

## Google Groups

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### Feliciana Subdivision File 10-sf-18-c

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**Sonja Haney** <shaney@tds.net>

Oct 10, 2018 2:26 PM

Posted in group: **Commission**

Dear MPC Commissioners:

My neighbors and I have been involved in every MPC meeting regarding this 10419 S. Northshore property from June 2006 until present. Unfortunately, we missed the 12Jan.2006 MPC meeting where a developer was able to get this small piece of property changed from A to PR without objection. Immediately after the zoning change came a series of concept proposals and requests for variances.

During these MPC meetings, we watched the calculated acreage fluctuate greatly with as much as .6 acre measure, a significant difference with a PR zoning. It appears that the same engineering/survey firm submitted entries on all applications. I believe that the newest survey was done in 2016 and indicated that the property was indeed 1.56 acres. Now the present 2018 application for the concept plan borrows from an older application and states the property consists of 1.87 acres.

The present concept application in file number 10-SF-18-C asks for two variances based on "hardship," and the MPC staff recommended three.

Please consider the following as you access the "hardship" for the developer:

1. In your Feb. 2018 Subdivision Regulations for Knoxville and Knox County there is a subsection, Evidence of Hardship Required (A2,a-d, pg 10). A2a states that "because of particular surroundings, shape, or topographical conditions [a developer may declare a hardship] as distinguished from a mere inconvenience". On one application form, the engineers listed "topography" as evidence of "hardship." The word "topography" evokes notions of the rise and fall of the landscape, hills, valleys, creeks, the physical shape, etc. Possibly the most abstract or "general" sense of the word might include how big or how small is the property. Your staff indeed has noted that the developer should be granted a "hardship" because of "the limited size of this site."
2. However, the following A2b section attempts to clarify "topography" and "hardship" based upon what is "unique to the [particular property] and is not applicable generally to other property." Surely, whether a site is big or small does not fall under the concept of "unique" and is "general" to other property.
3. Section A2c states that "the purpose of the variation is not based exclusively upon a desire for financial gain." At one of the concept plan meetings, I recall a commissioner voting against the plan by noting that it was not the duty of the MPC to ensure the developer's profit.

I believe there have been five concept plans on this property brought before the MPC for consideration with developers trying either to insert either additional dwellings beyond the PR zoning or asking for "hardship" variances. What this indicates to me is that developers are seeking a profit beyond what this particular 1.5 acre site can yield and that the "limited size of this site" is not evidence of "hardship."

Thank you for your consideration of these points,

Sonja Haney  
10321 Bluegrass Road  
Knoxville, TN 37922

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### Fwd: Oct 11th MPC Agenda Item # 21 10-SF-18-C

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

Oct 10, 2018 7:10 AM

Posted in group: **Commission**

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

From: <LizaWright@tds.net>

Date: Wed, Oct 10, 2018 at 12:46 AM

Subject: Oct 11th MPC Agenda Item # 21 10-SF-18-C

To: <Contact@knoxmpc.org>

October 9, 2018

Elizabeth and Michael Wright

10652 Sandpiper Ln

Knoxville Tn, 37922

Knox County Metropolitan Planning Commission

October 11, 2018

#### **Agenda Item # 21 10-SF-18-C**

Ashton Grove / Feliciana by DJC Properties

1. The Ashton Grove/Feliciana subdivision access needs to be located directly across from Bald Cypress/Cambridge Shores.

Thirty-six new Bald Cypress/Cambridge Shores homes are currently under construction directly west across S. Northshore Dr. from the proposed Feliciana "condominiums."

Bald Cypress/Cambridge Shores will soon add 405 driver trips per day (Knox County MPC estimate 2015) turning out on Northshore going both directions. The Feliciana subdivision will add 90 trips/day. Drivers from each subdivision need to be able to look directly across Northshore Dr and make eye contact. Eye contact established between drivers across the east and west sides of Sandpiper Ln., located 400 feet to the north, prevents accidents daily.

**The developer is not entitled to an subdivision access relocation Variance that jeopardizes public safety merely to increase their profit (by 1 lot). Nor does a ~500\$/year tax gained by the County for that lot justify MPC granting a Variance at the expense of public safety. Alignment of the subdivision accesses at the standard 400' from Sandpiper is the right decision.**

1. There does need to be a new traffic study done; there currently is hazardous traffic. Traffic is extremely heavy on morning school days because parents from as far away as the Loudon-County-line drive children to the new Northshore Elementary, straight SE down Northshore. Other drivers are going the opposite direction at the same time to West Valley Middle, A.L. Lotts, Pellissippi State, and Oak Ridge. Residents on River Mist located 600 feet east of Bald Cypress cannot see in either direction well enough to turn out safely.
  
1. The "private" subdivision road with 2/3 reduction in size of the cul-de-sac creates hardships for future residents and trucks doing business in the neighborhood. Future residents are being deceived- they will need to pay future road upkeep expenses without the help of County funds. Trucks will need to back up (often loud unpleasant beeping) multiple times to get around a cul-de-sac reduced in radius from 75' to 25'. The developer alone profits in the short term at future resident expense and future business inconvenience.

Sincerely,

Elizabeth and Michael Wright