



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Broome Road Development #1-D-19-UR

John Heins <johnheins@comcast.net>
Reply-To: johnheins@comcast.net
To: commission@knoxplanning.org

Tue, Jan 8, 2019 at 10:16 PM

Dear MPC,

I am the President of Wesley Neighbors Community Association and our association is a small part of the overall 1200+ residential houses that make up West Hills. On behalf of our Wesley Neighbors I would like to ask MPC to postpone the consideration of the latest proposed Broome Road development for a minimum of 30 days so both the developer and our neighborhood can finish looking at project and its potential impact on the surrounding neighbors. This is a small ask for a development of a piece of property that will hopefully be good for everyone involved for a long long time.

Thank you for all you do for neighborhoods,

John

John Heins
President
Wesley Neighbors Community Association
865.297.7045

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Agenda Item #10 RE: Broome Road Development

'Reuben Pelot lii' via Commission <commission@knoxplanning.org>

Tue, Jan 8, 2019 at 9:44 AM

Reply-To: rpelot3@aol.com

To: commission@knoxplanning.org

This is to inform the Commission that I wholeheartedly endorse the West Hills Community Association's request for postponement. The Community has made every effort to meet with the Mr. Gentry on a number of occasions, expecting the be be brought up to date on plans for this project, only to be told " oh, that study is not complete".... and then have him file his updated plan the next day. This last plan was filed the next morning, after such meeting occurred, giving the Committee no time to review its changes. Therefore, we cannot support it, and request the postponement giving our engineers and the community time to evaluate it, as this property, with the already serious drainage problems is of great concern to the Neighborhood. Thank you for your consideration.

Barbara B. Pelot
8437 Corteland Drive
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] MPC File # 1-D-19-UR

'Debra Smith' via Commission <commission@knoxplanning.org>

Tue, Jan 8, 2019 at 10:42 AM

Reply-To: des1123@aol.com

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

Members of the Commission:

WHCA is favorably impressed with the progress and quality of the site engineering plans, but sees there are still many details about stormwater management runoff unknown, as well as traffic impact onto the officially declared substandard Broome Road, and questions about design and construction of future houses on the site and who will build them.

The West Hills Community Association respectfully requests a minimum 30-day postponement of the hearing for MPC File # 1-D-19-UR to develop parcel #1060A039 located on Broome Road in the West Hills community within the City of Knoxville.

Sincerely,

Debra Smith
538 Broome Road

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

[MPC Comment] Agenda Item # 10 - File # 1-SA-19-C and 1-D-19-UR—JRG Development, LLC (Broome Road property)

Hill C C <clarencechill@bellsouth.net>
Reply-To: clarencechill@bellsouth.net
To: commission@knoxplanning.org

Tue, Jan 8, 2019 at 11:23 AM

This purpose of this message is to support the request by the West Hills Community Association (WHCA) for a postponement of agenda item #10 JRG Development and to request that the MPC obtain additional detailed information regarding the proposed drainage, sediment controls and stormwater controls.

My property is immediately adjacent to the proposed development and shares approximately 600 feet of boundary with the proposed development.

A postponement and additional information are justified and warranted for the following reasons:

1. The developer making application for MPC approval is a surrogate for a future developer that at this time is unknown and therefore the WHCA has not been provided definitive information regarding the proposed development. All that is known at this time is the road layout, number of lots, tentative contours and tentative locations for stormwater ponds.
2. The final plans for the development submitted to MPC staff on January 7 failed to identify physical features such as a driveway along the western boundary of the property and storm water entering the proposed development area from off site. Specifically drainage from Broome Road roadside ditches are piped onto the property through a 24 inch diameter pipe.
3. The topography of the site merits special consideration for sediment and stormwater controls. As a Professional Engineer with 30 + years experience with sediment and stormwater control design and construction, the extreme slopes on this site and the drastic changes in vegetative ground cover will present a major challenge for the developer to meet the City of Knoxville and state of Tennessee sediment and stormwater requirements. The area currently has excellent ground cover with grass and mature forest. Since the actual developer will very likely change once MPC approves the concept plan and the WHCA will not have had the opportunity to interface with the actual developer to discuss the types of best management practices and design features that will be used to meet these requirements and protect downstream property owners from property damages due to sediment and flooding during construction and post construction. Therefore I request that the MPC obtain additional information regarding the proposed drainage, sediment controls and stormwater controls **prior** to voting on the concept plan.

Regards
Clarence Hill
718 Broome Rd
Knoxville, TN

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This message was directed to commission@knoxmpc.org