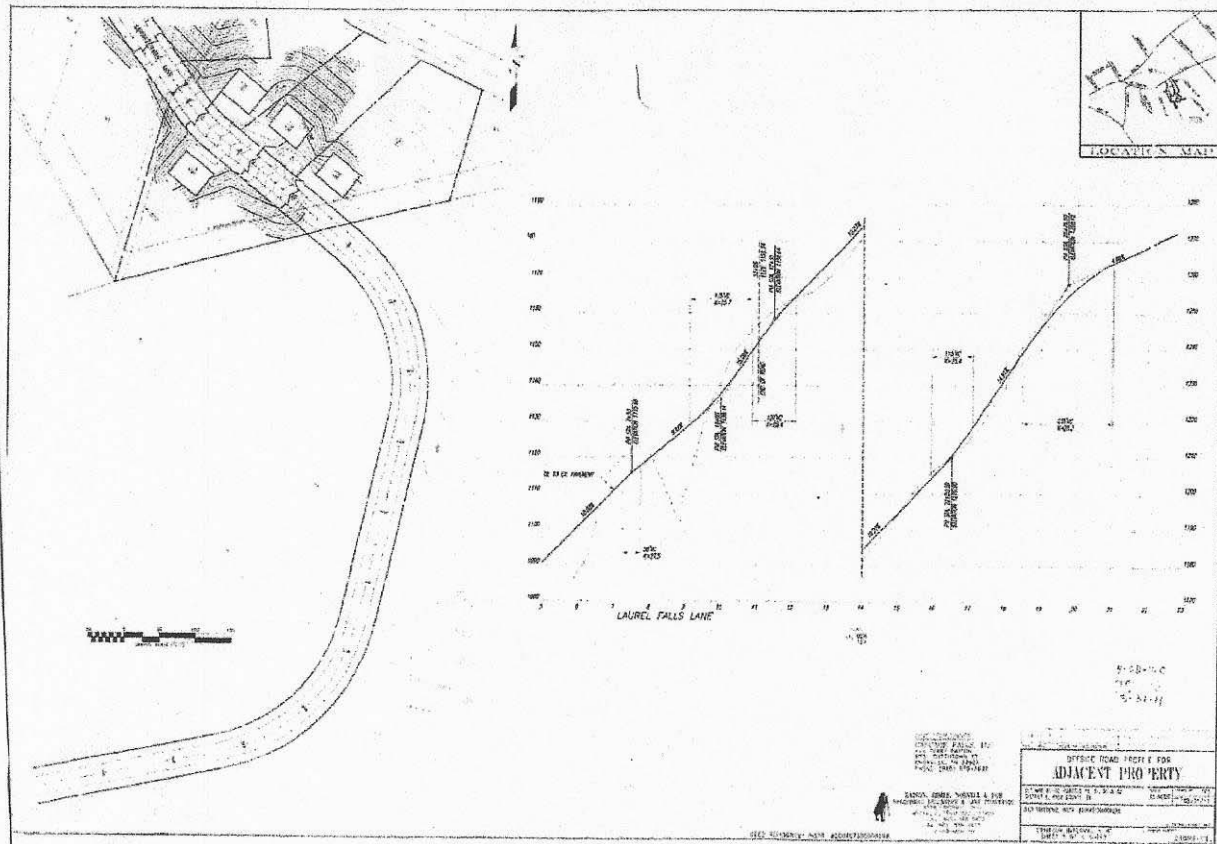


# PETITION TO KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

## DENY EXTENSION OF LAUREL FALLS LANE File No. 5-SH-18-F

Cascade Falls Subdivision is not connected to any street other than Ball Camp Pike. Laurel Falls Lane is a quiet street ending in a cul-de-sac. The extension of Laurel Falls Lane will ruin the existing cul-de-sac enjoyed by residents and enable turning Laurel Falls Lane into a busy through road.

A substantially identical plan submitted in 2011. We then were told Laurel Falls Lane would not be extended beyond it the plan. But the associated concept plan clearly showed intent to greatly extend Laurel Falls Lane, opening development of a new subdivision above Cascade Falls and probably connecting to Westop Trail. The project was suspended when this became known:



The plan before you will enable Terry Patton to build another subdivision above us and create a very attractive, high traffic shortcut through Cascade Falls Subdivision from Ball Camp Pike to other neighborhoods. Our enjoyment of a quiet neighborhood safe for children to play will end and property values will fall.

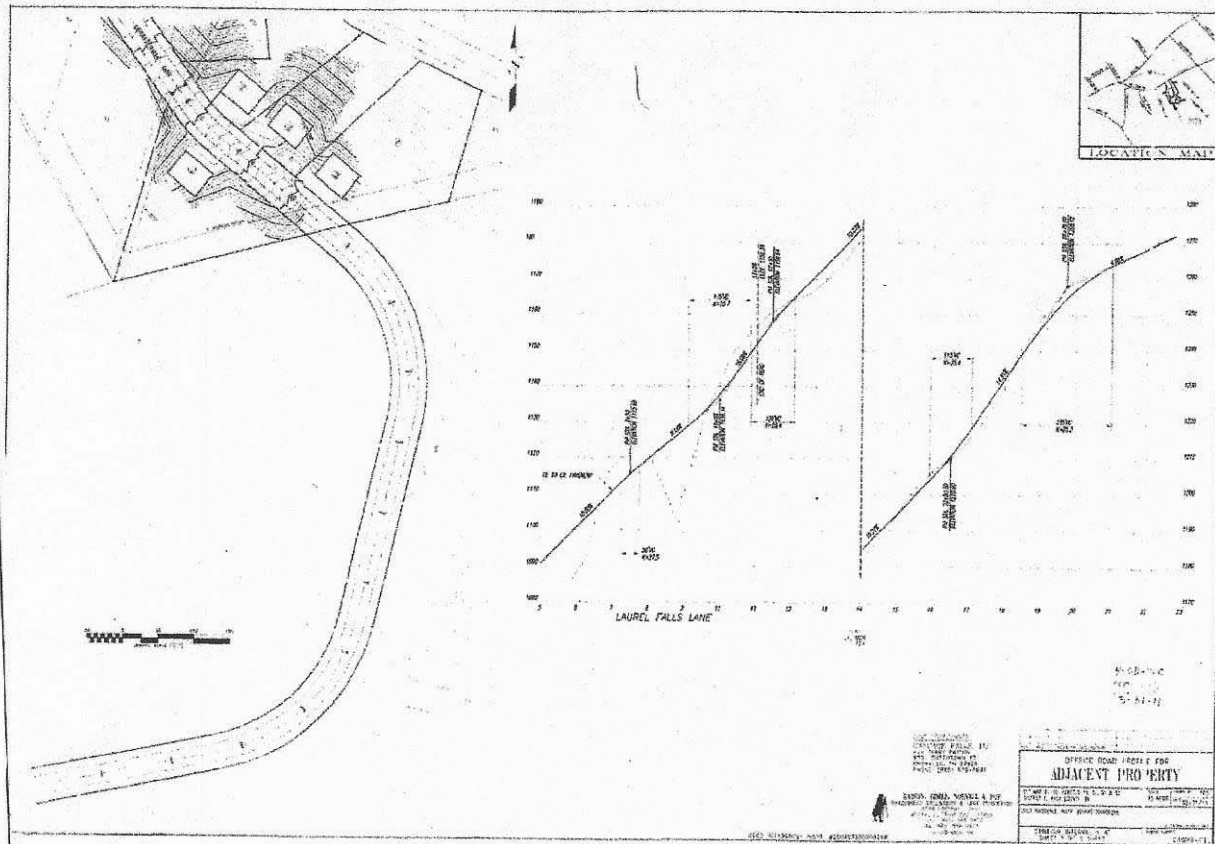
We, the undersigned, respectfully request denying Laurel Falls Extension.

Name Mary Blair Address 2005 Canwood Falls Ln

Signature Mary Blair Date 5/3/18

**DENY EXTENSION OF LAUREL FALLS LANE File No. 5-SH-18-F**

A substantially identical plan submitted in 2011. We then were told Laurel Falls Lane would not be extended beyond it the plan. But the associated concept plan clearly showed intent to greatly extend Laurel Falls Lane, opening development of a new subdivision above Cascade Falls and probably connecting to Westop Trail. The project was suspended when this became known:



We, the undersigned, respectfully request denying Laurel Falls Extension.

Name Mark W. Blain Address 2005 Cawood Falls Lane, Knoxville, TN

Signature Mark W. Klein Date 5/4/2018