



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

[MPC Comment] 9-SB-18-C_9-E-18-UR The Cove in West Hills

1 message

Hill C C <clarencehill@bellsouth.net>
Reply-To: clarencehill@bellsouth.net
To: commission@knoxmpc.org
Cc: Reynolds Mike <mike.reynolds@knoxmpc.org>

Wed, Sep 12, 2018 at 4:47 PM

Commission members:

We have lived and raised a family at 718 Broome Road since 1990.

The proposed development is for a subdivision with 58 units on 12.5 acres.

We realize the acreage will ultimately be developed, **however** the proposed concept plan currently pending MPC review, if constructed, will result in damage to our property and is completely at odds with the existing character of the neighborhood. The proposed concept plan shows that extensive excavation will be conducted with the most extreme excavation being along 630 feet of our property line.

Therefore, we request that MPC **not** approve the proposed concept plan because:

a. The proposed lot sizes are not consistent with the large single family lots immediately adjacent to the proposed development on the west and south.

b. The proposed duplex and triplex for 55+ complex is not consistent with the existing adjacent single family land uses.

c. Due to the very steep slopes on the development site and proposed removal all old growth trees and existing underbrush which currently mitigate runoff, the risk for storm water runoff from the development (during construction and post construction) causing property damage down stream along Ten Mile Creek is unacceptably high. The concept plan lacks information regarding mitigation of this risk.

d. The developer failed to show a minimum 25 feet wide "no disturb buffer," **as promised**, along the property lines adjacent to existing singly family residential lots (western and southern property lines).

e. The cumulative impacts on traffic flow on Broome Road from the proposed new development and the retirement facility nearing occupancy combined with existing traffic volume will drastically increase unsafe driving conditions on Broome Road.

Ann and Clarence Hill
[718 Broome Rd](#)
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This message was directed to commission@knoxmpc.org