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Oct 11, 2018 Item #21 10-SF-18-C

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Knox County Metropolitan Planning Commission
 Meeting for October 11, 2018

Agenda Item # 21 10-SF-18-C

Ashton Grove / Feliciana by DJC Properties

The neighbors to this proposed development from adjacent properties of RiverLake, Northshore Commons, Bluegrass, WoodLake Acres, and RiverMist subdivisions continue to have concerns for the safety and integrity of our neighborhood.

- **Name to remain Ashton Grove**

We formally request the name of the proposed subdivision remain as was previously approved by KMPC with the 'Ashton Grove' rather than the new "Feliciana." Ashton Grove fits much better with the names of the neighboring subdivisions as listed above.

- **Align entrances of proposed subdivision with existing Bald Cypress Lane of Cambridge Shores Subdivision**

The proposed staggered entrances on Northshore Drive would create additional hazards to an already extremely dangerous stretch of roadway. It would also create hazards with the school bus stops on Northshore. The entrances should be directly across from each other to ease exiting and entering Northshore.

- **Size of tract 1.56 acres [7 detached dwellings] 4.49 dwelling units per acres in zoning of 4.5 du/a**

Note : the Survey of record for Feb 2016 and the Use on Review approval by KMPC June 2018 document this tract as 1.56 acres rather than 1.87 acres currently referenced.

- **Variance Hardships**

The design exceeds the size of the lot. The size of the tract and the Knox County Subdivision Regulations should have been first and foremost in the design of this development. Instead we continue to go down the road of endless request for variances due to hardships, such as, "existing conditions" and "geometry of the site."

The developers and the residents should respect and follow the regulations for the betterment of Knox County and our neighborhoods.

Thank you for incorporating our concerns in making your decisions.

Robert O. Johnson and Rexana Johnson