



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SA-19-C **AGENDA ITEM #:** 10  
1-D-19-UR **AGENDA DATE:** 1/10/2019

▶ **SUBDIVISION:** THE MOODY PROPERTY  
▶ **APPLICANT/DEVELOPER:** JRG DEVELOPMENT, LLC  
**OWNER(S):** JRG Development, LLC

**TAX IDENTIFICATION:** 106 O A 039 [View map on KGIS](#)

**JURISDICTION:** City Council District 2

**STREET ADDRESS:** 0 Broome Rd

▶ **LOCATION:** Southeast side of Broome Rd., south of Middlebrook Pike

**SECTOR PLAN:** Northwest City

**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)

**WATERSHED:** Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 12.42 acres

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** This area is developed with low density residential uses under R-1, R-1E, and RP-1 zoning. A senior living facility is currently under construction on the adjacent property to the northeast in the RP-1 zone.

▶ **NUMBER OF LOTS:** 30

**SURVEYOR/ENGINEER:** Urban Engineering, Inc.

**ACCESSIBILITY:** Access is via Broome Rd., a minor collector street with 18' of pavement width within 50'-60' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1) Reduce the required tangent length of a broken back curve from 150' to 72.01' at STA 1+53.01 on Road "C".  
2) Reduce the required tangent length of a reverse curve from 50' to 44.72' at STA 4+08.65 on Road "A".  
3) Reduce the required depth of a double frontage lot from 150' to 125' along the shortest lot line for Lot 2.

## STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 12 conditions.

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health

Department and Knoxville Utilities Board.

2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. O-280-90).
3. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
4. Placing a note on the final plat that all lots will have access to the internal street system only.
5. Prior to recording the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the stormwater drainage facilities and all other commonly held assets.
6. Obtaining all necessary offsite utility easements per the requirements of the Knoxville Utilities Board.
7. Obtaining all necessary offsite stormwater drainage easements per the requirement of the City of Knoxville Department of Engineering.
8. Widening Broome Road to a minimum 20' pavement width from the Road "A" intersection to the location where the adjacent development to the northeast will end their road widening, and as approved by the City of Knoxville Department of Engineering.
9. Installation of sidewalks as identified on the Concept Plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering. A bond shall be provided to the City of Knoxville Department of Engineering by the developer in an amount sufficient to guarantee the installation of the sidewalks. The sidewalk along Broome Rd. shall tie into the sidewalk being installed on the adjacent property to the northeast.
10. Submitting a sight distance certification letter from the applicants engineer for review and approval by the City of Knoxville Department of Engineering.
11. Installing multiple retention ponds in the approximate locations as shown on the Concept Plan. Additional retention ponds of similar or smaller size may be approved by Planning Commission staff and the City of Knoxville Department of Engineering if the proposal meets the intent of this approval to utilize multiple small retention ponds.
12. A final plat based on this Concept Plan will not be accepted for review by the Planning Commission until certification of design plan has been submitted to Planning Commission staff.

► **APPROVE the Development Plan for up to 30 detached residential units on individual lots, subject to 2 condition.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Maintaining the existing trees within the 25' peripheral boundary of the development, with exception to the Broome Road frontage, and installation of tree protection fencing before grading begins on the site.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the RP-1 zone and a Use-on-Review.

**COMMENTS:**

\*\*\*\*\* Summary of plan revisions submitted 1/7/2019 \*\*\*\*\*

This staff report was revised based on the revised Concept Plan submitted on 1/7/2019. The condition requiring the roads to be revised to meet the Minimum Subdivision regulations (former condition #11) has been removed because the horizontal curve radii now meet the minimum requirements. There are two other road design variances that staff is recommending approval of.

Changes to the Concept Plan include the following:

- 1) Horizontal curve radii for the roads were increased to meet the minimum requirement of 154'.
- 2) The variance request to reduce the Road "C" broken back curve tangent length was increased from 97.82' to 72.01'. This is because the horizontal radii were increased as described in #1 above which made the tangent between curves shorter. The required tangent length is 150'.
- 3) A new road variance is requested to reduce the Road "A" reverse curve tangent length from 50' to 44.72' (at the Road "C" intersection). This was again caused by the increased road radii.
- 4) Additional information has been provided in the Sight Distance Evaluation letter for the intersections within the development.

\*\*\*\*\*

The applicant is proposing to subdivide this 12.42 acre tract into 30 lots at a density of 2.4 dwelling units per acre (du/ac). In 2007 the property was rezoned from R-1 to RP-1 up to 6 du/ac with a condition restricting the use to senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals in accordance with Memorandum of Agreement dated August 30, 2007. The proposal at the time was to construct an assisted living facility for 60-80 individuals on approximately 5 acres and 68 villas for senior

citizens on 15.5 acres (approximately 4.4 du/ac). According to the Memorandum, the West Hills community was willing to accept the rezoning based on the concept plan presented. The proposed development never materialized and in early 2017 the property owner applied to have the condition removed. The application was postponed at January 2017 MPC meeting at the request of the applicant and approved by the Planning Commission on consent in February 2017.

The subject property is located on the southeast side of Broome Rd., approximately 600 feet south of Middlebrook Pike. The development includes sidewalks on one side of all internal roads and along the entire Broome Rd. frontage to tie into the sidewalk being installed to the northeast by the senior living facility. This property is within the Parental Responsibility Zone for Bearden Middle School, which means that bus service is not provided. In such cases, the Planning Commission policy is to recommend sidewalks within subdivisions.

Broome Rd. is a minor collector that is currently less than the minimum width standard of 20'. As part of this development, Broome Rd. will be widened approximately 2', from 18' to 20', from the entrance of the development and to the road widening being installed to the northeast by the adjacent development.

The roads within the subdivision are proposed as 40' wide private right-of-ways with 24' of pavement. This is permissible with approval by the Planning Commission, which staff is recommending to reduce the amount of land disturbance and allow existing vegetation to be protected along the peripheral boundary of the development. The design speed of the private road is 25 MPH and with the revised Concept Plan submitted on 1/7/2019 (summarized above) the road design meets the minimum requirements of the Subdivision Regulations.

The site has considerable topography change (approximately 65') from the high point along Broome Rd. to the low point along the rear property line, however, only the southwest corner of the property is within the Hillside Protection Area. The site is highly vegetated and substantial clearing will be required, however, the applicant has proposed to maintain the existing vegetation within the 25' peripheral setback (except along Broome Rd.) and in some areas there may be additional undisturbed areas, such as in the southwest corner of the site. The limit of land disturbance is to be visually marked before grading starts with 5' tall orange plastic fencing.

The subdivision has one lot (Lot 2) that does not meet the 150' double frontage lot depth standard of the subdivision regulations. In such cases staff typically recommends a common area with landscaping to create separation between the lot and the roadway to the rear, however, in this case the amount of road frontage that is involved is a relatively small portion of the Broome Road frontage. Because the house lot is below the Broome Rd. elevation and only a portion of the irregularly shaped lot is less than 150' feet (average lot depth is 145'), staff is recommending approval of the variance to reduce the double frontage lot depth to 125', which is the depth of the shortest side lot line for Lot 2.

This property is within the Ten Mile Creek watershed which requires stormwater retention rather than detention. Retention ponds hold water much longer than detention ponds and because of a steady release of water an easement will be needed from downstream property owners. If true retention or infiltration is used on the site then easements from downstream property owners may not be required. This plan proposes three retention ponds to disperse capture of stormwater, reduce the size of the individual ponds, and reduce the need for grading and land disturbance. Staff has recommended a condition requiring the use of multiple retention ponds located in the general location shown on the Concept Plan, since the concentration of the stormwater into a single large pond has been a concern of the downstream property owners.

The development plan designates approximately 33% (4.1 acres) of the land area as open space. Some this area will be used for retention ponds, and some will be left as vacant land scattered throughout the development and undisturbed buffers around the boundary of the development.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local utility services.
2. The proposed development has a density of approximately 2.4 du/ac on lots that are smaller than the typical .5 acre lots (~2 du/ac) within the adjacent West Hills and Bennett Place neighborhoods (zoned R-1E).
3. Approximately 33% (4.1 acres) of the site is designated as open space.
4. Controlling the volume of stormwater in the Ten Mile Creek watershed is a known issue that has resulted in stricter stormwater standards for development in this watershed. Before construction can begin on the site, the developer must prove those standards can be met during permit review. These stormwater standards provide downstream property owners additional protections against flooding compared to other areas in Knoxville. The

proposed development decentralizes the stormwater retention into three ponds rather than one large pond.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards of the RP-1 (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the One Year Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas since the project is located on a collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and Northwest City Sector Plan identify this property for LDR (low density residential) uses with a maximum density of up to 6 du/ac. The proposed development density of 2.4 du/ac is within the development density permitted by these plans.
2. Approximately 1.3 acres in the southwest corner of the 12.42 acre property is within the Hillside Protection Area (HP) identified in the Northwest City Sector Plan. Of these 1.3 acres in the HP, approximately .4 acres are 25 percent slope or more, with the remainder primarily being between 15 - 25 percent slope. Approximately .5 acres of the HP area is proposed to be left undisturbed.

ESTIMATED TRAFFIC IMPACT: 342 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

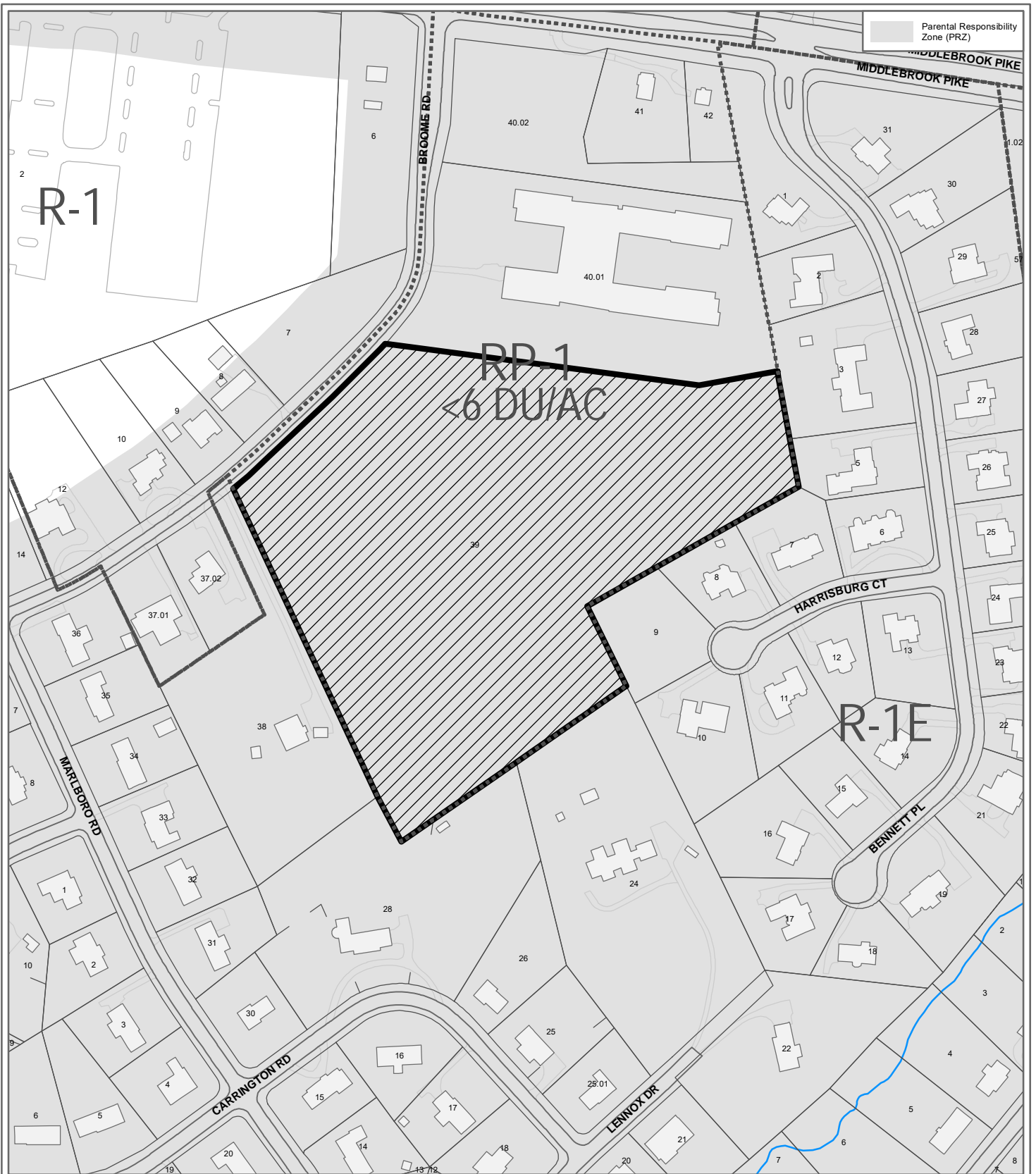
ESTIMATED STUDENT YIELD: 11 (public school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and West High.

- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**1-SA-19-C / 1-D-19-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: JRG Development, LLC  
The Moody Property



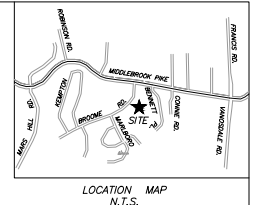
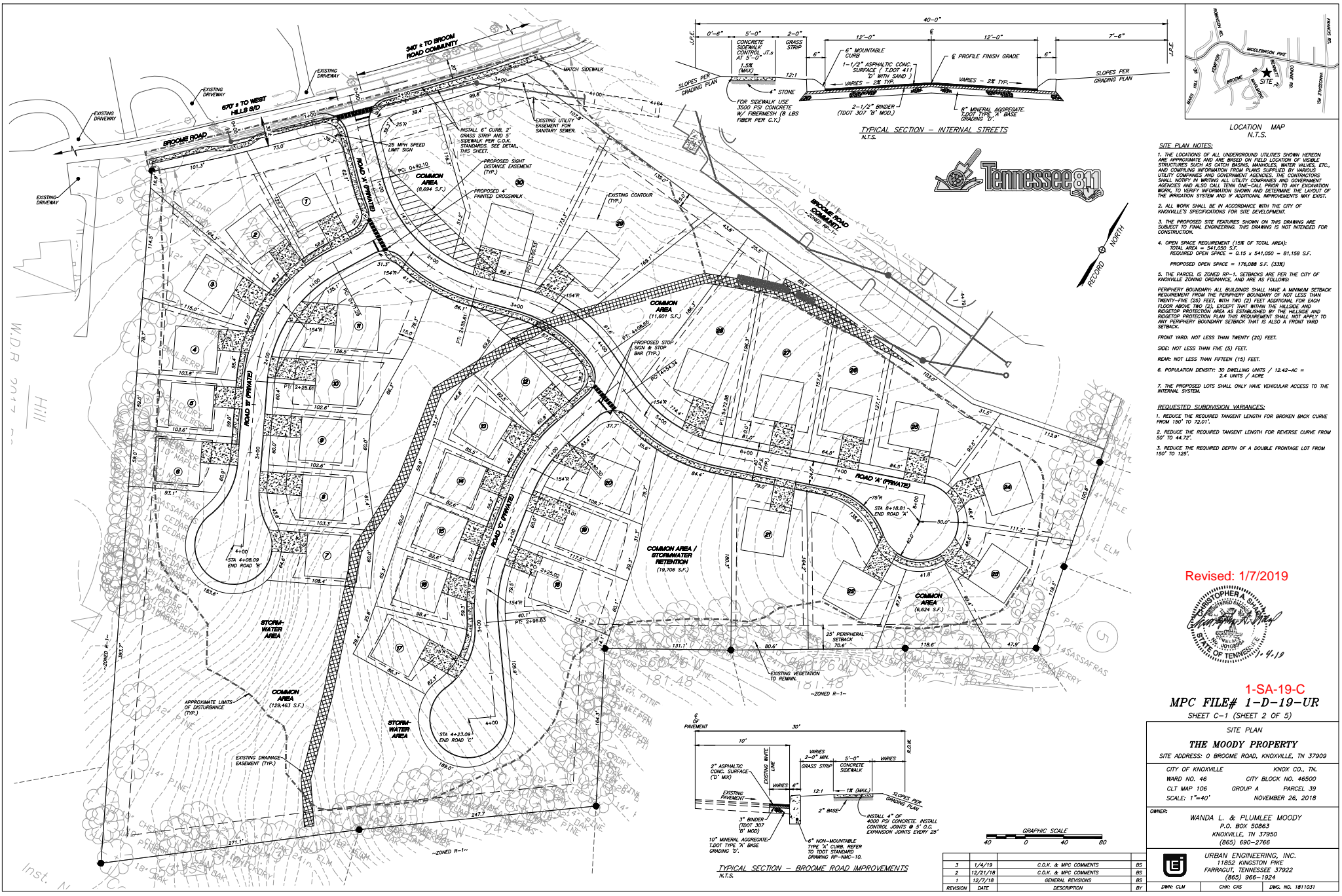
Detached residential subdivision in RP-1 (Planned Residential)

Map No: 106

Jurisdiction: City



Original Print Date: 12/17/2018 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF HOISTE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLIANCE INFORMATION FROM BEARS SUPPLIED BY MIDDY, UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION, WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
  4. OPEN SPACE REQUIREMENT (15% OF TOTAL AREA):  
TOTAL AREA = 541,050 S.F.  
PROPOSED OPEN SPACE = 5.15 x 541,050 = 81,158 S.F.  
PROPOSED OPEN SPACE = 178,088 S.F. (33%)
  5. THE PARCELS IS ZONED RP-1. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:  
PERIPHERY BOUNDARY: ALL BUILDINGS SHALL HAVE A MINIMUM SETBACK REQUIREMENT FROM THE PERIPHERY BOUNDARY OF NOT LESS THAN TWENTY-FIVE (25) FEET, WITH TWO (2) FEET ADDITIONAL FOR EACH FLOOR ABOVE THE FIRST FLOOR.  
REAR YARD: THE REAR YARD SETBACK SHALL NOT APPLY TO ANY PERIPHERY BOUNDARY SETBACK THAT IS ALSO A FRONT YARD SETBACK.  
FRONT YARD: NOT LESS THAN TWENTY (20) FEET.  
SIDE: NOT LESS THAN FIVE (5) FEET.  
REAR: NOT LESS THAN FIFTEEN (15) FEET.  
6. POPULATION DENSITY: 30 DWELLING UNITS / 12.42-AC = 2.4 UNITS / ACRE  
7. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
- REQUESTED SUBDIVISION VARIANCES:**
1. REDUCE THE REQUIRED TANGENT LENGTH FOR BROKEN BACK CURVE FROM 150' TO 70.0'.
  2. REDUCE THE REQUIRED TANGENT LENGTH FOR REVERSE CURVE FROM 50' TO 44.72'.
  3. REDUCE THE REQUIRED DEPTH OF A DOUBLE FRONTAGE LOT FROM 150' TO 125'.

Revised: 1/7/2019



**1-SA-19-C**  
**MPC FILE# 1-D-19-U**  
SHEET C-1 (SHEET 2 OF 5)

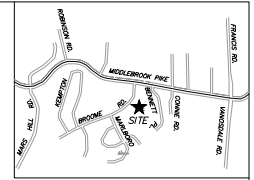
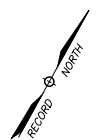
**SITE PLAN**  
**THE MOODY PROPERTY**  
SITE ADDRESS: 0 BROOM ROAD, KNOXVILLE, TN 37909

CITY OF KNOXVILLE KNOX CO., TN  
WARD NO. 46 CITY BLOCK NO. 46500  
CLT MAP 106 GROUP A PARCEL 39  
SCALE: 1"=40' NOVEMBER 26, 2018

OWNER: **WANDA L. & PLUMLEE MOODY**  
P.O. BOX 50863  
KNOXVILLE, TN 37950  
(865) 690-2766

**URBAN ENGINEERING, INC.**  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924

3	1/4/19	C.O.K. & MPC COMMENTS	BS
2	12/21/18	C.O.K. & MPC COMMENTS	BS
1	12/21/18	GENERAL REVISIONS	BS
REVISION	DATE	DESCRIPTION	BY
DWN: CLM	CHR: CAS		DWG. NO. 1811031



**GRADING PLAN NOTES:**

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPELING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.

W.D.B. 2017, PG. 592

Revised: 1/7/2019



**1-SA-19-C**  
**MPC FILE# 1-D-19-UR**  
 SHEET C-2 (SHEET 3 OF 5)

**PRELIMINARY GRADING PLAN**  
**THE MOODY PROPERTY**  
 SITE ADDRESS: 0 BROOME ROAD, KNOXVILLE, TN 37909

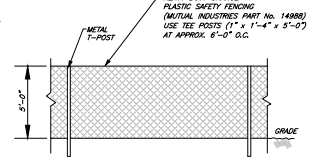
CITY OF KNOXVILLE KNOX CO., TN  
 WARD NO. 46 CITY BLOCK NO. 46500  
 CLT MAP 106 GROUP A PARCEL 39  
 SCALE: 1"=40' NOVEMBER 26, 2018

OWNER: **WANDA L. & PLUMLEE MOODY**  
 P.O. BOX 50863  
 KNOXVILLE, TN 37950  
 (865) 690-2766

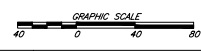


**URBAN ENGINEERING, INC.**  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37922  
 (865) 966-1924

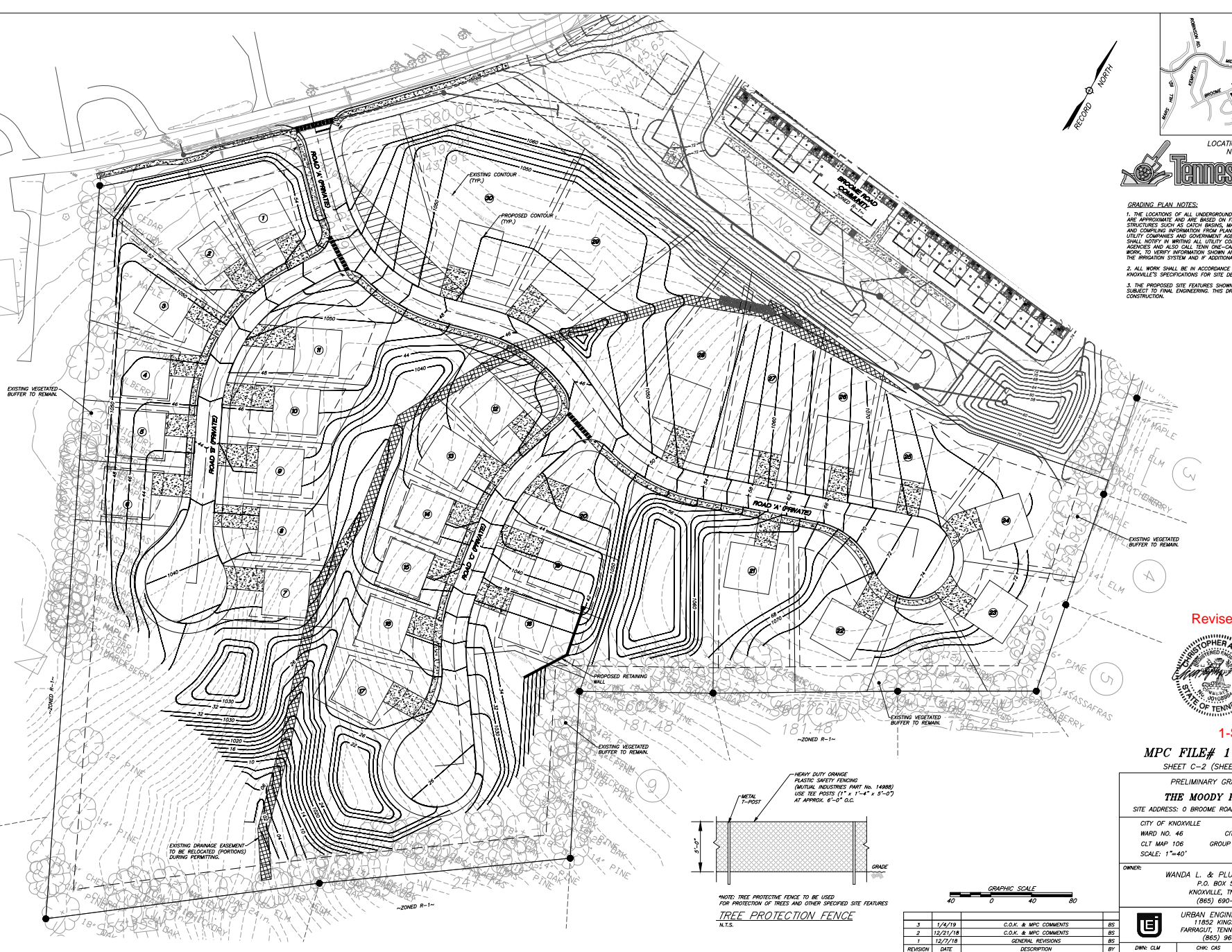
DWG. NO. 1811031



NOTE: TREE PROTECTIVE FENCE TO BE USED FOR PROTECTION OF TREES AND OTHER SPECIFIED SITE FEATURES  
**TREE PROTECTION FENCE**  
 N.T.S.



REVISION	DATE	DESCRIPTION	BY
3	1/4/19	C.O.M. & MPC COMMENTS	BS
2	12/21/18	C.O.M. & MPC COMMENTS	BS
1	12/21/18	GENERAL REVISIONS	BS





# URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

January 6, 2019

City of Knoxville Stormwater Engineering  
Curtis Williams, P.E.  
City County Building, Suite 480  
P.O. Box 1631  
Knoxville, TN 37901

Revised: 1/7/2019

and

Knox County / Knoxville MPC  
Mike Reynolds, AICP  
Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

## Re: Sight Distance Evaluation – Moody Property (1-SA-19-C / 1-D-19-UR)

Dear Curtis and Mike:

Sight distance was measured at the proposed entrance location show on Sheet C-1 of our recent Use on Review Submittal. Broome Road is a local collector with a posted speed limit of 30 MPH. Per AASHTO, the required intersection sight distance for a vehicle turning left onto the thru road is 335 feet. The required intersection sight distance for a motorist turning right is 290 feet. The minimum stopping sight distance for a 30 MPH roadway is 200 feet.

Facing southwest, there is in excess of 600 feet of available sight distance. Facing Northeast, there is approximately 350 feet of available sight distance. Attached to this letter are photographs taken from the entrance location facing both directions along with GIS maps that show the approximate lines of sight. Please do not hesitate to contact me if you have questions.

Sincerely,

Urban Engineering, Inc.











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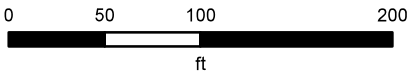
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### Moody Property

### Knoxville - Knox County - KUB Geographic Information System



Printed: 12/21/2018 at 9:36:48 AM



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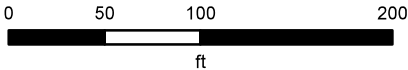


Moody Property 2

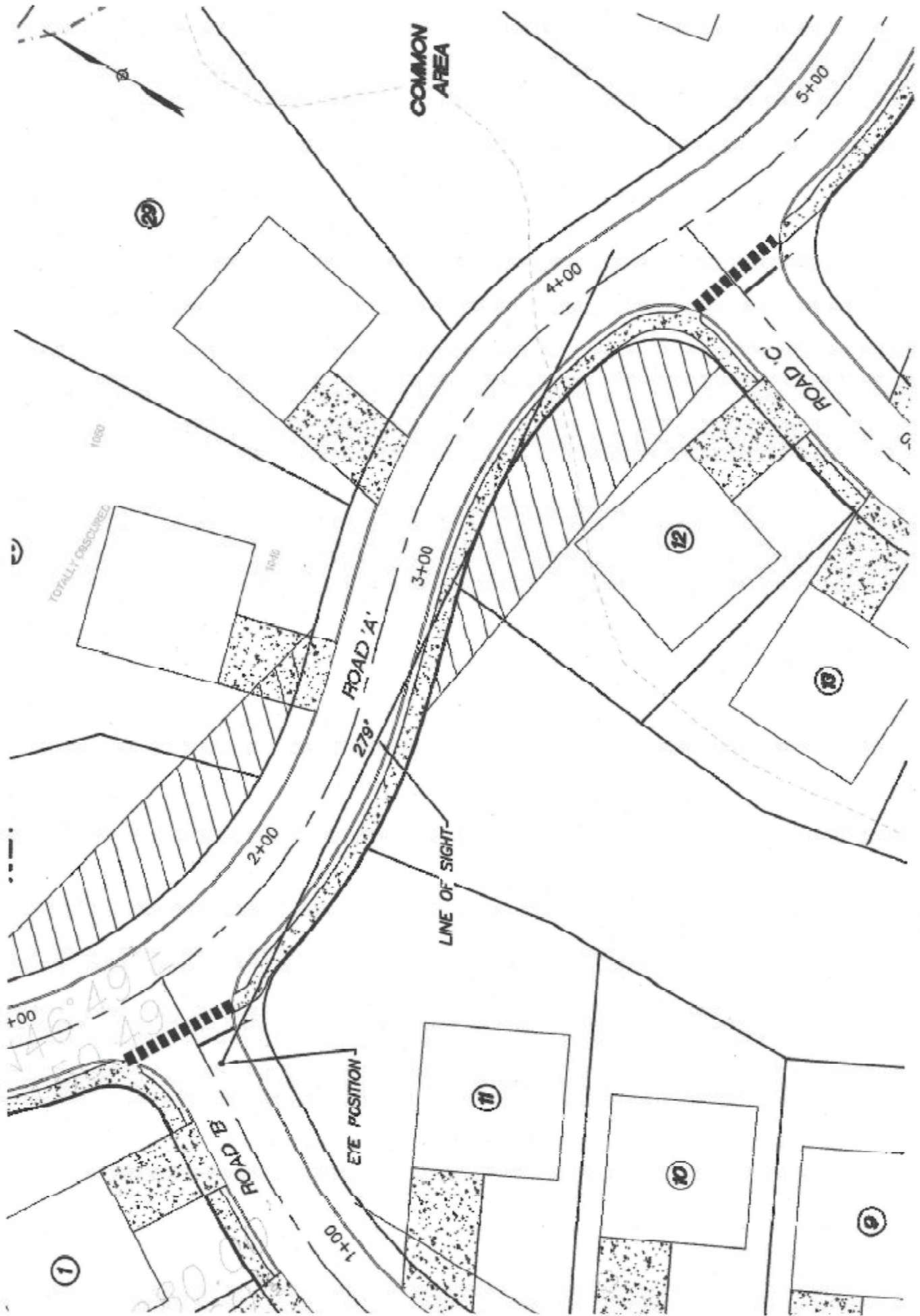
Knoxville - Knox County - KUB Geographic Information System



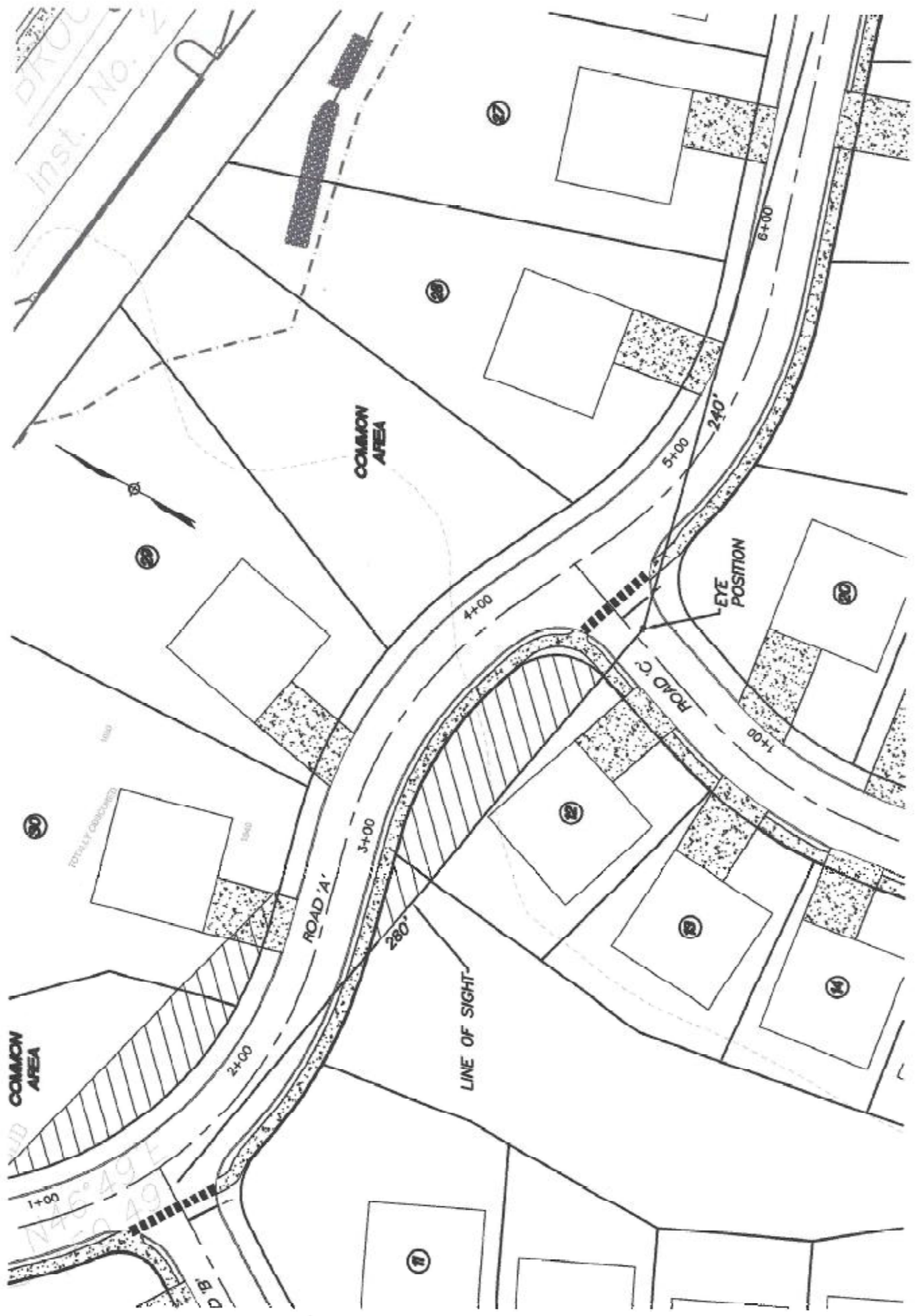
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INTERSECTION OF ROADS A & B SCALE: 1"=40'



INTERSECTION OF ROADS A & C

SCALE: 1"=50'

should be given to the evaluation of clear sight triangles at interchange ramp/crossroad intersections where features such as bridge railings, piers, and abutments are potential sight obstructions.

The determination of whether an object constitutes a sight obstruction should consider both the horizontal and vertical alignment of both intersecting roadways, as well as the height and position of the object. In making this determination, it should be assumed that the driver's eye is 1.08 m [3.50 ft] above the roadway surface and that the object to be seen is 1.08 m [3.50 ft] above the surface of the intersecting road.

This object height is based on a vehicle height of 1.33 m [4.35 ft], which represents the 15th percentile of vehicle heights in the current passenger car population less an allowance of 250 mm [10 in.]. This allowance represents a near-maximum value for the portion of a passenger car height that needs to be visible for another driver to recognize it as the object. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle).

Where the sight-distance value used in design is based on a single-unit or combination truck as the design vehicle, it is also appropriate to use the eye height of a truck driver in checking sight obstructions. The recommended value of a truck driver's eye height is 2.33 m [7.6 ft] above the roadway surface.

### 9.5.3 Intersection Control

The recommended dimensions of the sight triangles vary with the type of traffic control used at an intersection because different types of control impose different legal constraints on drivers and, therefore, result in different driver behavior. Procedures to determine sight distances at intersections are presented below according to different types of traffic control, as follows:

•

Case A—Intersections with no control

•

Case B—Intersections with stop control on the minor road



Case B1—Left turn from the minor road

—

Case B2—Right turn from the minor road



Case B3—Crossing maneuver from the minor road

•

Case C—Intersections with yield control on the minor road

—

Case C1—Crossing maneuver from the minor road

—

Case C2—Left or right turn from the minor road

•

Case D—Intersections with traffic signal control

For example, a passenger car turning left onto a two-lane major road should be provided sight distance equivalent to a time gap of 7.5 s in major-road traffic. If the design speed of the major road is 100 km/h [60 mph], this corresponds to a sight distance of  $0.278(100)(7.5) = 208.5$  or 210 m [ $1.47(60)(7.5) = 661.5$  or 665 ft], rounded for design.

A passenger car turning left onto a four-lane undivided roadway will need to cross two near lanes, rather than one. This increases the recommended gap in major-road traffic from 7.5 to 8.0 s. The corresponding value of sight distance for this example would be 223 m [706 ft]. If the minor-road approach to such an intersection is located on a 4 percent upgrade, then the time gap selected for intersection sight distance design for left turns should be increased from 8.0 to 8.8 s, equivalent to an increase of 0.2 s for each percent grade.

The design values for intersection sight distance for passenger cars are shown in [Table 9-6](#). [Figure 9-17](#) includes design values, based on the time gaps for the design vehicles included in [Table 9-5](#).

No adjustment of the recommended sight distance values for the major-road grade is generally needed because both the major- and minor-road vehicle will be on the same grade when departing from the intersection. However, if the minor-road design vehicle is a heavy truck and the intersection is located near a sag vertical curve with grades over 3 percent, then an adjustment to extend the recommended sight distance based on the major-road grade should be considered.

**Table 9-6 Design Intersection Sight Distance—Case B1, Left Turn from Stop**

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars		Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	41.7	45	15	80	165.4	170
30	35	62.6	65	20	115	220.5	225
40	50	83.4	85	25	155	275.6	280
50	65	104.3	105	30	200	330.8	335
60	85	125.1	130	35	250	385.9	390

Note: Intersection sight distance shown is for a stopped passenger car to turn left onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



**Table 9-8 Design Intersection Sight Distance—Case B2, Right Turn from Stop, and Case B3, Crossing Maneuver**

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars		Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars	
		Calculated (m)	Design (m)			Calculated (ft)	Design (ft)
20	20	36.1	40	15	80	143.3	145
30	35	54.2	55	20	115	191.1	195
40	50	72.3	75	25	155	238.9	240
50	65	90.4	95	30	200	286.7	290
60	85	108.4	110	35	250	334.4	335
70	105	126.5	130	40	305	382.2	385
80	130	144.6	145	45	360	430.0	430
90	160	162.6	165	50	425	477.8	480
100	185	180.7	185	55	495	525.5	530
110	220	198.8	200	60	570	573.3	575
120	250	216.8	220	65	645	621.1	625
130	285	234.9	235	70	730	668.9	670
—	—	—	—	75	820	716.6	720
—	—	—	—	80	910	764.4	765

Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or to cross a two-lane highway with no median and with grades of 3 percent or less. For other conditions, the time gap should be adjusted and the sight distance recalculated.



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Fwd: Moody Property Development - Broome Road**

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**Gerald Green** <gerald.green@knoxplanning.org>  
Reply-To: gerald.green@knoxplanning.org  
To: Planning Commissioners <commission@knoxmpc.org>

Mon, Jan 7, 2019 at 11:36 AM

FYI

**Gerald Green AICP**  
Executive Director  
**Knoxville-Knox County Planning** | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902  
865.215.3758



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

From: **Curtis Williams** <cmwilliams@knoxvilletn.gov>  
Date: Mon, Jan 7, 2019 at 8:52 AM  
Subject: RE: Moody Property Development - Broome Road  
To: Gerald Green <gerald.green@knoxplanning.org>  
Cc: Tom Brechko <Tom.Brechko@knoxmpc.org>, Amy Brooks <amy.brooks@knoxmpc.org>, Chris Howley <chowley@knoxvilletn.gov>

Gerald,

Thanks for the question. That would be difficult to put together at this point. From the developer's, it usually takes a fair amount of time for the engineer to put to those together and it would likely cost the developer a significant amount. One of the biggest arguments that we hear at Planning Commission meetings is that the developers do not want to over-invest in a project that isn't guaranteed to go forward without commission approval. If they spend a significant amount on detailed design at the planning process, only to have it changed or denied by the planning commission, the developers would argue that they are wasting money.

From an Eng. Dept. standpoint, we don't perform formal reviews without an application, fees, etc.... They would essentially be going through the permit process if we are looking a design formally. If they want an informal review, we would add a disclaimer to our review that sounded something like **"This informal review was based on an informal submittal. This review should not be considered final. Once the project is formally submitted, additional review can be performed and formal comments will be given at that time."** Often, an informal review is perceived as final (either by a developer, or someone interested in the development), when in fact it is a courtesy review and subject to change. If someone submits an informal review, it would have to be worked into our workflow, and projects with formal submittal status would take priority. Regardless of the submittal type, at the end of the day, a development will have to meet our stormwater ordinance criteria to be approved and permitted.

I hope this info helps. Thanks for reaching out to us. If we need to discuss further, I would be happy to do so.

CW

**From:** Gerald Green [mailto:gerald.green@knoxplanning.org]  
**Sent:** Friday, January 04, 2019 3:16 PM  
**To:** Curtis Williams <cmwilliams@knoxvilletn.gov>  
**Cc:** Tom Brechko <Tom.Brechko@knoxmpc.org>; Amy Brooks <amy.brooks@knoxmpc.org>  
**Subject:** Moody Property Development - Broome Road

Curtis,

I got a call from the spokesperson for the adjacent neighborhood asking if detailed stormwater management plans could be provided prior to concept plan/use on review approval. Your thoughts?

Thanks,

Gerald

**Gerald Green AICP**

Executive Director

**Knoxville-Knox County Planning** | KnoxPlanning.org  
400 Main Street, Suite 403 | Knoxville, TN 37902

865.215.3758

[Redacted content]

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] MPC FILE #1-D-19-UR**

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'Louis whittemore' via Commission &lt;commission@knoxplanning.org&gt;

Mon, Jan 7, 2019 at 9:33 PM

Reply-To: louis.whittemore@yahoo.com

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

To the commissioners of the Metropolitan Planning Commission,

My name is Louis Whittemore and I live on 8003 Lennox Drive. My property is adjacent to the low point or southern side of the proposed development.

It is refreshing to see a new plan which tries to incorporate the West Hills communities concerns and try to keep the property congruent to its surrounding neighbors.

With this being said I still have several concerns about the proposed development including but not limited to:

There are water issues that already exist for the down slope properties from this property. I think the deforestation and the lack of natural filtration would contribute to more or possibly larger issues in the future. The retaining ponds are of major concern that they will be of adequate size and number ( new site plan reduced the number of ponds from 4 to 3) to handle the volume of water. I just want to make sure that the plan we see today is the same plan that will come to fruition. Another issue that I am concerned about is the mosquito impact that a pond would have on the adjacent properties because this area is already a moist area and prone to having mosquito infestation. With a retaining ponds in place, it will be a breeding ground for the mosquitoes that will definitely be problematic for adjacent residents since mosquitoes in our area are now carrying mosquito borne viruses that we have never seen in Tennessee before. Last year the mosquitoes were so bad in our area, the city of Knoxville had to spray to reduce their numbers so not to spread the viruses. How would this be managed by the city or HOA?

I feel like the traffic issues on Broom Road are real and of concern. With a significant volume of more cars per day on a blind hill of Broome Road , the traffic impact should be looked at more closely.

I sincerely hope that the commission takes into consideration my concerns for this proposed development.

I am NOT against development nor are any of my adjacent neighbors against development. We want it completed with integrity and with concern for all parties involved. We want a development that is congruent to our area, in the spirit of the West Hills Community, and in the spirit of what Knoxville would want for it's constituents. I , Louis Whittemore, feel as a Knoxville constituent, adjacent landowner and a member of West Hills that this could be achieved with this proposal but i just want the plan i see today be the one i see tomorrow. The terrain of this property is very challenging and has wet springs located on it. This is why I am respectfully asking for the MPC to require the developer to complete stormwater engineering before the plan is approved so that we will all know exactly what would be doable and what that would look like.

Thank you for listening and taking into consideration my concerns.

Louis Whittemore  
8003 Lennox Drive  
Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron <dori.caron@knoxplanning.org>

**[MPC Comment] Agenda Item # 10, JRG Development LLC (Broome Road property)- 1-8-19**

**larrys55 via Commission** <commission@knoxplanning.org>

Tue, Jan 8, 2019 at 3:46 AM

Reply-To: larrys55@aol.com

To: commission@knoxplanning.org, gerald.green@knoxplanning.org, mike.reynolds@knoxplanning.org

To: Knoxville-Knox County Planning Commissioners

From: Larry Silverstein

Subject: Agenda Item # 10 - File # 1-SA-19-C and 1-D-19-UR—JRG Development, LLC (Broome Road property)

Date: January 8, 2019

I am a 57 year resident of West Hills and active member of the West Hills Community Association. I write in support of the West Hills Community Association’s request for a requirement that a storm water drainage plan be completed by the developer **BEFORE** the Planning Commission votes on the Concept plan and a Use-On-Review. I also support the request for a postponement of at least 30 days so that the drainage plan can be completed and evaluated by MPC Staff and the City of Knoxville Engineering Department. West Hills has previously retained engineers from Geosyntec, who have already produced a very comprehensive review of the storm water issues for the previous application. They need adequate additional time to analyze this very different concept plan which has been amended two times since it was submitted.

The residents of West Hills, particularly the 66 homeowners who live downstream from this property, are not currently opposed to this development. However, for the third time in a year, with now three different proposals to develop this property, they remain rightfully very concerned about the threat of flooding from storm water flowing down a steep property on its way to the Ten Mile Creek watershed. They are concerned because even with a steady downpour of rain, there is already flooding on their properties and even in some basements. This was described at one of the MPC meetings last year by adjacent property owners and in many letters sent to MPC.

These impacted homeowners need to be convinced and satisfied that there is in fact a proper storm water plan in place to protect their properties. There is no way to know that unless a complete drainage plan is done now, not later. Planning commissioners cannot be expected to become hydrologists or engineers or experts on complicated drainage plans. However, they should have the benefit of receiving the best information available with a complete drainage report, as well as Planning Commission staff and City engineering recommendations based on a complete drainage report, and a review of Geosyntec’s report that is already available and in the record. Everyone should know the adequacy of the drainage plan before deciding on this Application.

Plain and simple is the fact that this piece of property cannot be treated as if it is a typical, mostly flat 12 acres with normal drainage issues. It has a topography change of approximately 65 feet from the high point at Broome Road to the low point of the property. It drains eventually into a watershed that feeds into a sinkhole. That fact alone requires certain additional things must be done as part of the drainage plan, thus distinguishing it from most other properties in the city.

As you may recall, it looked like this property was going to be developed in 2007. Much work over several years went into the planning of a large assisted living and retirement community. The West Hills Community Association spent a lot of time during that time working with the developers before supporting the proposal to rezone the property to RP-1, and with a condition severely limiting what could be built on the property. The West Hills Community Association was ultimately convinced that the development could be done and not damage their properties.

Yet, the development never took place in 2007. Not only that, but this 12 acres of an original 20 acre parcel of the original property has not been developed since then. Two experienced developers walked away from this property, just in the last year, after investing time and money to try to make it work. There are valid reasons that must be recognized as to why this is the largest remaining piece of undeveloped property in West Hills, even though there has been a highly motivated seller of the property for many years. At the top of the list are the storm water issues which will be more problematic with a large development.

The truth of the matter is that with the very steep downward slope to the property, much of the available acreage is just not suitable for development, largely because of the complex issues the storm water problem presents if too much of the property is developed. 1.3 acres out of the 12.42 acres is protected on the back end by hillside protection requirements.

The developer on this application, Mr. Gentry, has told the West Hills community at a meeting on December 20, 2018, that there was only a 50% chance that he would be the one to do work after MPC approval, and that he had already talked to several others about buying the property and building the houses. That would mean this engineer would also not likely be involved going forward. We are not yet convinced that this proposal has given adequate attention to the storm water issues, especially if those involved with this application are not too concerned about it because it won't be their problem to fix before building can take place.

At the West Hills December 20, 2018 meeting, we were surprised to be told the soon to be amended concept plan would show three retention ponds instead of four shown in the concept plan first submitted. We were not provided with the new drawings at the meeting and told they were not finished. Yet, they were submitted to the Planning Commission the next day.

Condition # 12 to the Concept Plan states, **“Additional retention ponds of similar or smaller size may be approved by Planning Commission Staff and the City of Knoxville Department of Engineering if the proposal meets the intent of this approval to utilize multiple small retention ponds.”** This condition indicates that neither the developer, nor the Planning Commission staff, nor City engineering, really know yet what needs to be done when it comes to the storm water drainage on this property. The residents of West Hills have no idea what the drainage plan will be, how many retention ponds there will be, and of what size and of what location. How can West Hills residents know whether they can support this plan with so much uncertainty? How can the Planning Commissioners make a determination on something so important with so little information?

In the Planning Staff's Subdivision Report- Concept/Use on Review for Agenda Item 10, at the bottom of page 10-3, is the paragraph titled, “Conformity of the proposal to criteria established by the Knoxville Zoning Ordinance.” It states in part, **“THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.” (Emphasis added)**.

Without a complete drainage plan, I do not believe that anyone is in a position to currently declare that this mandatory requirement has been met. More must be done to be able to make that conclusion as a stated fact.

The January 12, 2017, Rezoning Report for Agenda Item #55, (when the 2007 condition regarding the requirement that the property would only be used for an assisted living facility and 68 villas was removed), states at the bottom of Page 2: “Upon final approval of the rezoning, the developer will be required to submit a development plan for MPC consideration of use on review approval prior to the property's development. The plan will show the property's proposed development, landscaping and street network and will also identify the types of residential units that may be constructed. **GRADING AND DRAINAGE PLANS MAY ALSO BE REQUIRED AT THIS STAGE, IF DEEMED NECESSARY BY KNOXVILLE ENGINEERING AND MPC STAFF.” (Emphasis added)**

I do not know if this option to require grading and drainage plans has been considered up to this date or not. However, if any property should ever be subject to such a requirement, it is this one.

I urge you to give this request by the West Hills Community Association careful consideration given the already known difficult drainage problems presented by this property. The residents of West Hills have the right to expect that after all these years that this undeveloped property, which has been filled with trees and nothing else, every precaution has been taken now before approving this concept plan.

The January 12, 2017, Rezoning Report at page 55-2 states: “RP-1 zoning at the requested density is compatible with surrounding development **and should have a minimal impact on adjacent properties.** (Emphasis added)

Everything possible should be done to determine if this development will in fact have a minimal impact on adjacent properties. To make this determination requires the drainage plan be done first.

As there has not been any postponement requested to date on this Application by the applicant or the neighborhood, it would be prudent to grant a postponement. Please review the previously submitted expert report of the storm water issues for this property, written by the nationwide engineering consulting firm Geosyntec. Let us all have the ability to judge this proposal on the merits, relying on the work of those who better understand storm water drainage issues. Let us all see if this developer is really serious enough about his proposal to do more work on the details of a comprehensive drainage plan that addresses all the issues and concerns of the neighborhood.

We are making a reasonable request based on the belief that more work needs to be done on the storm water drainage plan before making an informed judgment. You have the discretion to make that happen.

Thank you for your consideration.

Larry Silverstein  
Attorney at Law

7808 Sheffield Dr.  
Knoxville, TN 37909

693-1256  
Larrys55@aol.com

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Dori Caron <dori.caron@knoxplanning.org>

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**[MPC Comment] Fwd: Smith Built Home sub-division / Garrison Heights**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>  
Reply-To: terry.gilhula@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Mon, Jan 7, 2019 at 4:44 PM

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

From: **Jake Smith** <Jake.Smith@bootleggerh-d.com>  
Date: Mon, Jan 7, 2019 at 4:38 PM  
Subject: Smith Built Home sub-division / Garrison Heights  
To: <contact@knoxmpc.org>

To whom it may concern,

This is a formal request to have the Garrison Heights item postponed by 30 days so the community has time to weigh in on it.

Thank you,

Jake Smith

Karns Resident



Virus-free. [www.avast.com](http://www.avast.com)

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Broome Road Development Proposal--- West Hills (1-D-19-UR & 1-SA-19-C )**

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**Allen Scraggs** <AllenScraggs@msn.com>

Mon, Jan 7, 2019 at 4:27 PM

Reply-To: allenscraggs@msn.com

To: "commission@knoxMpc.org" &lt;commission@knoxmpc.org&gt;

I continue to have serious concerns regarding the proposed development for 30 homesites on Broome Road. Traffic at this point on Broome Road is dangerous enough without the addition of a single point of entry to Broome Road from thirty new homes. This is even prior to the opening of the senior living complex under construction adjacent to the proposed site. Opening an entry point on Broome Road at this place on the road for thirty homes creates an even more dangerous traffic situation. I hope that reasonable consideration will be given to the safety of West Hill residents that utilize Broome Road.

Allen Scraggs  
717 Marlboro Road

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] File # 1-SA-19-C; 1-D-19-UR (The Moody Property)**

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Van Sanks &lt;vsanks@comcast.net&gt;

Mon, Jan 7, 2019 at 2:18 PM

Reply-To: vsanks@comcast.net

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioners,

I am writing in regard to the referenced file which comes before you for consideration this week.

I have two concerns relating to development of the Moody Property as presented to the West Hills Community Association by the owner/developer:

1. I am concerned with a lack of data assuring proper control of storm water runoff and how it may affect the 66 properties adjoining or downstream from the development in Bennett Place, along Lennox, Ainsworth, Chesterfield, Corteland and Alexander Cavet is still unknown.

Retention ponds were changed from four to three at the last minute, and no in-depth engineering study has been done. Potential impact of water movement on nearby sinkholes and potential new ones is also of concern.

I ask you to postpone your decision until we can see a final engineering study of the impact on flooding and wastewater management on the Ten Mile Creek watershed.

2. I continue to drive Broome Road with my heart in my throat! Adding additional traffic to this treacherous road is a major concern.

The developer won't do a right-turn only back to Middlebrook, and says he can't build a deceleration lane on Broome going into the property - both suggested at the WHCA meeting. This item needs revisiting.

Thank you for making my concerns part of your decision making process.

1/7/2019

Knoxville - Knox County Planning Mail - [MPC Comment] File # 1-SA-19-C; 1-D-19-UR (The Moody Property)

Sincerely,

Van Sanks

932 Marlboro Road

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Broome Road Development**

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**Tina Peroulas** <vperoulas@gmail.com>  
Reply-To: vperoulas@gmail.com  
To: commission@knoxmpc.org

Fri, Jan 4, 2019 at 4:00 PM

My request of MPC would be that this development and its issues be examined very carefully as to its drainage issues and how they impact the downstream homes.

My question is why is the the developer refusing to put a right turn only lane exiting the development. Without this lane, there would be even more traffic dumped into an already overly travelled neighborhood. A cut-thru neighborhood. A right turn exit Drive was already required for the adjoining senior living development. It should be required of this proposed new development. Please help the Broome Road residents and adjoining street neighbors as well.

Tina Peroulas  
643 Broome Road

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Re:Broome Road / Moody property development**

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**Tina Peroulas** <vperoulas@gmail.com>

Mon, Jan 7, 2019 at 12:55 PM

Reply-To: vperoulas@gmail.com

To: commission@knoxplanning.org

My name is Tina Peroulas, 643 Broome Road I have sent a previous message to MPC with my concerns about this development. However, I feel that I am in a unique position. There are 5 family members who live on Broome within 2 blocks of this property and who have no access to a computer to be able to express their views. Yesterday, I took upon myself to explain the plans for the Moody property to them. They each have asked that I relate their concerns about the additional traffic that this would generate. A Middlebrook Pike only exit would alleviate many of these concerns. We each already have difficulty leaving our driveways at certain times of the day and we are well into our 70's. Please consider this as 5 separate letters since sending 5 emails with the same thoughts would be a waste of time, yours and mine. Thank you for your consideration of this matter and encourage that you carefully consider the letter from the West Hills Community Association.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] 1-10-19 meeting file 1-D-19-UR Broome Rd West Hills**

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**Foster Cather** <catherfoster@att.net>

Mon, Jan 7, 2019 at 12:42 PM

Reply-To: catherfoster@att.net

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

My property at 808 Carrington Road, backs up to within 100 yards of the back side of this 30 home proposed development. We share concerns of the West Hills Homeowners Association regarding a serious traffic problem with the proposed entrance to this subdivision. The entrance will be at a very dangerous blind curve on Broome Road near Middlebrook Pike.

I am guessing that 30 Homes will add at least 60 more vehicles that will come and go perhaps 4 times a day each. That will add at least 240 cars entering Broome Road daily, at the already dangerous blind curve directly in front of the proposed site. Furthermore, at least half of this traffic will no doubt end up on Marlboro Road that is the main cut through already abused as a shortcut to Kingston Pike. That traffic runs through a section of the West Hills community that has many driveways for older existing homes. Marlboro Road was never intended to be a thoroughfare.

I am asking and expecting the commission to pay serious attention to the traffic impact of this 30 home site, and specifically to blind curve on Broome Road where the entrance will be. Otherwise, I am not in opposition to the development in general.

There are perhaps 6 or more breeding coyotes that have claimed this same 12 acres as their habitat for years. The fact that dangerous predators are breeding on this property is a very scary issue for anyone who lives nearby with pets. I am sure that when 30 homes have been built there, it will at least reduce the West Hills coyote problem by a fraction.

Thank you,

Foster Cather  
808 Carrington Rd (West Hills)  
Knoxville, TN 37909

865-934-9777

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] MPC File 1-D-19-UR Request for Postponement**

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mcrew2011@comcast.net <mcrew2011@comcast.net>  
Reply-To: mcrew2011@comcast.net  
To: commission@knoxmpc.org, commission@knoxplanning.org

Mon, Jan 7, 2019 at 12:03 PM

Good morning Members of the Commission,

As we approach the January 10th MPC meeting, I write this letter to express my deep concerns regarding the proposed development (item #10), and the impact that it will have on our community which is shared by the vast majority of our neighbors; most of which cannot attend the MPC meeting Thursday due to work commitments, and disabilities, but nonetheless are very extremely concerned just as well.

**RESPECTFULLY REQUESTING A POSTPONEMENT OF MPC FILE NO. 1-D-19-UR**

A few of my concerns on the proposed 30 home development:

1) Storm water management - I have attached a recent photo of our backyard showing the Ten Mile Creek overflow with just a few days of continuous moderate rain, during heavy rains it encroaches our property even closer. The hilly terrain on the proposed land, the geologic condition, and restrictions of the Ten Mile Creek watershed raise serious concerns about the storm water management. Properties could be seriously affected with irresponsible development due to water run off through the creek that runs through the backyards of many community homes, to include our house, and the run down to the *Walker Spring Waste Pumping Station*.

The West Hills community is not opposed to building homes; the topographic challenges that this land poses could be detrimental to us all if not planned responsibly, especially with the present construction of the senior living facility. Currently, we are favorably impressed with an additional four (4) beautiful homes constructed on Broome with approximately .25-.50 acre lots that have been such an asset to our community.

2) Traffic impact on Broome Road - Broome Road has been a crucial issue in our neighborhood for years; it has and continues to be on the forefront of *any* development. *It is too narrow, poorly constructed with the extreme blind hills, and dangerous shoulder drop offs thus making additional traffic generated by developments an increased hazard for travelers.* BROOME ROAD DOES NOT MEET CODE. The community grows more concerned about the safety, and liability of travelers/pedestrians as more home construction increases especially with 1000+ vehicles



generated by the new senior living facility. Accidents occur often, and most of the time do not get reported. (see attached photo) **THE ROAD HAS TO BE ADDRESSED.** I personally invite you all to please drive along Broome Road to experience our concerns prior to the MPC meeting.

A sincere thanks for taking the time to review my letter, and the opportunity to be heard. We are hopeful for a postponement so our concerns can be addressed.

Divina Morgenstern

8330 Alexander Cavet Drive

Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**2 attachments**



**IMG\_5457.JPG**  
1813K



**IMG\_4426.jpg**  
1571K



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] 1-SA-19C Moody Property 1-D-19\_UR**

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**josephjohnston25@gmail.com** <josephjohnston25@gmail.com>  
Reply-To: josephjohnston25@gmail.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Mon, Jan 7, 2019 at 11:46 AM

MPC Committee:

**I am requesting MPC to declare a minimum 30-day postponement before approval of the concept plan so an approved/certified storm water management plan can be completed in advance of their review of the Concept Plan and Use on Review applications. Due to the size and slope of the property plus the number of homes affected by the drainage from this property and the drainage effect on the Ten Mile Creek Watershed more information is needed before decisions are made.**

Thank you,

Joseph Johnston

West Hills resident

865-719-2215

Sent from Mail for Windows 10

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Deed restriction**

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**Hume, Leland C** <leehume@utk.edu>

Wed, Jan 2, 2019 at 11:16 AM

Reply-To: leehume@utk.edu

To: "Rick Gentry (Avison Young)" &lt;rick.gentry@avisonyoung.com&gt;

Cc: Donnie Ernst &lt;dennieernst7@gmail.com&gt;, Louis Whittemore &lt;louis.whittemore@yahoo.com&gt;, Hill C C &lt;clarencehill@bellsouth.net&gt;, Cindy Johnson &lt;cjohnson@iglide.net&gt;, Rueben Pelot &lt;rpelotdds@gmail.com&gt;, Frank Smith &lt;frank@wetn.com&gt;, Debra Smith &lt;debra@wetn.com&gt;, Marshall Wilkins &lt;Wilkinscfa@comcast.net&gt;, Cap and Clara Hardin &lt;hcaphardin@comcast.net&gt;, "canderton316@gmail.com" &lt;canderton316@gmail.com&gt;, "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;, Wanda Moody &lt;wmoody705@comcast.net&gt;

Good morning, Rick

Hope you had a good holiday and your New Year is off to a good start.

In our last conversation you said it would not be a problem to add language to the deed that will limit the 12.5 acres under consideration to **no more than 30 home sites in the general layout you've presented** to the West Hills community and MPC.

This is a critical element to guaranteeing a limited density and general conformance with the adjoining properties. I feel this is especially important since you seem hesitant about your commitment to personally developing the site and we've previously experienced unscrupulous developers.

I'm confident that Arthur knows exactly what the language needs to be and can prepare a draft in the next couple of days in advance of next Thursday's MPC meeting for our review.

Thanks in advance for your timely response.

Bet regards,

Lee

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

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## [MPC Comment] MPC File 1-D-19-UR West Hills Community Association Request to Postpone

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Hume, Leland C <leehume@utk.edu>

Mon, Jan 7, 2019 at 9:31 AM

Reply-To: leehume@utk.edu

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

Members of the Commission:

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.

WHCA asks the MPC commission to use its discretionary authority to require the developer to furnish a completed and approved storm water management plan prior to final review of the developer's application for the Concept Plan and Use on Review applications. We ask this because this is a challenging hillside site with heavy old growth scrub brush to large trees and a substantial change in elevation of 65' running from Broome Road to the south property line and 85' (greater than an 8-storey building) from the eastern high point of the site to the low point at the south property line. Another factor that impacts this site is that it is at the head of the Ten Mile Creek Watershed and therefore falls within the restrictions and regulations of this protected area.

The benefit is twofold. First the MPC will be able to make an informed decision based on engineering-based facts. The second benefit is it will give the 66 downstream West Hill homeowners assurance plans are in place that will assure the safety and integrity of their properties.

Attached is the executive summary of the engineering storm water study WHCA commissioned in February of 2018 for your use.

Also, attached are documents containing a copy of the original 2007 Memorandum of Understanding between WHCA, Wanda Moody (owner), and the proposed developer (who later withdrew from the project). We believe the MOA still has relevant content that should be considered today.

Three other items of concern are the traffic impact on Broome Road, learning specifics about houses to be priced \$450K to \$600K, and sewer easement.

Thank you in advance for your thoughtful deliberation and consideration of our request for postponement.

On behalf of West Hills Community Association and more than 1,250 West Hills homeowners,

Leland C. Hume

Ad Hoc Committee Chair

Executive Committee Member

6902 Haverhill Drive

Knoxville, TN 37909

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

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**2 attachments**

 **Summary of Storm Water Engineering Report 040418.pdf**  
64K

 **7-F-05-RZ including MOA.pdf**  
532K



COMMUNITY ASSOCIATION

# The West Hills Community Association

## Summary Report of Engineering Study of the Storm Water Management on the Proposed Site of The Cove in West Hills

Consulting Engineering Firm:  
Geosyntec Consulting Engineers and Scientists  
Knoxville and Atlanta

Submitted to Knoxville-Knox County Metropolitan Planning  
Commission April 4, 2018

The WHCA is associated with the West Hills neighborhood in Knoxville, Tennessee, which is located southeast of a 12.4-acre parcel of land that is currently under application with the Knoxville-Knox County Metropolitan Planning Commission (MPC) for a proposed 45-lot subdivision referred to as The Cove in West Hills (The Cove).

The parcel is primarily vegetated with trees and does not contain paved or impervious areas. Topography changes by approximately 80 feet in elevation from the high point in the northeastern corner of the parcel to the low point at the southern boundary of the parcel. Both The Cove and the West Hills neighborhood are **located in the Ten Mile Creek Watershed**.

Ten Mile Creek is classified as an impaired waterbody for sedimentation/siltation, alteration of in stream-side or littoral vegetation, and E. coli by the Tennessee Department of Environment and Conservation (TDEC) Division of Water Resources.

Due to the considerable topography mentioned earlier, surface water tends to flow from north to south across the parcel and continues to drain south onto adjacent parcels in the West Hills neighborhood.

The typical process for submitting plans and plats for a new development is outlined in **Article 2** of the **Knoxville-Knox County Subdivision Regulations**. In general, a developer must: (i) submit a Concept Plan for approval by the MPC and subject to a public hearing process; and (ii) submit a Design Plan providing substantial engineering details conforming with state and local standards for approval by multiple reviewing agencies. Once the Design Plan is approved: (i) the Stormwater Engineering Section of the City Engineering Department will issue a site development permit; and (ii) the developer must submit a final plat for approval by multiple reviewing agencies. Acceptance of the final plat is contingent upon conformance with the approved Design Plan, as determined by the reviewing agencies.

The proposed development at The Cove is currently in the Concept Planning stage; a Concept Plan was filed with the MPC on 28 November 2017 and a Subdivision Report for Concept/Use on Review was published on 4 January 2018 (MPC file # 1-SF-18-C). During MPC hearings held on 11 January 2018 and 8 February 2018, the MPC postponed action regarding the Concept Plan for The Cove for 30 days and 60 days, respectively.

Following the 60-day postponement granted by the MPC on 8 February 2018, the WHCA requested engineering support services to facilitate their discussions with the developer prior to the next MPC hearing, which will be held on 12 April 2018.

Geosyntec reviewed the following two guidance documents for pertinent regulations, requirements, and guidelines related to stormwater management and design considerations for new developments:

- **City of Knoxville Land Development Manual** (Stormwater Engineering Division, Revision 51 published January 2018). Reviewed sections of the manual include Section 2 and Sections 7 through 10, Appendix B (Tree Protection Ordinance and Stormwater and Street Ordinance only), and Appendix C (policies 05, 06, 10, and 27 only); and
- **Knoxville-Knox County Subdivision Regulations** (adopted July 8, 1971; amended through February 8, 2018). Reviewed sections of the regulations include Articles 2 and 3.

The following pages present a brief summary and points to be considered related to the applicable chapter, subchapter or section of each document, that the WHCA is prepared to use in discussions with the developer of The Cove. The developer's responses to these talking points will help the WHCA gain a better understanding of how the developer plans to prepare a Design Plan for The Cove that is protective of adjacent properties and the surrounding watershed.

# Summary of Relevant Guidelines and WHCA Points of Concern

## **GUIDANCE DOCUMENT: CITY OF KNOXVILLE LAND DEVELOPMENT MANUAL**

Key: Point Number, Applicable Ordinance Sub-Section Relevant Language, and Points for Consideration

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### **APPENDIX B, “STORMWATER AND STREET ORDINANCE OF THE CITY OF KNOXVILLE” -**

The Stormwater and Street Ordinance (Chapter 22.5 of the City of Knoxville Code of Ordinances) lists the stormwater management regulations which apply to site development within the city, both during construction and upon facility completion.

**1 22.5-21(c)** “All stormwater systems shall be designed to have no additional adverse impact on upstream or adjacent property in the 50- year frequency storm, unless an adequate permanent drainage easement is obtained.”

**FOR CONSIDERATION:** The stormwater system at The Cove (i.e., the series of roadside curbs and gutters, curb inlets, swales, catch basins, pipes, retention basins, and other conveyances) must be sufficiently designed so as not to adversely impact upstream or adjacent properties, including roadways. The WHCA requests that the developer provide a conceptual plan/analysis for how he intends to meet the requirements for attenuating upstream flooding impacts from the 50-year storm event.

**2 22.5-21(g); 22.5-23(f); 22.5-27(e); 22.5-32(e)** “When existing or documented flooding problems are present, the Director [of the City of Knoxville Department of Engineering] has authority to condition the approval of a permit upon the compliance with additional requirements, including but not limited to detention, conveyance facilities, or other stormwater management solutions required to reduce the adverse impact of the proposed development on public right-of-way, other properties, or on the subject development.”

**FOR CONSIDERATION:** The WHCA has compiled documentation of flooding in the West Hills neighborhood (e.g., emails, photographs, or other written requests made to the City or County) to provide evidence of existing sensitivity to increases in surface water flows and historical flooding.

**3 22.5-23(a)(3); 22.5-23(g)** Stormwater basins are required for residential developments that disturb five (5) or more acres of land or consist of five (5) or more lots. “Stormwater basins located in residential subdivisions must be located on two or more buildable lots or in a common area with a legally established property owners’ organization with responsibility for maintenance and repair of the stormwater basin.”

**FOR CONSIDERATION:** The Concept Plan shows a “Common Area/Detention Area” near the low point of the site. The WHCA requests confirmation from the developer that a stormwater basin is intended for this space. If so, the developer must be able to design the stormwater basin in accordance with the guidelines presented herein.

To better understand the logistics of how The Cove will be developed in terms of building homes and establishing a property owners’ organization, the WHCA wishes to discuss the following items with the developer:



Will homes be built in phases? If so, will the number of residents living at The Cove during earlier phases of home building construction be sufficient to fund and/or organize the property owner's organization?

It will be in the best interest of the WHCA if The Cove has a proactive property owners' organization that will take quickly responsibility for the long-term upkeep of the stormwater basin after the basin is complete.

Preliminary approximate required sizes for a stormwater basin at The Cove are provided in later in this report.

**4 22.5-24** Erosion prevention and sediment controls (e.g., silt fence, sediment basins, vegetation establishment, etc.) must be installed prior to commencing site development activities "in order to protect, maintain, and enhance the immediate and long-term health, safety, and general welfare of the citizens of the City" by (i) limiting the deposition of sediment in streams and other water bodies and (ii) promoting pollutant removal from stormwater runoff.

**FOR CONSIDERATION:** The developer will be required to properly control sediment onsite during construction of The Cove.

For example, vegetation such as trees, shrubs and vines are recognized by the City of Knoxville as a best management practice (BMP) for sediment and erosion control as they provide long-term stabilization of soil. The WHCA wishes to discuss the site conditions with the developer to understand the following items:

- What erosion and sediment control measures does the developer intends to implement during construction activities at The Cove?
- Is the developer considering retaining vegetation, particularly along the perimeter of the site, to provide sediment and erosion control?
- If not, is the developer considering installing a vegetated filter strip/buffer to: (i) meet sediment and erosion control requirements mandated by the City and (ii) protect downstream properties and water bodies from sediment loads associated with construction activities at The Cove?

**5 22.5-27(h)** An easement is required for proposed stormwater facilities. Additionally, there should be sufficient access from public streets to the stormwater facility.

**FOR CONSIDERATION:** Given that the developer has indicated he is not willing to reduce the number of lots presented in the Concept Plan, the WHCA asks the developer if he has accounted for stormwater facility easements that will be required at The Cove, as it may represent a need for additional space and/or engineering design.

**6 22.5-31(a), (b), and (c)** (a) Calculated peak flow rates of stormwater runoff resulting from the 1-year, 2-year, 5-year, 10-year, 25-year, and 100-year frequency storm should not be greater after site development has occurred as compared to pre-development peak flow rates (i.e., pre-development peak flow should "match" post-development peak flow through the use of engineering controls, including stormwater retention basins).

(b) Stormwater retention facilities must meet minimum design requirements for bottom slopes (two percent), side slopes (3:1 H:V), and freeboard (one foot from the highest water surface elevation for the required design storm).

(c) Design Plans must include sufficient supporting engineering design calculations to show the facility will operate as required.

**FOR CONSIDERATION:** The WHCA requests preliminary calculations from the developer that demonstrate that the design in the Concept Plan will meet these requirements.

**7 22.5-31(d)** “Discharge from the stormwater basins shall be routed to a ditch, channel, or stormwater facility of adequate capacity.” Further, the receiving (i.e., “downstream”) stormwater infrastructure—which may consist of a roadside swale, curb and gutter system, manhole, storm drain, pipe, channel, stream, etc. - must have the capacity to safely convey the 10-year, 24-hour storm event.

**FOR CONSIDERATION:** To better understand where the water from the onsite stormwater basin will be routed (e.g., how and where will stormwater collected at The Cove flow downhill?), the WHCA asks the developer what plan is in place to study and/or mitigate potential impacts to downstream infrastructure.

Based on visual observations, the nearest stormwater infrastructure downstream of The Cove appears to be a catch basin at the dead-end of Lennox Avenue. Is the existing downstream stormwater infrastructure capable of conveying the flows from the stormwater basin at The Cove?

If not, what type of new stormwater conveyance infrastructure will be built?

Is it feasible to construct additional stormwater conveyance infrastructure given the nature and location of existing homes, buildings, trees, roads, or other structures that could be impacted?

**8 22.5-32(d)** “Stormwater retention is required for site developments that meet the requirements for stormwater attenuation and are located in one of the following critical watersheds:  
(1) Ten Mile Creek ...”

**FOR CONSIDERATION:** The WHCA requests verification that the developer is planning to use a retention basin for onsite stormwater management, given that the site is located within the Ten Mile Creek Watershed.

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**Appendix B, “Horticulture (Tree Protection) Ordinance of the City of Knoxville” -**  
The Tree Protection Ordinance (Chapter 14 of the City of Knoxville Code of Ordinances) provides requirements for the preservation and protection of trees within the city.

**9 14-33** The developer is required to submit a site plan for approval by the city horticulture list showing which trees will be retained or planted and the type of species for said trees.

**FOR CONSIDERATION:** The WHCA asks the developer if this type of information has been gathered and what the proposed plan is for retaining versus removing trees.

**10 14-34; 14-36** “Where a building permit for new construction or subdivision approval is required, a minimum of six (6) trees per acre shall be retained on the site unless because of cut or fill work such trees cannot be saved.”

“Where trees cannot be retained pursuant to this article, or do not exist on the site, they shall be provided, within twelve (12) months of construction completion, at the rate of eight (8) trees per acres, with at least one-half of the required number being species capable of attaining a height of fifty (50) feet or more at maturity.”

**FOR CONSIDERATION:** Given that the area proposed for development of The Cove is highly vegetated (predominantly with trees), the WHCA should further discuss the developer’s plan for tree removal, retention, and replanting given that planting new trees may represent additional space and/or landscape design.

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## **Appendix C, “Stormwater Engineering Division Policies”**

**11 Policy 05 – Easements for Stormwater Management Facilities** Easement boundaries for retention basins cannot be less than 20 feet x 20 feet and must include at least 5 feet outside the top of cut slope and at least 5 feet outside the top of fill slope.

Easement boundaries should be accounted for in addition to the required footprint of the retention basin as determined through the engineering design process.

**12 Policy 10—Retaining Walls** As described in Policy 10, additional design requirements pertain to retaining walls greater than four (4) feet in height. These requirements must be met in order to obtain a site development permit for constructing the retaining wall. Further, if the retaining wall is four (4) feet or taller and has the potential to affect the public right-of-way, a geotechnical report and certification from a geotechnical engineer is required as part of the design process.

**FOR CONSIDERATION:** The WHCA asks the developer if he believes retaining walls will be needed, given the considerable change in topography at the site (approximately 80 feet), and if so, his plan to conduct the necessary geotechnical analyses.

### **13 Policy 27 –Qualified Local Program Construction General Permit, Sections 3.5.1, and 3.5.3**

Disturbance of one (1) or more acres of soil is not permitted without first obtaining a City of Knoxville Qualified Local Program Construction General Permit (CGP). The permit authorizes stormwater discharges associated with construction activities. An owner or developer of a project is a primary permittee and as such, is required to comply with the requirements of this policy. A Stormwater Pollution Prevention Plan (SWPPP) must be submitted to describe the stormwater runoff and erosion prevention/sediment controls to be implemented during construction activities to ensure compliance with permit requirements. Relevant requirements of the SWPPP are as follows:

“Each SWPPP shall provide a description of ... the intended sequence of activities which disturb soils for major portions of the site (e.g., grubbing, excavation, grading, utilities and infrastructure installation).”

▶ **FILE #:** 7-F-05-RZ

**AGENDA ITEM #:** 64

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** WANDA MOODY (FORMERLY SHREWALKER PLACE, LLC)

OWNER(S): WANDA MOODY

TAX ID NUMBER: 106 O A 039,040,041,042

JURISDICTION: City Council District 2

▶ **LOCATION:** South side Middlebrook Pike, southeast side Broome Rd.

▶ **APPX. SIZE OF TRACT:** 20.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Middlebrook Pike, a four lane median divided minor arterial street, and Broome Rd., a major collector street with 20' of pavement within a 40' right-of-way.

UTILITIES: Water Source: KUB

Sewer Source: KUB

WATERSHED: Ten Mile Creek

▶ **PRESENT ZONING:** R-1 (Low Density Residential)

▶ **ZONING REQUESTED:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **PROPOSED USE:** Assisted living facility and individual senior housing

**DENSITY PROPOSED:** 5.99 du/ac.

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: In 1996 part of this site was denied commercial designation and rezoning..

SURROUNDING LAND USE AND ZONING: North: Condominiums / RP-1 Residential

South: Residences / R-1E Residential

East: Residences / R-1E Residential

West: Residence / R-1 Residential

NEIGHBORHOOD CONTEXT: This site is on the edge of an established single family neighborhood that has developed under R-1 and R-1E zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE RP-1 (Planned Residential) zoning**

**APPROVE the site for senior citizen housing with up to 68 villas and an assisted living facility for up to 80 individuals. (See attached Memorandum of Agreement dated August 30, 2007.)**

RP-1 zoning will permit the proposed senior citizen housing development and would be a compatible zone to surrounding property zoning and development that includes housing and institutional uses. (See attached letter from the applicant.) The sector plan and One Year plan propose low density residential and slope protection for the site

**COMMENTS:**

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. Other properties in the immediate area are developed with residential, institutional and commercial uses under R-1E, R-1, R-2, RP-1, C-1 and O-1 zoning.
2. RP-1 zoning up to 5.99 du/ac. Is compatible with the scale and intensity of the surrounding development and zoning pattern and the site's location adjacent to Middlebrook Pike, a major arterial street.
3. RP-1 zoning will require MPC use on review approval of site plans for any development of the property. During this review, potential issues such as traffic, drainage, access, topography, lot layout and other development concerns can be addressed.

#### THE EFFECTS OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. Any proposed RP-1 zoning development plan is limited to senior citizen development that can include a 80 patient assisted living facility and up to 68 villas for senior citizens. A use-on-review development plan proposal on the subject property will be subject to MPC approval.
3. The RP-1 zoning is compatible with the surrounding zoning, and the impact of any multi-family or non-residential use on adjacent properties can be minimized during the use on review process. Review of the proposed development plan by MPC will take into consideration the site plan and design elements as outlined in the attached Memorandum of Agreement, dated August 30, 2007.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

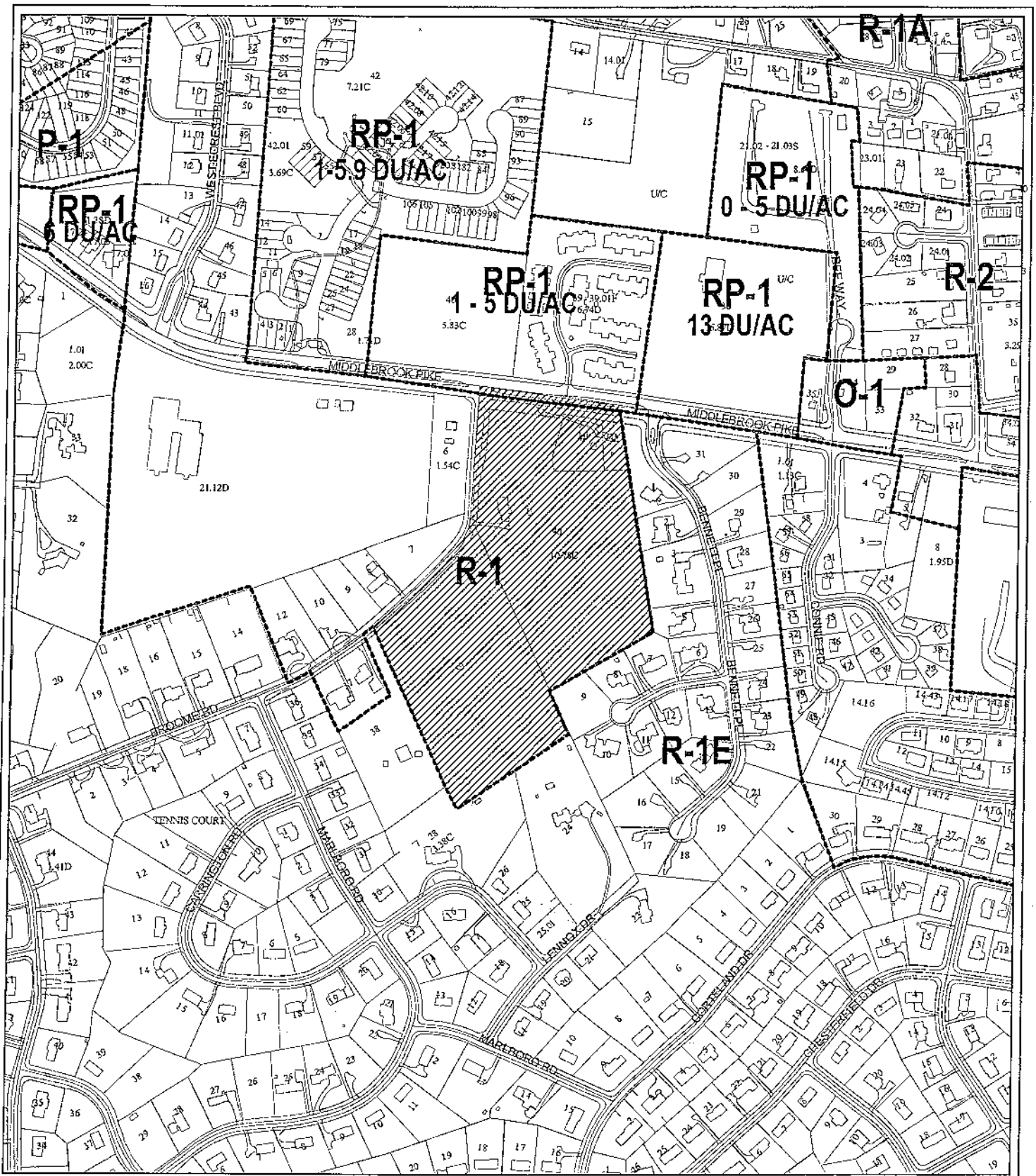
1. The Northwest County Sector Plan and One Year Plan propose low density residential uses and slope protection for the site, consistent with this rezoning.
2. The site is located within the Urban Growth Area (inside the city) on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This request may generate similar requests for RP-1 or other residential zoning in this area in the future on properties which are proposed for low density residential uses by the sector plan and One Year Plan.

#### ESTIMATED TRAFFIC IMPACT 675 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 10/9/2007 and 10/23/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-F-05-RZ  
REZONING**

Petitioner: Wanda Moody

Map No: 106

Jurisdiction: City

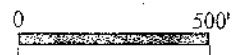


From: R-1 (Single Family Residential)

To: RP-1 (Planned Residential)

Original Print Date: 06/22/05 Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



**Wanda Moody**  
705 Broome Road  
Knoxville, Tennessee 37909  
Telephone 865 690-2766  
Fax 865 470-2731



**To: Mark Donaldson, Executive Director  
Metropolitan Planning Commission**

**From: Wanda Moody**

**Subject: Agenda Item September 13 Meeting  
7-F-05-RZ Shorewalker Place LLC**

**Date: August 20, 2007**

**As you recall this item was removed from the table by the Planning Commission at its meeting on August 9 and is scheduled to be heard at the meeting on September 13. In this request I also asked that it be listed in my name as the property owner and known as Park at West Hills.**

**The request is to re-zone the 20.5 acre tract on the Southeast corner of Middlebrook Pike and Broome Road from R-1 to RP-1 Planned Residential. Plans are for the 5-acre tract fronting on Middlebrook Pike to include an Assisted Living Facility that would accommodate 60-80 individuals. On the 15.5-acre tract fronting Broome Road up to 68 villas for senior citizens would be constructed with a price range of \$210,000 to \$330,000.**

**The developers and I have worked closely with the West Hills Home Owners Association in the development of the plans for the project, which should maintain the prevalent character of the neighborhood. A final copy of these agreements will be made available prior to the planning commission meeting.**

Signed,

**Wanda Moody**

**CC: Kenneth Pruitt**

**MEMORANDUM  
OF  
AGREEMENT**

**West Hills Community Association  
and  
Park at West Hills  
and  
Wanda Moody**



(7-F-05-RZ)

**WHEREAS**, The West Hills community is willing to accept re-zoning of the "Moody" property from R-1 to RP-1. The community's acceptance is founded on a concept plan presented by developers, which describes a community development for senior citizens, and includes an assisted living center, and

**WHEREAS**, the community, the property owner and the developer further requests consideration of the following provisos, which will hopefully maintain the prevalent character of the neighborhood, to wit:

1. The development should be clearly- identified, so far as allowed by law, as intended for senior citizens, including an assisted living facility. Assisted living should be defined as serving the needs of the elderly, and should not in any sense be construed to include rehabilitative services for treating people with addictive behaviors.
2. Density of dwellings should be no more than 68 condos or villas on the approximately 20 acres, with inclusion of an assisted living facility of adequate size to accommodate up to 80 residents.
3. The facility and condos/villas should be of such architectural design as to be compatible with adjacent homes, should be one story and should be at least partially brick, stone, or similar material.
4. Parking areas should be screened from adjacent homes and roads by berms, walls or landscaping where possible.
5. Property perimeters on roads should ideally include landscaping, and if dwellings do not face the road, a blend of fencing and landscaping should be utilized to enhance aesthetics for both residents and passers-by.
6. Interior perimeters should similarly be fenced, bermed and/or landscaped to provide privacy for residents and adjacent homeowners.
7. Lighting, on interior drives and parking areas should be subdued, and not of telephone pole height. Spotlights or other accent lighting, if necessary should be directed so as to contain the direct line of lighting within the perimeter of the property.



- 8. Storage of refuse collectors should be screened, and should be located in such a place as to have minimal impact, by noise, odor, or other on neighboring property or even on residents of the development.
- 9. A covenant should be in place, which defines character and activities associated with an upscale development.
- 10. A covenant is also required that the development be managed by an on-site entity in order to ensure maintenance of the development, and in particular any retention basins.
- 11. Density takes into account the ability of Broome Road to absorb additional traffic. It is also thought that if other than a seniors' development were considered than the density should be decreased because of traffic impact, and should not exceed 68 units on the total 20 acres
- 12. A traffic pattern should be established to minimize traffic on Broome Road, especially that portion of Broome Road that lies south of the development. The developer agrees to build, if feasible from an engineering standpoint, a road for the construction of the projects that will spill out onto Middlebrook Pike as much as possible. Naturally, any such road must be approved. The developer also will instruct delivery trucks for large building materials, such as concrete trucks, lumber trucks, block and brick trucks, to access and exit the building site, whenever possible, by way of Middlebrook Pike. Eventually, it will be necessary to close off the construction road over the assisted living site once the parking lot is constructed and the facility nears opening. At this point, access to and exit from the villa site will necessarily be from and onto Broome Road, but with specific instructions to the suppliers to use Middlebrook Pike to gain entrance and prohibit, whenever possible, the use of Broome Road for access to or exit from the property on that portion of Broome Road that lies south of the project.

Agreed this 30<sup>th</sup> day of August, 2007.

West Hills Community Representative

Joseph E. Lee, President WPCA

Park at West Hills Representative

Richard E. Russell  
Wanda Moody Owner

Wanda Moody, Owner

“Pre-construction vegetative ground cover shall not be destroyed, removed or disturbed more than 14 days prior to grading or earth moving activities unless the area is subsequently temporarily or permanently stabilized.”

“Clearing and grubbing must be held to a minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.”

“Construction phasing is recommended on all projects regardless of size as an effective practice for minimizing erosion and limiting sedimentation.”

**FOR CONSIDERATION:** The WHCA asks the developer what his plan is for sequencing and commencing soil disturbing activities, noting that violations of this provision and all other provisions provided in the Stormwater and Street Ordinance are subject to the penalties described in Section 22.5-8.

#### **14 Policy 27—Qualified Local Program Construction General Permit, Section 3.5.3.2**

“For an on-site outfall that receives drainage from **5 or more acres**, a minimum sediment basin volume that will provide treatment for a calculated volume of runoff from a 5-year, 24-hour storm and runoff from each acre drained, or equivalent control measures as specified in the Tennessee Erosion and Sediment Control Handbook, shall be provided until final stabilization of the site.”

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### **CHAPTER 7, “LARGE RESIDENTIAL AND COMMERCIAL DEVELOPMENT” -**

This chapter provides requirements for “large residential and commercial developments” which are defined as developments disturbing 10,000 square feet or more.

**15 7.3** The complexity and level of detail required for a site development permit is influenced by several items including, but not limited to:

- “Safety concerns (slopes, excavations, retaining walls, traffic flow, potential flooding).
- Potential for the project to impact the neighboring properties or public right-of-way during construction.
- Potential for the project to impact drainage, flooding levels, or water quality on neighboring properties or public right-of-way.”

**FOR CONSIDERATION:** The listed items are of concern to the WHCA related to the development at The Cove; therefore, the WHCA requests this information from the developer and/or that MPC request these items be addressed prior to issuing a site development permit.

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### **CHAPTER 9, “STORMWATER DESIGN”**

This chapter describes the computational methods to be used for calculating peak flows. This information is used to size stormwater conveyances (e.g., culverts, open channels, curbs and gutters, etc.) or to generate hydrographs for detention routing.

**16 9.8** “Calculations must be submitted that show the capacity of the receiving stormwater channel to handle the 2-year and 10-year design storms. ... The first reason for analysis of the downstream system is to ensure that known flooding problems are not exacerbated.”

**FOR CONSIDERATION:** As mentioned above under Section 22.5-31(d) of the Stormwater and Street Ordinance, downstream infrastructure must be capable of safely conveying flows generated by the 2-year and 10-year design storms. The WHCA asks the developer what his plan is to mitigate impacts on downstream flooding will be, given that known flooding problems exist downstream of the site (see “FOR CONSIDERATION:” point #2).

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## **CHAPTER 10, “STORMWATER DETENTION AND QUALITY” -**

This chapter largely reiterates the requirements for stormwater detention design which are provided in the Stormwater and Streets Ordinance.

**17 10.1** “All site development projects exceeding the thresholds listed in Section 22.5-23 [of the Stormwater and Street Ordinance] must incorporate stormwater detention and first flush treatment as part of the design.... Typical detention BMPs [(best management practices)] are dry detention basins, wet detention basins, retention basins and constructed wetlands.”

A stormwater retention basin will be required for stormwater management at The Cove (per Section 22.5-32(d) of the Stormwater and Street Ordinance) which must meet the design requirements for detention BMPs described in Chapter 10 of the Land Development Manual as well as Section 22.5-23 of the Stormwater and Street Ordinance.

**18 10.2** “All stormwater detention structures must attenuate the postdevelopment peak flow rates from the 1-year, 2-year, 5-year, 10-year and 100-year NRCS 24-hour design storms to discharge at or below predevelopment peak flow rates.”

**FOR CONSIDERATION:** The WHCA requests preliminary calculations from the developer that demonstrate that the design in the Concept Plan will meet these requirements.

**19 10.3** The first flush (i.e., the first ½-inch of stormwater runoff from the entire developed site) must be contained onsite within the stormwater detention structure and slowly released over a minimum period of 24 hours.

**FOR CONSIDERATION:** It is required that the first ½-inch of runoff from a development is captured and released slowly to allow settling and filtration of pollutants (e.g., dust, oils and automotive fluids, trash, debris, brake dust, deicing sand/salt, etc.), thereby mitigating negative impacts to water quality and aquatic life of Ten Mile Creek. The stormwater retention basin at The Cove will be required to meet design standards for first flush treatment. The WHCA requests preliminary calculations from the developer that demonstrate that the design in the Concept Plan will meet these requirements.

**20 10.5** A facility easement is required for a stormwater detention basin. The facility easement “encompasses the entire stormwater detention basin or stormwater quality structure. Minimum size is 20 ft x 20 ft.”

**FOR CONSIDERATION:** The WHCA asks the developer if he has considered the type and number of easements—including a facility easement for the stormwater basin—that will be submitted as part of the

site development plan for The Cove, as this may represent a need for additional space and/or engineering design (see “FOR CONSIDERATION:” point #11).

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## **ARTICLE 2, “ADMINISTRATION, PROCEDURES AND SPECIFICATIONS FOR SUBMISSION OF PLANS AND PLATS”**

This section describes the procedures that a developer must follow to submit a subdivision design plan and associated plat to the MPC. It also outlines the requirements and approval process for a subdivision Concept Plan.

**21 Part 2.07** The Concept Plan submitted by the developer should provide: “sufficient information to determine the practicality, suitability, and conformance with regulations of the proposed concept.”

**FOR CONSIDERATION:** The WHCA will use this statement to justify its inquiries to the developer regarding the level of detail—or lack thereof—presented in the Concept Plan for The Cove.

**22 Part 2.07** “The Concept Plan shall consist of a scaled drawing of the proposed subdivision, showing the proposed roadway and lot layout, and a general drainage plan.” Further, the Concept Plan must include the following elements:

- Location Map;
- Site Topography;
- Boundary, existing and proposed roads;
- Physical characteristics of the site (e.g. sinkholes, depressions, woods, natural waterways, etc.);
- Existing features (e.g., structures and utilities);
- Drawings that show (i) existing drainageways and the probable location of major drainage structures (i.e., stormwater basins); (ii) road profiles; (iii) a list of required and proposed improvements; and (iv) a statement indicated the availability of public utilities.

**FOR CONSIDERATION:** Based on our review of the Concept Plan for The Cove, it does not appear that the following items are depicted:

- A general drainage plan (a general location referred to as “Detention Area/Common Area is shown but it is not confirmed that this location will be used for a sediment basin/stormwater retention pond, and additional drainage information, such as general flow patterns of stormwater runoff and the location of stormwater conveyances planned for the site, are not shown);
- A description of the physical characteristics of the site;
- Locations of existing structures and utilities;
- Existing drainageways;
- A list of required and proposed improvements.

The WHCA requests that the developer provide information to satisfy the requirements above.

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## **ARTICLE 3, “DESIGN STANDARDS”**

This section describes the minimum standards for the design of subdivisions to promote sound development practices within the County.

**23 Part 3.02** Lots must be well drained and should not be excessively steep.

**FOR CONSIDERATION:** The WHCA wishes to better understand if the developer has considered the ability of lots to be well drained given the topography of the land to be used for The Cove. Has the amount of cut/fill been considered for appropriate grading such that water will be shed from individual lots and such that lots will not be excessively steep?

## Preliminary Engineering Calculations

Preliminary engineering calculations were prepared for the WHCA to support the points of concern (# 6, 14, and 18) provided above in this report for discussions with the MPC and the developer of The Cove. The preliminary calculations performed support design criteria related to:

(i) pre-development discharge rates from design storm events from The Cove; and (ii) approximate size of a sediment basin for use during construction.

### Design Criteria

The preliminary calculations were performed to comply with design criteria and methodologies presented in: (i) the **Knox County, Tennessee Stormwater Management Manual Volume 2** (“Knox County Stormwater Manual”) (Amec, 2008); (ii) the **Tennessee Erosion and Sediment Control (TNESC) Handbook** (4th edition, 2012); and (iii) the **Stormwater and Street Ordinance of the City of Knoxville** (Ordinance), provided in **Appendix B of the Land Development Manual**.

Specifically, design criteria were evaluated as follows:

- **Pre- vs. Post-Development Flow Rates and Volumes:** Part 22.5-31(a) of the Stormwater and Street Ordinance (Talking Point #6) and Chapter 10.2 of the Land Development Manual (Talking Point #18) requires new development to include a stormwater management system such that the post-development runoff rate from the site is reduced to the pre-development levels runoff rates for the 1-year, 2-year, 5-year, 10-year, 25-year, and 100-year storm events. The storm event is defined based on the probability of the rainfall depth occurring in a given year for a defined storm duration, where the “year” is the annual chance of exceedance (i.e., the 2-year storm represents a 1 in 2 chance of occurring in a given year; the 10-year storm represents a 1 in 10 chance of occurring in a given year).

- **Sediment Basin Sizing:** Section 3.5.3.3 of Stormwater Engineering Division Policy 27, Qualified Local Program Construction General Permit of the Land Development Manual (Talking Point #14) requires that, at a minimum, the sediment basin will provide treatment for a calculated volume of runoff from a 5-year, 24-hour storm. Chapter 7 of the TNESC Handbook defines sediment basins as “temporary engineered structures designed to capture sediment from construction site stormwater runoff prior to being discharged” and are typically constructed through excavation and/or construction of a berm. Chapter 7 of the TNESC Handbook (TDEC, 2012) also includes additional sediment basin sizing requirements including:

- o **Sediment Treatment Area Volume** - The sediment basin treatment area must provide a total volume of 134 cubic yards (or approximately 3,600 cubic feet) per acre of drainage, below the crest of the principal spillway (i.e., the primary outlet for storm flows).

- o **Surface Area** - The surface area of the pond, as measured at the crest of the principal spillway, is required to be at least 1% of the peak inflow for the sediment basin design storm, where the area is measured in acres and the peak inflow for the 5-year, 24-hour storm event is calculated in cubic feet per second (cfs).

- o **Spillways** - The 5-year, 24-hour storm event must be conveyed through a combination of the principal and emergency spillways. In instances where the construction of an emergency spillway is infeasible, the principal spillway should be able to convey the 25-year, 24-hour storm. The size of the principal spillway is to be a minimum of 18 inches in diameter. If the developer selects to construct both a principal and emergency spillway, which is more frequently done if the developer plans to convert the basin to a permanent retention pond after construction, the freeboard requirements shall be that there is: (i) a minimum of one foot from the 25-year, 24-hour peak water surface elevation to the top of the embankment; and

- (ii) a minimum of one foot between the crest of the principal spillway and crest of the emergency spillway. If the developer decides not to construct an emergency spillway, the 25-year, 24-hour peak water surface elevation shall be: (i) two feet below the top of the embankment; and (ii) the crest of the principal spillway shall be three feet below the top of embankment.

- o **Length to Width Ratio** - The basin should be shaped to provide a length to width ratio of 4 to 1, where the length is considered to be the length of the flow path as measured from each discharge location into the basin (e.g., channels, pipes) to the outlet (e.g., principal spillway). The purpose of this requirement is to allow for a longer detention time (i.e., amount of time the sediment is in the basin) to promote settling and trapping of the sediment. In instances where modifying the pond geometry is not feasible, the construction of baffles within the basin, which increase the flow length and facilitate settlement, is permitted.

## Design Parameters

Preliminary engineering calculations of runoff rate and volumes were generally performed using hydrology and hydraulic procedures based on Soil Conservation Service (SCS) Technical Release 55 (TR-55), Manning's equation, and other recognized engineering procedures as encoded in the stormwater engineering software "HydroCADTM" [SCS TR-55, 1986; HydroCAD, 2015]. This method utilizes estimates of drainage area, land cover, soil type, and precipitation amounts to evaluate a runoff rate and/or volume. The following design input parameters were obtained, assumed, or selected based on available resources, documents, and professional experience, to perform preliminary runoff rate and volume calculations.

- **Drainage Area** - The Concept Plan (MPC File # SF-18-C, 2018) indicates that the site is 12.42 acres. It was assumed that the entire site area would (i) be disturbed simultaneously (rather than in phases), and (ii) ultimately drain to the natural low spot of the site labeled as "Common Area - Detention Area" on the south side of the development, which is the assumed location of the sediment basin. Therefore, the drainage area for these preliminary calculations was 12.42 acres. (It is noted that if the developer elects to construct the development in phases, the size of the sediment basin may be able to be reduced.)

- **Land Cover, Soil Type, and Time of Concentration:**

- o Based on aerial imagery and the National Resource Conservation Service (NRCS) Web Soil Survey (2018), the existing site was assumed to consist of woods in good condition and have hydrologic soil group (HSG) type B soils (i.e., soils with a moderately low runoff potential). The time of concentration (i.e. time required for runoff to travel from the most hydrologically distant point of the drainage area to the low point prior to flow being channelized) and geometry of the natural drainage channel onsite were based on existing grades provided as part of the Concept Plan.

- o During construction, The Cove was assumed to consist of compacted bare earth and have HSG type D soils (i.e., soils with low infiltration and high runoff potential). As limited topographic and stormwater management details have been provided by the developer, the time of concentration was assumed to be 10 minutes during construction.

- **Precipitation Depths** - Design storm events were obtained from estimates published by the National Oceanic and Atmospheric Administration (2018), as required by the Knox County Stormwater Manual. These estimates are presented in Table 2.

## RESULTS AND EVALUATION

The sediment basin surface area, sediment storage volume, stormwater runoff volume, and length to flow width ratios that are to be considered in the design of a sediment basin were calculated as follows:

- **Surface Area** - Based on the Concept Plan, it is assumed the **bottom of the basin will be approximately 440 feet by 60 feet** (26,000 square feet or 0.6 acres). The **sediment treatment surface** area, as calculated at the top of the principal spillway would be slightly larger than the bottom area and was calculated to be **450 feet by 70 feet** (31,500 sf or 0.72 acres). This meets the required minimum surface area of 0.56 acres, which was calculated by dividing the 5-year, 24-hour storm event inflow of 56 cfs by 100 (i.e., 1% of the peak inflow for the 5-year, 24-hour storm event).

- **Sediment Storage Volume** (Acres Drained) - The sediment storage volume was calculated to be **1,664 cubic yards or 44,935 cubic feet** by multiplying the site's drainage area (12.42 acres) by the required sediment storage volume of 134 cubic yards per acre. Thus, assuming the sediment treatment area has the dimensions described above (450 feet by 70 feet), in order to provide adequate sediment treatment storage capacity, the crest (or inlet) of the principal spillway would need to be at least 1.7 feet from the bottom of the sediment basin to provide adequate storage for sediment based on the assumed surface area of the basin.

- 5-year, 24-hour Storm Runoff Volume - The runoff volume for the 5-year, 24-hour storm event during construction was calculated to be 144,140 cubic feet based on hydraulic modeling completed in HydroCADTM. It is unclear from Stormwater Engineering Division Policy 27 how the treatment volume is calculated. If it is assumed the treatment volume is measured from the bottom of the sediment basin and flow is not discharging out of the basin during the 5-year, 24-hour storm event, the treatment volume would be met at a depth of 3.7 feet.

- **Length to Width Ratio** - The Concept Plan shows two stormwater pipes discharging onto the northwestern and northeastern ends of the basin. **Based on the plan, it does not appear a 4 to 1 length width ratio could be achieved as flow paths would short-circuit the basin.** The developer may modify the plans as their design progresses by constructing baffles, moving the discharge locations, or modifying the shape of the sediment basin.

- Sediment Basin Sizing -The developer of The Cove has several ways in which they may design a sediment basin based on the selection of basin geometry (width, length, depth, slopes), principal and emergency spillway characteristics (type, sizes, material, invert elevations), selection of upstream stormwater management features, and the discharge location. To provide WHCA with an approximate size of the sediment basin, several assumptions were required as the Concept Plan provided limited details. To approximate the sediment basin size, the assumptions described above for soil types, land use, time of concentrations, basin bottom footprint (440 feet by 60 feet), and side slopes were kept, and it was assumed an 18-inch corrugated metal principal spillway and culvert would be used to convey design storms without the use of an emergency spillway. Based on the preliminary analysis, an 18-inch principal spillway and culvert would be able to convey the calculated 25-year, 24-hour peak discharge of 12 cfs with the water surface reaching a peak depth of approximately 4 feet above the bottom of the sediment basin. **Presuming the developer does not construct an emergency spillway, the total height of the basin (as measured from the top of the pond embankment to bottom of the basin) would need to be 6 feet to achieve freeboard requirements** (i.e., two feet above the peak water surface elevation for the 25-year, 24-hour storm event) outlined in the TNESC Handbook. If an emergency spillway is selected for use by the developer, the height of the basin is not anticipated to change significantly.

**Based on the Concept Plan for The Cove and the calculations presented above, approximately one acre will be required for use as a sediment basin during construction.** It is important to note that this is an approximation of the sediment basin surface area based on the assumptions outlined above, and that other configurations of the sediment basin are possible. Although the area on the Concept Plan that is assumed to be used for the sediment basin (labeled as the “Common Area/Detention Area”) is large enough to accommodate a 1-acre sediment basin, **this does not mean that a sediment basin will be easily constructed in that space.** The developer will need to make additional considerations beyond space requirements regarding the constructability of a basin within the topographic constraints of the site.

Sediment basins are commonly modified to become permanent detention or retention ponds after completion of construction. In the case of The Cove, which is located within the Ten Mile Creek Watershed, a stormwater retention pond will be required (per Section 22.5-32 of the Stormwater and Street Ordinance of the City of Knoxville). The size of a retention pond, which would be used as a permanent stormwater control device following completion of development activities, may differ from the size of the sediment basin (the size estimates of which are described herein).

Nonetheless, the developer must ensure that both the sediment basin and the retention basin meet County and City design requirements including, but not limited to, the items outlined in Table 1.



## SUMMARY AND CONCLUSIONS

The points for consideration provided above, supplemented with results from engineering calculations associated with sediment basin and stormwater pond design requirements, are intended for use by the WHCA to gain a better understanding how the developer plans to evaluate and mitigate for potential future risks that The Cove may pose to the WHCA and/or Ten Mile Creek watershed.

Key potential areas of concern, and the related points of concern items, are summarized as follows:

- **Impacts due to clearing of vegetation and creation of impervious surfaces (i.e., rooftops, roadways, driveways, sidewalks).** This has the potential to exacerbate flooding if the associated increases in surface water runoff are not properly managed. It will be important for the developer to provide an adequately sized sediment basin to control offsite migration of eroded sediment during construction of The Cove, and to properly convert the sediment basin to a stormwater retention pond following completion of development activities. Further, it will be important to evaluate the ability of downstream stormwater conveyance infrastructure to safely convey the additional inputs of surface water runoff generated from The Cove. (Talking Points # 2, 4 through 11, and 13 through 22)

- **Impacts to adjacent properties and the public right-of-way in the event of stormwater retention pond failure.** Due to the considerable change in topography (i.e., approximately 80 feet) of the land proposed for The Cove as well as the abutment of the property with other existing residential lots, it is possible that the height of a retaining wall or berm may exceed typical thresholds that trigger geotechnical analysis per Stormwater Engineering Division Policy 10 (for retaining walls that exceed 4 feet in height). (Talking Points # 1, 2, 7, 8, 12, 15, 16 through 19, 21, and 22)

- **Long-term maintenance of permanent stormwater control devices (e.g., stormwater retention basin) by a property owners' organization.** It will be important to understand the ability of a property owners' organization to become established at The Cove, and whether there will be a contingency mechanism for providing adequate oversight and maintenance of the stormwater retention pond over time. (Talking Points # 3 and 23)

**Overall, the developer must abide by the requirements set forth by the City of Knoxville and Knox County prior to obtaining approval of the Concept Plan, and henceforth the Design Plan and final plat.**

The WHCA should further discuss (with the MPC and the developer) the information and details that are lacking in the Concept Plan, particularly items that (i) may require additional space to be set aside for the purpose of easements, access to stormwater management facilities, or retention of trees, and therefore will not be available for lot development; or (ii) items that may require additional engineering or landscape design, and therefore may become more costly to the developer to implement. Ultimately, it will be up to several principal agencies and departments (e.g., the MPC, Knox County Engineering Department, City of Knoxville Stormwater Engineering Division, and City of Knoxville Plans Review and Inspections Division) to provide final approval of the Design Plan and issuance of an accompanying site development permit for The Cove.

However, as part of the plan review process, the public—namely, the WHCA—has the ability to participate in public meetings and voice their comments, questions, and concerns. Communication between the WHCA, the developer, and the departments involved in the plan review process will be an important factor in pursuing a path that is not only mutually agreeable, but also protective of existing properties, property owners (i.e., the residents of West Hills), and the environment.

## Google Groups

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### Agenda item 1-SA-19-C\_1-D-19-UR.pdf

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**JUDITH COX** <jbc724@comcast.net>

Jan 7, 2019 8:06 AM

Posted in group: **Commission**

To: Knox County and MPC Commissioners

From: Judy Cox

724 Kempton Rd.

Knoxville, TN 37909

Commissioners:

I am writing to request that you postpone the request by developer Rick Gentry, developer of the Wanda Moody property on Broome Road in West Knoxville. The request should be postponed until engineering details are known. The link to the property request is listed below.

[https://agenda.knoxmpc.org/2019/jan2019/1-SA-19-C\\_1-D-19-UR.pdf](https://agenda.knoxmpc.org/2019/jan2019/1-SA-19-C_1-D-19-UR.pdf)

It is my understanding that the final plan will not even be submitted until this week with changes. The impact of storm water runoff effecting the 66 properties adjoining or downstream from the development in Bennett Place, along Lennox, Ainsworth, Chesterfield, Corteland and Alexander Cavet is still unknown.

Retention ponds were changed from four to three at the last minute, and no in-depth engineering study has been done. West Hills Homeowners Association neighbors are requesting a postponement until we can see a final plan and engineers can do a study to see the impact on flooding, wastewater management and the effect on Ten Mile Creek watershed. The impact of water movement on nearby sinkholes and potential new ones is a question also.

Additional traffic on already dangerous Broome Road will be increased with the opening in March 2019 of the Parkview Senior Living Facility on Broome Road with 100 one and two bedroom units. Broome Road is narrow with no shoulder in many areas.

Please postpone action on this proposal until final plans are submitted and engineers can study the flooding impact.

Thank you,

Judy B. Cox

jbc724@comcast.net

724 Kempton Rd.



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Objection to Wanda Moody Property Development**

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'Jimmy Cavalaris' via Commission &lt;commission@knoxplanning.org&gt;

Fri, Jan 4, 2019 at 11:12 PM

Reply-To: jgcava@aol.com

To: commission@knoxmpc.org

Dear Knoxville MPC,

I am writing to object to the proposed development of the Wanda Moody property on Broome Road in West Hills.

The main issues are :

1. Storm Water Run-off impact to homes downstream and negative effects to 10 Mile Creek
2. High Density development
3. Increased traffic congestion on an already heavily used road.

These factors (as well as others) need further scrutiny before making any final decisions on how to develop this land. I have been a resident of West Hills since 1967 and wish for our community to grow, however, any new developments must be environmentally friendly, conform to the image of West Hills and not create any additional danger to vehicle and pedestrian traffic.

Thank you,  
James G Cavalaris  
8348 Chadwick Drive  
Knoxville 37909

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] West Hills Broome Road proposed development**

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**Chris and Sally Scott** <chrisandsallyscott@gmail.com>

Sat, Jan 5, 2019 at 2:05 PM

Reply-To: chrisandsallyscott@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

My name is Chris Scott (John), and my wife and I live at 7612 Harrisburg Ct. We have done so for 27 years.

I am writing to voice two concerns about the proposed West Hills Broome Road 12.5 acre Moody development. The first is related to one of the large retention ponds adjacent to our property. Our house is directly down hill from the proposed site. My understanding is this and the other ponds would be installed without provision for dedicated long-term maintenance or responsibility. Given the amount of rain we have been having, our concern is even greater.

The second relates to the steep curve on Broome Road near the development. Extra traffic on what already appears to be one of the most hazardous small stretches of road in town could prove fatal.

Thank you for your consideration. We request you vote no for this particular development.

Respectfully,  
J. Christopher Scott

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] the Broome Road development in West Hills**

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**Anne Crais** <anneccrais@gmail.com>

Sun, Jan 6, 2019 at 9:43 PM

Reply-To: anneccrais@gmail.com

To: commission@knoxmpc.org

Dear MPC Commissioners,

Please consider the serious implications of the proposed development on Broome Road. The number of lots is a concern to our neighborhood as well as the runoff of water and the number of retention ponds that would help. We are very concerned in our area because of the high density and additional traffic concerns that will be created by this development.

We, in our area, are not concerned about the development of this property. We just want you all to be sensitive to our area and help propose a development that will be consistent with what has already been established here in West Hills.

The reason that most of us bought in this area is because of the size of the lots and the large trees that are present here. Please help us so that future development will be consistent with what we have. Our neighborhood has been in existence for over 60 years and we want it to remain a viable place to live and play.

Thank you so much for serving our area as commissioners. We appreciate the way you have tried to develop areas of Knoxville that will be pleasing to all.

Sincerely,

Anne Crais  
6818 Haverhill Drive  
Knoxville, TN37909  
865-360-9008

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Moody property on Broom Road**

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**Linda Van Beke** <linda@vanbeke.com>  
Reply-To: linda@vanbeke.com  
To: commission@knoxplanning.org

Sun, Jan 6, 2019 at 7:08 PM

Thank you for your attention.

I am the owner of the property at 8200 Ainsworth Dr in West Hills with some major concerns re: the proposed construction on the Wanda Moody property on Middlebrook Pike.

TRAFFIC FLOW has increased greatly over the years and has required the attention of police at the corner of Corteland and Ainsworth. As a walker and property owner concerned with property values, I strongly object to the size of the project and the resulting substantial increase in traffic.

WATER FLOW has already caused me the costly loss of three trees (tree service and property values) on the banks of the drainage ditch running across the back of my property causing. I strongly object to a project which will increase the run off through my yard with resulting additional loss of trees and decreasing property value.

I have no doubt that Wanda would not want there to be such changes to the West Hills area.

Thank you for your consideration

Linda Van Beke  
865-693-7610  
linda@vanbeke.com

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] West Hills Development - Rick Gentry**

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Jim &amp; Karen Darlington &lt;jdfamily8@gmail.com&gt;

Sun, Jan 6, 2019 at 9:48 PM

Reply-To: jdfamily8@gmail.com

To: commission@knoxmpc.org

Dear MPC board members,

There are many reasons that the residents are opposed to the development Rick Gentry is proposing to build on the property on Broome Rd. near Middlebrook Pk.

I would like to include these reasons why the size of this development should be reconsidered:

1. Small lots with smaller homes have historically brought down all the property values in any neighborhood. Please no. There are intrinsic problems that will be caused by this too, especially since there have been numerous home improvements [remodeling & additions] done throughout the neighborhood the past 5-10 yrs. Many have been able to do this b/c of home equity loans. The lower home values could reduce the home improvement activity and slow down economic growth.
2. Traffic will be increased more than what the roads in this neighborhood can handle. Traffic through the neighborhood has increased tremendously over the past 30 years we have lived here. There are two specific areas: 1) On the dangerous corner of Broome road is already a problem as we have had friends in wrecks at that section of the road near Gallaher View by the apartments. 2) Speeding has also been an issue in our neighborhood but the stop signs on Broome have helped tremendously. Thank you for approving the installment of the stop signs. One area that needs attention [speed bumps] is the intersection of Cortland Dr. and Ainsworth Dr. (A three way stop) I cannot count how many people FLY through this intersection without even stopping. We have small children and there are more moving in the neighborhood every day. This is also dangerous for walkers and bike riders as well. Adding 30+ new homes will increase the traffic and the number of people FLYING through the intersection. This is only 3 houses down from our house and our children are not allowed to ride their bike anywhere close to that intersection.
3. Water drainage and runoff in our neighborhood through the creek is already a BIG/HUGE problem and has caused many erosion problems with numerous resident properties. This would cause even more water to drain through the creek which will increase erosion. Our backyard has flooded many times and we have had concrete sprayed on the creek bank covering the rip-rap we installed ourselves (no cost to the city!). The speed of the creek [RIVER] after/during a heavy rain is DANGEROUS. Our children have enjoyed playing in the water during the years but we have kept our children away during rains because smaller children [and pets] will be swept away and drowned if they are near the creek water. The runoff from the new development will only INCREASE these problems.
4. Lower income neighborhoods typically have higher crime rates. [Look at all demographics reports and statistics in any city for supporting evidence] We definitely do not want that problem to move into our neighborhood!!
5. Our schools already have pupil/teacher ratios that are unacceptable. This would exacerbate the problem. It will lead to more redistricting that will cause more issues....please stop!!

Thank you for your careful consideration of this UNWANTED development.

Please DO NOT approve this proposal!

Sincerely,  
Jim Darlington  
West Hills Resident  
8136 Ainsworth Dr.

"This is the day the Lord has made, let us rejoice and be glad in it." Psalm 118:24

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] File 1-SA-19-C / 1-D-19-UR The Moody Property**

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Dearden, Boyd L &lt;bdearden@utk.edu&gt;

Sun, Jan 6, 2019 at 5:09 PM

Reply-To: bdearden@utk.edu

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear Commissioner's:

I have just learned that the final plan for this proposed development will not even be submitted until next week with changes. Some of these changes will impact the storm water runoff of the 66 properties adjoining or downstream from the development in Bennett Place, along Lennox, Ainsworth, Chesterfield, Corteland and Alexander Cavet. The real impact is still unknown as Retention ponds were changed from four to three at the last minute, and no in-depth engineering study has been done. **I and my neighbors are requesting a postponement** until we can see a final plan and their engineers can do a study to see the impact on flooding, wastewater management, the effect on Ten Mile Creek watershed before MPC approval. The impact of water movement on nearby sinkholes and potential new ones is a question also.

Additional traffic on already dangerous Broome Road and the high density are still major concerns! The developer won't do a right-turn only back to Middlebrook, and said that they couldn't do a deceleration lane on Broome going into the property - both suggested at the WHCA meeting.

Thanks for your help!

Boyd Dearden

732 Kempton Road

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Retention pond plan/West Hills/Broome Road**

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**leslie nassios** <leslienassios@gmail.com>

Sun, Jan 6, 2019 at 9:55 PM

Reply-To: leslienassios@gmail.com

To: commission@knoxmpc.org, commission@knoxplanning.org

Dear Commissioners:

My husband and I own property on Ainsworth Drive and Broome Road in the West Hills neighborhood. We strongly oppose proposed development plans before the MPC. There are many potential problems associated with further development, but the most serious involve increasing the already dangerous level of traffic on Broome Road and the very real threat of flooding in the lower terrain areas that include Bennett Place, Lennox, Ainsworth, Chesterfield, and Corteland. The MPC has a duty to residents of this neighborhood to ensure our safety and to protect our property rights from encroaching developers and we are counting on each of you to carefully consider our concerns.

Thank you.

Leslie and Mike Nassios  
8105 Ainsworth Drive 37909  
701 Broome Road 37909  
865-712-6311

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Broome road development -- yes for delay**

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**'Denise Adams' via Commission** <commission@knoxplanning.org>

Sun, Jan 6, 2019 at 11:18 PM

Reply-To: tnadamsdc@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

- Knoxville MPC committee,

We would like to voice a request that a minimum of at least a 30 day delay be granted for the Broome Road development proposal until a definite storm water management plan can be constructed by the developer to guarantee no negative impact on the current surrounding homeowners and community.

We would like to have additional information concerning the stormwater management and impact on the Ten Mile Creek watershed. The steepness of this proposed development area as well as removal of natural foilage would also negatively impact the current issues related to storm water management that already affects the area. The area behind our home that faces this development already has issues with water ponding and this proposed addition would overflow and inundate an already strained storm water drainage system.

- Broome Road is also already heavily over traveled. The road is not designed for the amount of traffic at this time not to mention the introduction of additional households. This is a narrow road with one lane only in each direction with several blind spots and sharp curves. The addition of this large amount of additional traffic would prove hazardous to the already over driven roadway. The additional impact on Broome road from the development currently under construction is unknown at this time and adding additional traffic on top of this impact will overwhelm this tiny narrow road. I would not want to see myself, my family and/or my neighbors subjected to the dangers and hazards that this additional development would impose in relation to an already heavily congested traffic area for our neighborhood.
- 
- Sincerely,
- 
- Frederick and Denise Adams
- West Hills/Marlboro road residents

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxplanning.org>

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**[MPC Comment] Flooding and Safety Concerns for 30 house Development on Broome Road**

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Cindy Johnson <cjohnson@iglide.net> Sun, Jan 6, 2019 at 10:37 PM  
Reply-To: cjohnson@iglide.net  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>, "commission@knoxplanning.org" <commission@knoxplanning.org>

January 5, 2019

To: Knoxville MPC Commissioners

RE: Moody Property on Broome Road

I am very concerned for my neighbors who adjoin or are downstream from this challenging site with a ravine. The stormwater runoff could be disastrous for those 66 families who have invested so much into their homes. **I ask that you do not approve this concept plan until a complete detailed engineering study has been done on the property. I'm sure there will be many surprises. We already have four sinkholes nearby and additional water movement could create more.**

I have a friend who was injured when a mudslide hit her condo due to poor development and engineering. With potentially disastrous development being proposed on this karst soil with steep hillsides and sinkholes, we will see more major problems for many homeowners.

Development of 30 more houses on treacherous Broome Road is frightening, plus we will have more traffic from the Assisted Living Facility opening soon. The city has allowed more development without addressing the safety issues after many crashes, sideswipes and what we call "falling off" Broome with no shoulder. There has been one death on Broome, and at least two others at the Gallaher View end that I'm aware of.

Thank you for your consideration.

Sincerely,

Cindy Johnson

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Bennett Place development on Broome Rd.**

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**hlaamoore via Commission** <commission@knoxplanning.org>

Sun, Jan 6, 2019 at 9:01 PM

Reply-To: hlaamoore@aol.com

To: commission@knoxmpc.org

Dear MPC,

We are residents of West Hills and are concerned about the development proposed along Broome Rd. referred to as Bennett Place. There are two major concerns that we have: 1- How is the run off from this development going to impact the local drainage infrastructure? We know that there are some retention basins proposed, but one of them has been removed. This seems to us that there will be additional rapid runoff into the neighborhood and eventually to Ten Mile Creek drainage basin. We don't feel that this is tenable.

2- The traffic on Broome Rd. is already beyond designed standards. Adding the traffic from this 30 residence development can not be good for the Broome Rd. traffic safety. Allk these developers should be made to upgrade Broome rd. to meet current design standards.

Thanks for considering our concerns.

Harry and Alice Ann Moore

7409 Somerset Rd.

Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Broome Rd development**

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**'dapsihogios' via Commission** <commission@knoxplanning.org>

Sun, Jan 6, 2019 at 8:48 PM

Reply-To: dapsihogios@aol.com

To: commission@knoxmpc.org

To whom it may concern:

My name is Diane Psihogios and I live on Corteland Drive in West Hills. I am very concerned over the planned development of Wanda Moody's 12 acre property on Broome Rd. These are the reasons for my concerns:

- \* safety for neighborhood and cut through traffic
- \* narrow road and dangerous curve with limited visibility
- \* construction traffic and damage to the road
- \* traffic issues when the senior facility is filled to capacity
- \* drainage from 30 homes built in an area that floods with a hard rain or rainfall over many days
- \* maintaining the integrity of our neighborhood

Please do not allow this land to be developed. The impact from the senior development hasn't been studied and development of this property will have a huge impact on our neighborhood.

Pete and Diane Psihogios  
8400 Corteland Drive  
865 693 2003  
dapsihogios@aol.com

Sent from my T-Mobile 4G LTE Device

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Concerns about Rick Gentry's Proposal**

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**Darlington, Caroline** <cdarlin2@vols.utk.edu>

Sun, Jan 6, 2019 at 10:08 PM

Reply-To: cdarlin2@vols.utk.edu

To: "commission@knoxmpc.org" &lt;commission@knoxmpc.org&gt;

Dear MPC board members,

I am writing concerning the many reasons that we (the residents of West Hills) are opposed to the development Rick Gentry is proposing to build on the property on Broome Rd. near Middlebrook Pk. I have lived in this neighborhood with my family for 25 years. Three major concerns we have are listed below:

1) Small lots with smaller homes have historically brought down all the property values in any neighborhood. There have been numerous home improvements (remodeling & additions) done throughout the neighborhood over the past 5-10 yrs. Many have been able to do this because of home equity loans. The lower home values could reduce the home improvement activity and slow down economic growth and continues vitalization of the neighborhood.

2) Traffic will be increased more than what the roads in this neighborhood can handle. Traffic through the neighborhood has increased tremendously over the past 30 years that my family has lived here. There are two specific areas: 1) On the dangerous corner of Broome road is already a problem as we have had friends in wrecks at that section of the road near Gallaher View by the apartments. 2) Speeding has also been an issue in our neighborhood but the stop signs on Broome have helped tremendously. Thank you for approving the installment of the stop signs. One area that needs speed bumps is the intersection of Cortland Dr. and Ainsworth Dr. (A three way stop) I cannot count how many people speed through this intersection without even stopping. My parents have small children, and young families with children are increasingly moving into the neighborhood. This is also dangerous for walkers and bikers as well. Adding 30+ new homes will increase the traffic and the number of people speeding through the intersection.

3) Water drainage and runoff in our neighborhood through the creek is already a great concern and has caused much erosion to many resident properties. The proposed building expansion would cause even more water to drain through the creek which will increase erosion. Our backyard has flooded many times and we have had concrete sprayed on the creek bank covering the rip-rap we installed ourselves (no cost to the city!). The speed of the creek after/during a heavy rain is dangerous. Growing up as a child, I enjoyed playing in the water during the years but I was kept away during rains because smaller children (and pets) could easily be swept away and drowned. The runoff from the new development will only increase these problems.

Thank you for your careful consideration of our concerns about the troubling repercussions that this development would have on our home.

We ask that you DO NOT approve this proposal. Thank you for your time, help and consideration of my concerns about this issue! Feel free to contact me if you have any further questions.

Best,  
Caroline Darlington

1/7/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Concerns about Rick Gentry's Proposal

Address: 8136 Ainsworth Drive

Phone: (865) 298-6576

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron <dori.caron@knoxplanning.org>

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**[MPC Comment] 1-SA-19-C and 1-D-19-UR, The Moody property and JRG development, LLC**

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'kathienorwood@aol.com' via Commission <commission@knoxplanning.org>

Sun, Jan 6, 2019 at 9:21 PM

Reply-To: kathienorwood@aol.com

To: commission@knoxmpc.org, commission@knoxplanning.org

January 6, 2019

Dear Commissioners,

I requesting a postponement of your consideration of FILE #: 1-SA-19-C and 1-D-19-UR, the Moody property and JRG development, LLC until engineering details are known.

The impact of storm water runoff affecting the 66 properties adjoining or downstream from the development in Bennett Place, along Lennox, Ainsworth, Chesterfield, Corteland and Alexander Cavet is a concern

As a resident of West Hills since 1976, I am particularly concerned about the increase in traffic on the narrow, dangerous Broome Road. I live on Kempton Road, in the Westborough subdivision. The Westborough subdivision of 61 houses has two entrances, and both entrances intersect with Broome Road. Similarly, the subdivision of Cavett Station has their entrance on Broome Road.

The estimated traffic impact stated in the MPC subdivision report –concept/use on review for this property in West Hills is 342 (average daily vehicle trips).

This traffic will be addition to the estimated 319 trips a day from the adjacent senior housing project found in the Use on Review 3-B--17-UR for the senior apartments on Broome.

Thank you for your time and attention.

***Kathie (Katherine) Norwood***

***725 Kempton Rd.***

***Knoxville, TN 37909***

***(865) 693-5809***

***kathienorwood@aol.com***

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This message was directed to commission@knoxmpc.org





Dori Caron <dori.caron@knoxplanning.org>

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## [MPC Comment] Broome Road proposed development

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**John and Penny Wilkerson** <wilkerson64@att.net>  
Reply-To: wilkerson64@att.net  
To: commission@knoxmpc.org, commission@knoxplanning.org

Mon, Jan 7, 2019 at 12:14 AM

To whom it may concern:

I am writing to oppose the planned development on Broome Road in the West Hills neighborhood. We live on Ainsworth Drive in West Hills and the proposed development would cause harmful and dangerous water runoff to an area that already battles flooding when there are heavy rains in the area.

Also, this development would add a lot of traffic to an already busy and dangerous area of West Hills.

Thank you for considering postponement of this development until further studies can be done.

Sincerely,

John Wilkerson  
8212 Ainsworth Drive  
Knoxville, TN 37909

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Broome Road proposed development**

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**'Pennye Wilkerson' via Commission** <commission@knoxplanning.org>

Sun, Jan 6, 2019 at 7:56 PM

Reply-To: pjpwilkerson@yahoo.com

To: commission@knoxmpc.org, commission@knoxplanning.org

To whom it may concern:

I am writing to oppose the planned development on Broome Road in the West Hills neighborhood. We live on Ainsworth Drive in West Hills and the proposed development would cause harmful and dangerous water runoff to an area that already battles flooding when there are heavy rains in the area.

Also, this development would add a lot of traffic to an already busy and dangerous area of West Hills.

Thank you for considering postponement of this development until further studies can be done.

Sincerely,

Pennye Wilkerson  
8212 Ainsworth Drive  
Knoxville, TN 37909

Sent from my iPhone

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] West Hills Development**

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**Darlington, Micah** <mdarlin1@vols.utk.edu>

Sun, Jan 6, 2019 at 10:21 PM

Reply-To: mdarlin1@vols.utk.edu

To: commission@knoxmpc.org

Dear MPC board members,

There are many reasons that the residents are opposed to the development Rick Gentry is proposing to build on the property on Broome Rd. near Middlebrook Pk.

I would like to include these reasons why the size of this development should be reconsidered:

1. Small lots with smaller homes have historically brought down all the property values in any neighborhood. Please no. There are intrinsic problems that will be caused by this too, especially since there have been numerous home improvements [remodeling & additions] done throughout the neighborhood the past 5-10 yrs. Many have been able to do this b/c of home equity loans. The lower home values could reduce the home improvement activity and slow down economic growth.
2. Traffic will be increased more than what the roads in this neighborhood can handle. Traffic through the neighborhood has increased tremendously over the past 30 years we have lived here. There are two specific areas: 1) On the dangerous corner of Broome road is already a problem as we have had friends in wrecks at that section of the road near Gallaher View by the apartments. 2) Speeding has also been an issue in our neighborhood but the stop signs on Broome have helped tremendously. Thank you for approving the installment of the stop signs. One area that needs attention [speed bumps] is the intersection of Cortland Dr. and Ainsworth Dr. (A three way stop) I cannot count how many people FLY through this intersection without even stopping. We have small children and there are more moving in the neighborhood every day. This is also dangerous for walkers and bike riders as well. Adding 30+ new homes will increase the traffic and the number of people FLYING through the intersection. I often run through the neighborhood and would like to continue to do so without fear of traffic.
3. Water drainage and runoff in our neighborhood through the creek is already a BIG/HUGE problem and has caused many erosion problems with numerous resident properties. This would cause even more water to drain through the creek which will increase erosion. Our backyard has flooded many times and we have had concrete sprayed on the creek bank covering the rip-rap we installed ourselves (no cost to the city!). The speed of the creek [RIVER] after/during a heavy rain is DANGEROUS. I have enjoyed playing in the water during the years but I would keep away from it during rains because smaller children [and pets] could be swept away and drowned if they are near the creek water. The runoff from the new development will only INCREASE these problems.
4. Lower income neighborhoods typically have higher crime rates. [Look at all demographics reports and statistics in any city for supporting evidence] We definitely do not want that problem to move into our neighborhood!!
5. Our schools already have pupil/teacher ratios that are unacceptable. This would exacerbate the problem. It will lead to more redistricting that will cause more issues....please stop!!

Thank you for your careful consideration of this UNWANTED development.

Please DO NOT approve this proposal!

Sincerely,

Micah Darlington

West Hills Resident 8136 Ainsworth Dr. - since 1998

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This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Rick Gentry/Wanda Moody/Broome Rd/West Hills MORE Changes**

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'Joni Pinker' via Commission &lt;commission@knoxplanning.org&gt;

Sun, Jan 6, 2019 at 7:24 PM

Reply-To: reikijoni@aol.com

To: commission@knoxcounty.org, commission@knoxmpc.org

Cc: yobasil@bellsouth.net

Dear MPC,

Thank you again for your continued patience with this matter of Wanda Moody's proposal in West Hills.

Once again, the game is on! Undisclosed Changes are afoot.....

Please postpone this process until the neighborhood can find out what's really being proposed.

Sincerely,

Basil and Joni Pinker  
800 Westborough Road  
Knoxville, TN. 37909  
Members of West Hills Neighborhood  
865-254-7900

From: Dearden, Boyd L &lt;bdearden@utk.edu&gt;

Date: Sunday, January 6, 2019

Subject: MPC letters needed tonight and Meeting is Thursday at 1:30

See Cindy's email below.

Boyd

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**From:** Cindy Johnson [mailto:cjohnson@iglide.net]**Sent:** Sunday, January 06, 2019 6:35 PM**Subject:** MPC letters needed tonight and Meeting is Thursday at 1:30

For Exec Committee -

Lee is working on the WHCA final letter to MPC and will send later tonight. Our personal letters need to be sent tonight, too, with your personal concerns and pictures.

The committee is requesting a postponement until engineering details are known. Commissioners will read emails tomorrow (maybe rest of week) before their agenda meeting Tuesday morning. Then we need to show up Thursday at 1:30 at the City County Building. Please inform your neighbors.

Watch for Lee's update.

Thanks.

Cindy

Went to those who left emails at Special Meeting:

Dear Neighbors,

I'm updating you with information you requested at the WHCA Meeting. Developer Rick Gentry who is representing Wanda Moody's property on Broome Road submitted a plan and it is available for review. Your emails are needed with your concerns immediately so MPC commissioners can read the file before their agenda meeting Tuesday morning. The link with maps and info on the development is below or you can go to [knoxmpc.org](http://knoxmpc.org).

[https://agenda.knoxmpc.org/2019/jan2019/1-SA-19-C\\_1-D-19-UR.pdf](https://agenda.knoxmpc.org/2019/jan2019/1-SA-19-C_1-D-19-UR.pdf)

**You need to send your email to: [commission@knoxmpc.org](mailto:commission@knoxmpc.org) and [commission@knoxplanning.org](mailto:commission@knoxplanning.org)**

(they still have both addresses listed on website)

We have just learned that the final plan will not even be submitted until next week with changes.? The impact of storm water runoff effecting the 66 properties adjoining or downstream from the development in Bennett Place, along Lennox, Ainsworth, Chesterfield, Corteland and Alexander Cavet is still unknown. Please contact your neighbors who were not at the meeting who live downstream, especially those who lived there during that major flood several years ago. If you have pictures of flooding, please send them.

Retention ponds were changed from four to three at the last minute, and no in-depth engineering study has been done. WHCA neighbors are requesting a postponement until we can see a final plan and their engineers can do a study to see the impact on flooding, wastewater management, the effect on Ten Mile Creek watershed before MPC approval. The impact of water movement on nearby sinkholes and potential new ones is a question also.

Additional traffic on already dangerous Broome Road and the high density are still major concerns! The developer won't do a right-turn only back to Middlebrook, and said that they couldn't do a deceleration lane on Broome going into the property - both suggested at the WHCA meeting. If you have pictures of wrecks or people crossing center line, please attach to your letter.

You can see a list of MPC commissioners on the website if you want to call them.

Thanks for your help!

Cindy Johnson

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Addressing Concerns with Property on Broome Road**

---

**E.B.Widener** <ebwidener@cmgincorp.com>

Sun, Jan 6, 2019 at 9:22 PM

Reply-To: ebwidener@cmgincorp.com

To: commision@knoxmpc.org

Cc: commission@knoxplanning.org

In October 1968 my parents, Burl and Ruth Widener, purchased their house at 8124 Ainsworth Drive. This house was one of the first on the "creek" side of Ainsworth. Through the years we have witnessed numerous floods in the creek. Some floods reach a good distance into the yard. On other occasions the creek would rise the some 4+ feet to the edge of the bank. After a period of time this consistent flooding has cause us to have a walnut tree and a large oak tree fall after the ground was washed out from under them.

We are very concerned the potential for additional flooding could occur with the diversion of run-off from the property on Broome Road. I believe additional studies should be conducted to properly address this important issue. Until the KnoxMPC and the developer of this property can demonstrate that the diversion will not impact the flooding, my family and I will be against any future building in the property located on Broome Road.

In addition to the flooding issue, we are concerned about the added traffic on both Ainsworth Dr., Corteland Dr. and Marlboro Dr. Today there is a great deal of "cut-through" traffic on these roads. It is frightening to watch the number of vehicles that travel fast (exceeding the 25 MPH speed limit) and fail to stop at each Stop sign. It has been my hope that by observing these Stop signs, we could avoid having to install speed bumps or other devices to slow the traffic. I have also noticed that most of the violators are not the people living on these streets. I'm afraid with the addition of more drivers in the neighborhood, we will experience more violators.

For years my family and I observed the neighborhood growing older (my mother Ruth is 96 years old), but now there are young families moving to Ainsworth Dr. These young families are bringing children and new life to our neighborhood. So far, these parents have kept their children in their lawns; however, with children they are subject to chasing a ball into the street or failing to stop at the end of their driveway. If these drivers fail to see or stop at a Stop sign, what assurance do we have they will not fail to see one of these small children.

The multiple family units being constructed beside of the proposed Broome project will deeply impact traffic in our neighborhood; therefore, we do not believe the added 30/45 houses should be added further adding to a major problem that already exists. To change the land and water flow to accommodate the additional houses could greatly impact the water flow through our property causing future damage and decreasing the value of our property.

I am E. B. Widener, Jr. I have been living at 8124 Ainsworth Dr. taking care of my parents for 15 years. My phone number is 865-690-9020.

Virus-free. [www.avast.com](http://www.avast.com)

1/7/2019

Knoxville - Knox County Planning Mail - [MPC Comment] Addressing Concerns with Property on Broome Road

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[MPC Comment] Proposed Rick Gentry development on Broome Road**

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**Paul Wolford** <pwolf1491@gmail.com>  
Reply-To: pwolf1491@gmail.com  
To: commission@knoxmpc.org

Sun, Jan 6, 2019 at 10:51 PM

Dear MPC Commissioners:

I am alarmed to learn news of the proposed development in Bennett Place on Broome road.

My first concern is the additional water runoff that the proposed development will bring. Our property is adjacent to the waterway that drains the Bennett Place location, and it is already subject to flooding. Note the photo showing our outbuilding which had to be raised a foot because of flooding.



My second concern regards the increased traffic the proposed development would bring at the intersection of Broome and Middlebrook Pike and on Broome Road itself. At best, Broome is a narrow, treacherous road, complete with blind curves and narrow or non-existent shoulders. Note the photo of Broome near dusk near the area of proposed development. It hardly seems a likely spot.



Sincerely,  
Dr. W. Paul Wolford, 8338 Corteland Drive, Knoxville, TN 37909  
865-805-8487

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)



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**[MPC Comment] West Hills proposed neighborhood**

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Josh Darlington <joshdarlington2000@gmail.com>  
Reply-To: joshdarlington2000@gmail.com  
To: commission@knoxmpc.org

Sun, Jan 6, 2019 at 10:29 PM

Dear MPC board members,

There are many reasons that the residents are opposed to the development Rick Gentry is proposing to build on the property on Broome Rd. near Middlebrook Pk.

I would like to include these reasons why the size of this development should be reconsidered:

1. Small lots with smaller homes have historically brought down all the property values in any neighborhood. Please no. There are intrinsic problems that will be caused by this too, especially since there have been numerous home improvements [remodeling & additions] done throughout the neighborhood the past 5-10 yrs. Many have been able to do this b/c of home equity loans. The lower home values could reduce the home improvement activity and slow down economic growth.
2. Traffic will be increased more than what the roads in this neighborhood can handle. Traffic through the neighborhood has increased tremendously over the past 30 years we have lived here. There are two specific areas: 1) On the dangerous corner of Broome road is already a problem as we have had friends in wrecks at that section of the road near Gallaher View by the apartments. 2) Speeding has also been an issue in our neighborhood but the stop signs on Broome have helped tremendously. Thank you for approving the installment of the stop signs. One area that needs attention [speed bumps] is the intersection of Cortland Dr. and Ainsworth Dr. (A three way stop) I cannot count how many people FLY through this intersection without even stopping. We have small children and there are more moving in the neighborhood every day. This is also dangerous for walkers and bike riders as well. Adding 30+ new homes will increase the traffic and the number of people FLYING through the intersection. I often run through the neighborhood and would like to continue to do so without fear of traffic.
3. Water drainage and runoff in our neighborhood through the creek is already a BIG/HUGE problem and has caused many erosion problems with numerous resident properties. This would cause even more water to drain through the creek which will increase erosion. Our backyard has flooded many times and we have had concrete sprayed on the creek bank covering the rip-rap we installed ourselves (no cost to the city!). The speed of the creek [RIVER] after/during a heavy rain is DANGEROUS. I have enjoyed playing in the water during the years but I would keep away from it during rains because smaller children [and pets] could be swept away and drowned if they are near the creek water. The runoff from the new development will only INCREASE these problems.
4. Lower income neighborhoods typically have higher crime rates. [Look at all demographics reports and statistics in any city for supporting evidence] We definitely do not want that problem to move into our neighborhood!!
5. Our schools already have pupil/teacher ratios that are unacceptable. This would exacerbate the problem. It will lead to more redistricting that will cause more issues....please stop!!

Thank you for your careful consideration of this UNWANTED development.  
Please DO NOT approve this proposal!

Sincerely,  
Josh Darlington  
West Hills Resident 8136 Ainsworth Dr. - since 1998

[Reply](#)[Forward](#)

---

This message was directed to commission@knoxmpc.org



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**commission - knoxplanning.org admins: Message Pending**  
**[{{IPiTkGkr9K\_HioCcWswA7TQ1zzHWrFR0}}****Commission** <commission+msgappr@knoxplanning.org>

Sun, Jan 6, 2019 at 10:07 PM

A message has been sent to the commission group and is awaiting approval. We've included this message for your review.

The message requires moderation because the user does not have permission to post.

You can approve or reject this message or you can approve this message by replying to this email.



Start your own group, visit the help center, or report abuse.

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

From: Karen Darlington &lt;kdfamily8@gmail.com&gt;

To: commission@knoxmpc.org, commission@knoxplanning.org

Cc:

Bcc:

Date: Sun, 6 Jan 2019 22:07:22 -0500

Subject: West Hills Development - Rick Gentry

Dear MPC board members,

Below are some of the reasons that the residents [of which I am one] are opposed to the development Rick Gentry is proposing to build on the property on Broome Rd. near Middlebrook Pk.:

1. Traffic will be increased more than what the roads in this neighborhood can handle. Traffic through the neighborhood has increased tremendously over the past 50+ years I have lived here and some improvements in our neighborhood need to be done in order to keep up with this increase. 50 years ago this neighborhood could handle the traffic then, but not anymore. There are two specific areas I would like to highlight: 1) On the dangerous corner of Broome road is already a problem as we have had friends in wrecks at that section of the road near Gallaher View by the apartments. 2) Speeding has also been an issue in our neighborhood but the stop signs on Broome have helped tremendously. Thank you for approving the installment of the stop signs. One area that needs attention [speed bumps] is the intersection of Cortland Dr. and Ainsworth Dr. (A three way stop) I cannot count how many people FLY through this intersection without even stopping. We have small children and there are more moving in the neighborhood every day. This is also dangerous for walkers [and I walk each day right through this intersection on my way to the greenway in the park] and bike riders as well. Adding 30+ new homes [as well as all the traffic from the assisted living complex going in next to the proposed neighborhood site] will increase the traffic and the number of vehicles FLYING through the intersection without even stopping or slowing down at the stop signs. This is only 3 houses down from our house and our children are not allowed to ride their bike anywhere close to that intersection.

2. Water drainage and runoff in our neighborhood through the creek is already a BIG/HUGE problem and has caused many erosion problems with numerous resident properties. This would cause even more water to drain through the creek which will increase erosion. Our backyard has flooded many times and we have had concrete sprayed on the creek bank covering the rip-rap we installed ourselves (no cost to the city!). The speed of the creek [RIVER] water after/during a heavy rain is VERY DANGEROUS. Our children have enjoyed playing in the water during the years but we have kept our children away during rains because smaller children [and pets] will be swept away and drowned if they are near the creek water. The runoff from the new development will only INCREASE these problems.

3. Small lots with smaller homes have historically brought down all the property values in any neighborhood. Please no. There are intrinsic problems that will be caused by this too, especially since there have been numerous home improvements [remodeling & additions] done throughout the neighborhood the past 5-10 yrs. Many have been able to do this b/c of home equity loans. The lower home values could reduce the home improvement activity and slow down economic growth. Lower income neighborhoods typically have higher crime rates. [Please look at all demographic reports and statistics in any city for supporting evidence] We definitely do not want that problem to move into our neighborhood!!

5. Our schools already have pupil/teacher ratios that are unacceptable. This would exacerbate the problem. Please speak to the teachers at West Hills Elementary School and they will verify this. It will lead to more redistricting that will cause even more issues....please stop!!

Thank you for your careful consideration of this development.  
Please DO NOT approve this proposal!

Sincerely,  
Karen Darlington  
West Hills Resident for 50+ years  
at 8136 Ainsworth Dr. since 1995



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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

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**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](mailto:commission@knoxmpc.org)



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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

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**'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](mailto:commission@knoxmpc.org)



Dori Caron <dori.caron@knoxplanning.org>

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

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'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](mailto: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

KNOXVILLE-KNOX COUNTY  
**M P C**  
 METROPOLITAN  
 PLANNING  
 COMMISSION  
 PROFESSIONAL SERVICE  
 Suite 409 • City County Building  
 400 Main Street  
 Knoxville, Tennessee 37802  
 865 • 215 • 2600  
 FAX • 215 • 2048  
 WWW • KNOXMP • ORG

# SUBDIVISION - CONCEPT

Name of Applicant: JRG DEVELOPMENT LLC  
 Date Filed: 11/26/18 Meeting Date: 1/10/19  
 Application Accepted by: James Reed  
 Fee Amount: \$1200 File Number: Subdivision - Concept 15A-19-C  
 Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 1-D-19-UR



<p><b>PROPERTY INFORMATION</b></p> <p>Subdivision Name: <u>The Moody Property</u></p> <p>Unit/Phase Number: _____</p> <p>General Location: <u>BROOME ROAD + MIDNEBROOK PIKE</u></p> <p>Tract Size: <u>12.44 ACRES</u> No. of Lots: <u>30</u></p> <p>Zoning District: <u>RP-1</u></p> <p>Existing Land Use: <u>UNUSED LAND</u></p> <p>Planning Sector: <u>Northwest City</u></p> <p>Growth Policy Plan Designation: <u>City</u></p> <p>Census Tract: <u>38.02</u></p> <p>Traffic Zone: <u>154</u></p> <p>Parcel ID Number(s): <u>106 0A039</u></p> <p>Jurisdiction: <input checked="" type="checkbox"/> City Council _____ District  <input type="checkbox"/> County Commission _____ District</p>	<p><b>PROPERTY OWNER/OPTION HOLDER</b></p> <p>PLEASE PRINT</p> <p>Name: <u>RICK GENTRY</u></p> <p>Company: <u>JRG DEVELOPMENT LLC</u></p> <p>Address: <u>1224R PATAGONIA LANE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37922</u></p> <p>Telephone: <u>865-805-9730</u></p> <p>Fax: <u>NA</u></p> <p>E-mail: <u>RICKGENTRY24@GMAIL.COM</u></p>
<p><b>AVAILABILITY OF UTILITIES</b></p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>KUB</u></p> <p>Water <u>KUB</u></p> <p>Electricity <u>KUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>ATT</u></p>	<p><b>PROJECT SURVEYOR/ENGINEER</b></p> <p>PLEASE PRINT</p> <p>Name: <u>CHRIS SHARP</u></p> <p>Company: <u>URBAN ENGINEERING</u></p> <p>Address: <u>11652 KINGSTON PIKE</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37934</u></p> <p>Telephone: <u>865-966-1924</u></p> <p>Fax: <u>NA</u></p> <p>E-mail: <u>CHRIS@URBAN-ENG.COM</u></p>
<p><b>TRAFFIC IMPACT STUDY REQUIRED</b></p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p><b>APPLICATION CORRESPONDENCE</b></p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT</p> <p>Name: <u>ARTHUR SEYMOUR</u></p> <p>Company: <u>FRANTZ MCCONNELL SEYMOUR</u></p> <p>Address: <u>PO BOX 39</u></p> <p>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37901</u></p> <p>Telephone: <u>865-546-9321</u></p> <p>Fax: <u>865-637-5249</u></p> <p>E-mail: <u>AJSEYMOUR@FMSLLP.COM</u></p>
<p><b>USE ON REVIEW</b> <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input checked="" type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p> <p><b>VARIANCE(S) REQUESTED</b></p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: BRAD SHARP (URBAN ENGINEERING)

Address: 11852 KINGSTON PIKE

City: FARRAGUT State: TN Zip: 37934

Telephone: 865-966-1924

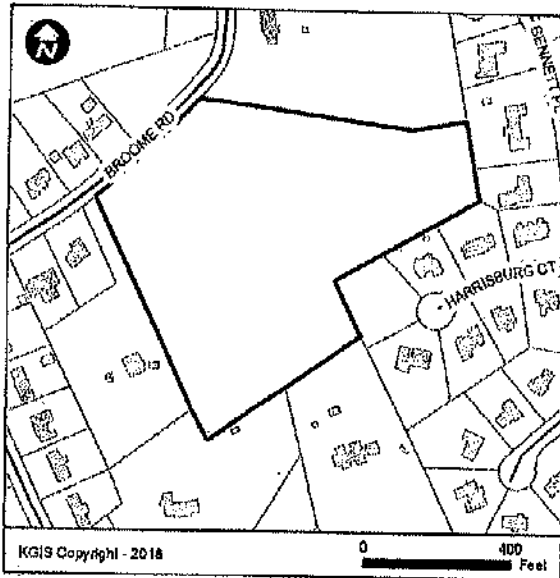
Signature: Brad Sharp

Fax: \_\_\_\_\_

Date: 11/26/18

E-mail: CHRIS@URBAN-ENG.COM

## Parcel 1060A039 - Property Map and Details Report



### Property Information

Parcel ID:	1060A039
Location Address:	0 BROOME RD
CLT Map:	106
Insert:	0
Group:	A
Condo Letter:	
Parcel:	39
Parcel Type:	
District:	46
Ward:	
City Block:	46500
Subdivision:	BROOME ROAD COMMUNITY
Rec. Acreage:	12.42
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20170724 - 0004941
Deed Type:	Deed: Gift Deed
Deed Date:	7/24/2017

### Address Information

Site Address: 0 BROOME RD  
KNOXVILLE - 37909  
Address Type: UNUSED LAND  
Site Name:

### Owner Information

MOODY WANDA L & PLUMLEE EVELYN MOODY  
PO BOX 50863  
KNOXVILLE, TN 37950

The owner information shown in this section does not necessarily reflect the person(s) responsible for last year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

### Jurisdiction Information

County: KNOX COUNTY  
City / Township: Knoxville

### MPC Information

Census Tract: 45  
Planning Sector: Northwest City  
Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

### Political Districts

Voting Precinct: 46  
Voting Location: Knoxville 1st Church of Nazarene  
536 VANOSDALE RD  
TN State House: 18 Martin Daniel  
TN State Senate: 7 Richard Briggs  
County Commission: 4 Hugh Nystrom

### School Zones

Elementary: WEST HILLS ELEMENTARY  
Intermediate:  
Middle: BEARDEN MIDDLE  
High: BEARDEN HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1580 if you have questions.

City Council: 2 Andrew Roberto  
School Board: 4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any damage, loss, or liability arising from any use of the map product. Independent verification of all information contained on this map should be obtained by any user.

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PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE  
 MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

10/30/2018

District	Map Sheet	Group	Parcel	Ward	Property Location		
	106	O	A	38	46	0 BROOME RD	
Subdivision			Block	Lot	Plat	Dimensions (shown/not)	Acreage
BROOME ROAD COMMUNITY			-	3-	-	403.51 X 721.82 X IRR	12.42 - A.C. Deeded 0.00 - A.C. Calculated
Owner	Sale Date	Book	Page	Sale Price	Mailing Address		
MOODY WANDA L. & EVELYN MOODY PLUMLEE	11/27/1981	1753	73	\$ 38,000	PO BOX 50863 KNOXVILLE, TN 37950		
MOODY WANDA L. & PLUMLEE EVELYN MOODY	7/21/2017	105	41		PO BOX 50863 KNOXVILLE, TN 37950		
	7/21/2017	20170724	0004941				
Remarks							
L/A							
Parent Parcel				Parent Instrument Number			
Previous Parcel (Split From)				Next Parcel (Merged Into)			

Sherry Witt  
Register of Deeds  
Knox County

1060A040

THIS INSTRUMENT PREPARED BY: \* OWNER/RESPONSIBLE TAXPAYER:  
 \*  
 Long, Ragdale & Waters, P.C. \* Broome Road, LLC  
 1111 N. Northshore Drive, N.W. \* 312 Nancy Lynn Lane, Suite 1  
 Suits S-700 \* Knoxville, Tennessee 37919  
 Knoxville, Tennessee 37919 \* Attn: Karen Spires  
 \*  
 \* CLT No.: 1060A-040

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$980,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*[Signature]*  
Affiant

Subscribed and sworn to before me this 21<sup>st</sup> day of July, 2017.

My commission expires: 11/20/20

*[Signature]*  
Notary Public



**WARRANTY DEED**


THIS INDENTURE, is made as of the 21<sup>st</sup> day of July, 2017, between WANDA MOODY (a/k/a Wanda L. Moody), a resident of Knox County, Tennessee and EVELYN MOODY PLUMLEE, a resident of Indiana (collectively, herein "Grantors") and BROOME ROAD, LLC, a Tennessee limited liability company (herein "Grantee").

**WITNESSETH:**

That Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

Situate in Sixth (6<sup>th</sup>) Civil District of Knox County, Tennessee, and being more particularly described on Exhibit A attached hereto and incorporated hereby by reference (the "Premises").

D:\W\clients\HomeT\mca\1158-002 Broome Rd\Warranty Deed-2

  
 Knox County Page: 1 of 6  
 REC'D FOR REC 07/24/2017 10:23:28AM  
 RECORD FEE: \$28.00  
 H. TAX: \$0.00 T. TAX: \$3,826.00  
 201707240004943

COUNTERSIGNED  
 KNOX COUNTY PROPERTY ASSESSOR  
 JUL 24 2017  
 BY JOHN R. WHELAN

**TO HAVE AND TO HOLD** the said Premises to the said Grantee, its successors and assigns forever.

And Grantors, for themselves, their heirs, personal representatives, successors and assigns, do hereby covenant with Grantee, its representatives, successors and assigns, that Grantors are lawfully seized in fee simple of the Premises, have full power, authority and right to convey the same; that such Premises are free from all encumbrances except for the lien for real estate taxes for 2017, and those matters described on Exhibit "B" attached hereto and that Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Grantors herein state and represent that the Premises have never been used as their primary residence, nor their respective spouses' or dependents' residence (as applicable), during the tenancy of their ownership.

Wanda Moody is hereby conveying her interest in the Premises to Grantee at the direction of and on behalf of Knoxville Teachers Federal Credit Union (the "Qualified Intermediary"), the exchange agent and qualified intermediary for the purpose of effecting an Internal Revenue Code Section 1031 like-kind exchange pursuant to that certain Exchange Agreement dated July 14, 2017, by and between Wanda Moody and the Qualified Intermediary.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. The terms "Grantors" and "Grantee" and any pronouns shall be read in the singular and plural number and in such gender as the context may require.

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the date first above written.

GRANTORS:

Wanda Moody  
Wanda Moody

Evelyn Moody Plume by Wanda Moody  
Evelyn Moody Plume by Wanda Moody as  
Attorney-in Fact of record as Instrument  
No. 201707240004942, in the Register  
of Deeds Office for Knox County, Tennessee

STATE OF TENNESSEE  
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public of the aforesaid state and county, WANDA MOODY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who swore to and acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand at office this 21<sup>st</sup> day of July, 2017.

*Samantha Magee*  
Notary Public

My commission expires: 11/20/20



STATE OF TENNESSEE  
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public of the aforesaid state and county, WANDA MOODY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who swore to and acknowledged that she executed the foregoing instrument on behalf of Evelyn Moody Plumlee and acknowledged that she executed the same as the free act and deed of Evelyn Moody Plumlee.

WITNESS my hand at office this 21<sup>st</sup> day of July, 2017.

*Samantha Magee*  
Notary Public

My commission expires: 11/20/20





**EXHIBIT A**  
(the "Premises")

SITUATE in the Sixth (6<sup>th</sup>) Civil District of Knox County, Tennessee, within the 46<sup>th</sup> Ward of the City of Knoxville, Tennessee, and being known and designated as all of Lot 2, Final Plat of Parkview Broome Road, as shown by plat of record in Instrument No. 201707070001245, in the Knox County Register of Deeds Office, to which specific reference is hereby made for a more particular description.

Being part of the same property conveyed to James Randall Moody and wife, Clara I. Moody, by Warranty Deed dated May 18, 1965, of record in Deed Book 1288, page 308 and in Deed Book 1288, page 305, in the Knox County Register of Deeds Office. Also, being part of the same property conveyed to J. R. Moody and wife, Clara Moody by Warranty Deed dated October 19, 1945, of record in Deed Book 699, page 365, in the Knox County Register of Deeds Office. For further reference, see the Last Will and Testament of Clara Isabelle Moody of record in Will Book 105, page 41, Docket No. 51151-3 in the Knox County Chancery Court, Probate Division, which devises the residuary estate to Wanda Moody and Evelyn Moody Plumlee.



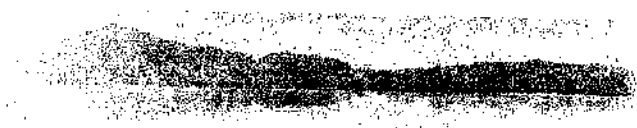
EXHIBIT B  
(Permitted Encumbrances)

1. Property taxes and assessments for the year 2017 and subsequent years, not yet due and payable.
2. All matters depicted on plat of record in Instrument No. 201707070001245 in the Knox County Register of Deed Office.
3. All matters depicted on that ALTA land title survey of the Premises dated July 17, 2017, last revised July \_\_\_\_, 2017, prepared by James L. Hill, TRLS No. 2440.



# KNOX COUNTY TENNESSEE

400 MAIN STREET • KNOXVILLE, TN 37902 • NO. 625-2000



## Property ID: 1060A-039

**Owner(s)** MOODY WANDA L & PLUMLEE EVELYN MOODY  
**Mailing Address** P.O. BOX 50863  
 KNOXVILLE, TN 37950  
**Property Address** 0 BROOME RD  
**Property Class** RESIDENTIAL  
**Subdivision** BROOME ROAD COMMUNITY  
**Dimensions** 403.51 X 721.82 X IRR  
**Block**  
**Lot** 3

Appraised Value	Assessed Value	Tax Rate	Total Due
\$274,900.00	\$68,725.00	2.12%	\$1,457.00

Tax Year	Status	Date Paid	Payment	Balance Due
2018	UNPAID		\$0.00	\$1,457.00
2017	PAID	02/26/2018	\$1,233.00	\$0.00
2016	PAID	02/23/2017	\$1,350.00	\$0.00
2015	PAID	02/18/2016	\$1,350.00	\$0.00
2014	PAID	02/23/2015	\$1,350.00	\$0.00
2013	PAID	02/23/2014	\$1,350.00	\$0.00
2012	PAID	02/27/2013	\$1,218.00	\$0.00
2011	PAID	02/27/2012	\$1,218.00	\$0.00
2010	PAID	02/25/2011	\$1,218.00	\$0.00
2009	PAID	02/25/2010	\$1,218.00	\$0.00
2008	PAID	02/27/2009	\$1,215.00	\$0.00
2007	PAID	02/28/2008	\$1,215.00	\$0.00
2006	PAID	02/26/2007	\$1,215.00	\$0.00
2005	PAID	02/28/2006	\$1,214.54	\$0.00
2004	PAID	02/24/2005	\$1,145.52	\$0.00

Knox County Trustee | Main Office: City County Building | P.O. Box 70 | Knoxville, TN 37901 | P: 865.215.2305



City Real Estate Property Taxes

<a href="#">New Search</a>		<a href="#">Return To Results List</a>	
<p>Taxes are levied for the calendar year and billed October 1. Taxes become delinquent on March 1.</p>			
<p>Property Address: <b>BROOME RD</b>          Owner Name: <b>MOODY WANDA L &amp; FLUREE E</b>          Owner Address: <b>PO BOX 50883 KNOXVILLE TN 37050</b>          Property ID / Ward: <b>1080A039 / 46</b>          Subdivision: <b>BROOME ROAD COMMUNITY</b>          Block Lots: <b>- / - / 3</b>          Classification: <b>RESIDENTIAL</b></p>		<p>Current Tax Year: <b>2018</b>          Appraised Value: <b>\$274,900.00</b>          Assessed Value: <b>\$68,726.00</b>          Tax Rate: <b>\$ 2.4038 / \$100</b>          Tax Levy: <b>\$1,693.25</b>          Tax Discount: <b>\$0.00</b>          Taxes and Fees for Prior Years: <b>\$0.00</b>          Total Balance Due: <b>\$0.00</b></p>	
<p>Payment information is correct as of <b>10/30/2018</b>          Please mail payments to <b>City of Knoxville P.O. Box 1028 Knoxville, TN 37901</b></p>		<p>Map of Property          County Tax Lookup          Calculation Date          For payment in a later month: <input type="text"/> <input type="button" value="Recalculate"/></p>	

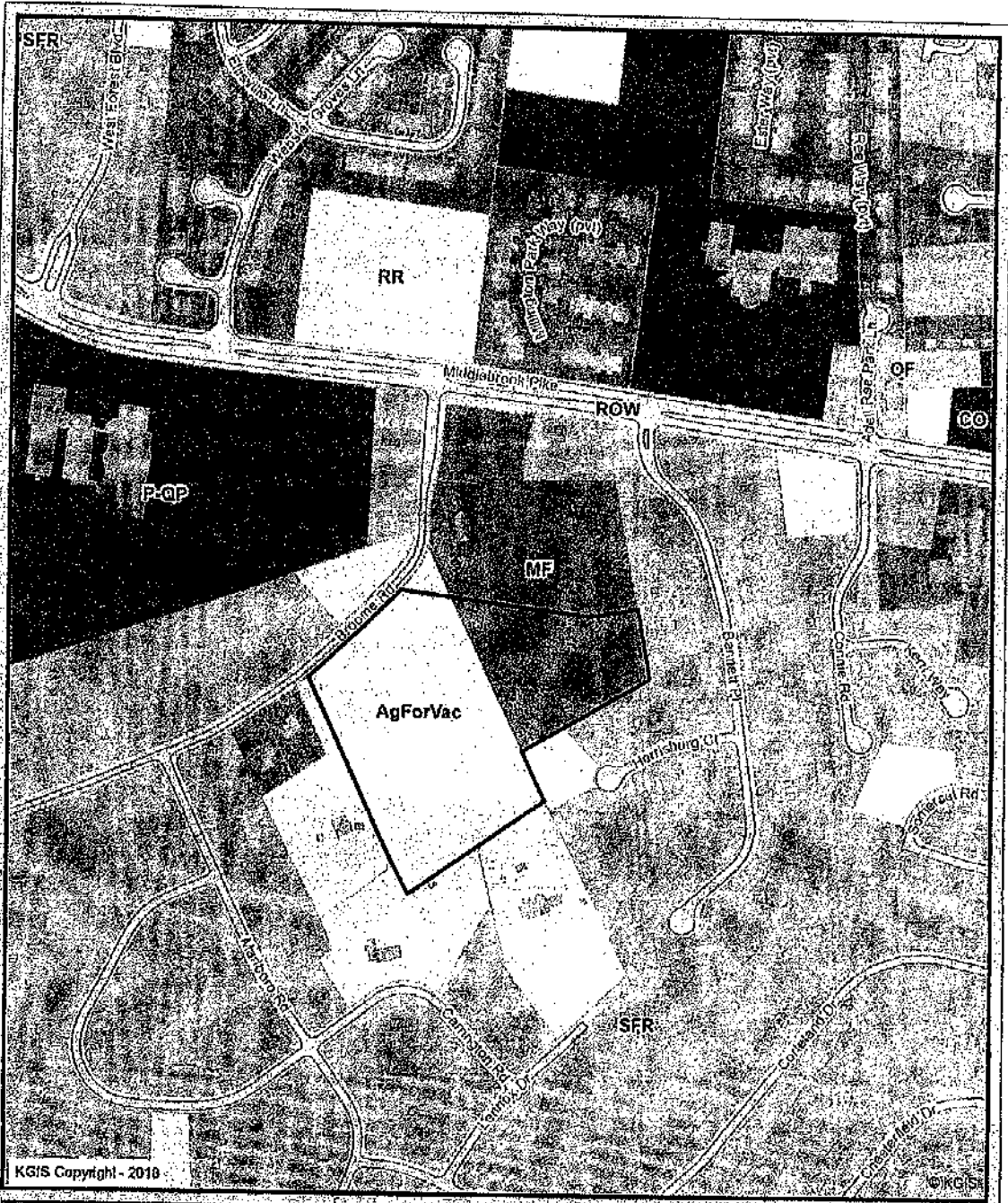
Tax Summary

Tax Year	Receipt Number	Status	Last Date Paid	Tax Levy	Tax Balance	Interest Penalty	Suit Expense	Court Cost	Misc Fee	Total
2018	034885	UNPAID		\$1,693.25						
2017	032820	PAID	2/28/2018	\$1,433.32						
2016	064419	PAID	2/24/2017	\$1,593.68						
2015	030599	PAID	2/8/2016	\$1,595.08						
2014	029916	PAID	2/23/2015	\$1,585.68						
2013	013890	PAID	2/25/2014	\$1,387.88						
2012	031283	PAID	2/28/2013	\$1,289.38						
2011	062805	PAID	2/27/2012	\$1,289.38						
2010	072035	PAID	2/28/2011	\$1,289.35						
2009	062614	PAID	3/8/2010	\$1,269.35						
2008	081855	PAID	2/27/2009	\$1,259.72						
2007	081158	PAID	2/27/2008	\$1,289.72						

OK

This website provides tax information for the City of Knoxville ONLY. Questions regarding information provided here can be answered by calling 865-216-2084 or email at [citytaxoffice@knoxvilletn.gov](mailto:citytaxoffice@knoxvilletn.gov).

For County tax information, contact Knox County Trustee at 865-218-2305 or [www.knoxcounty.org/soos/tax\\_search](http://www.knoxcounty.org/soos/tax_search)

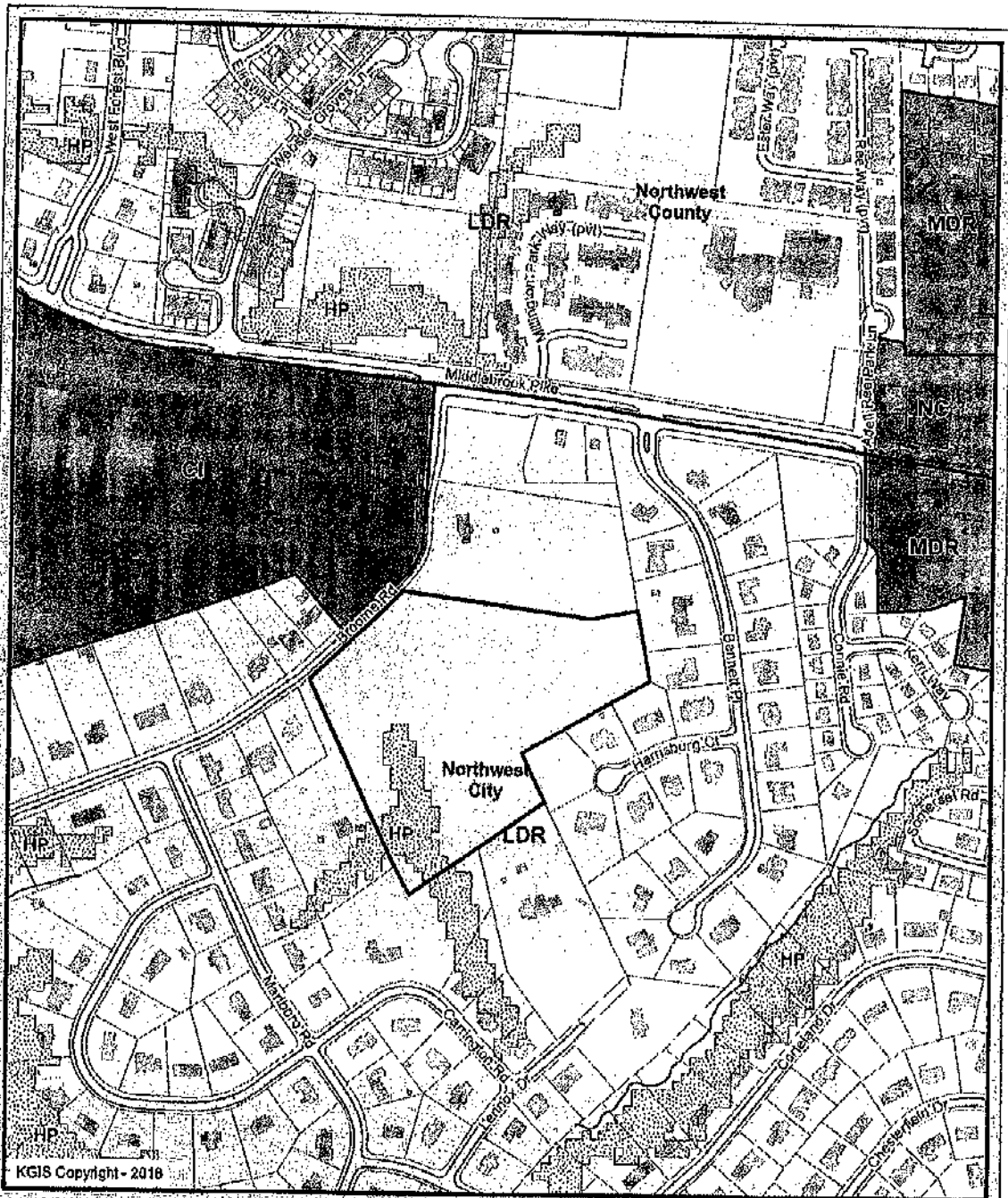


**Existing Landuse**

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**Knoxville - Knox County - KUB Geographic Information System**

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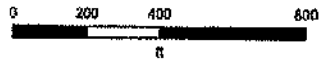


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### Sector Plan

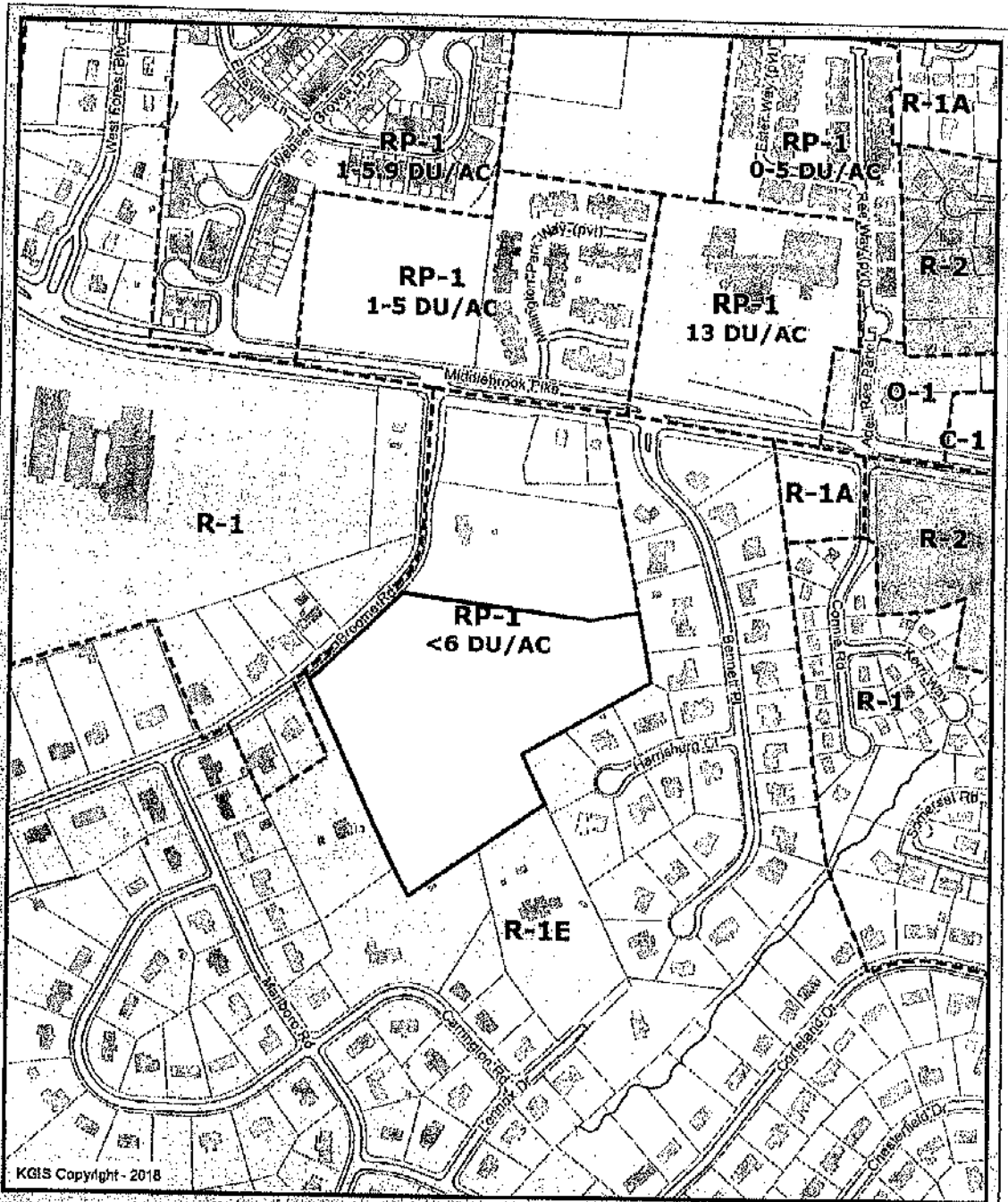


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### Knoxville - Knox County - KUB Geographic Information System

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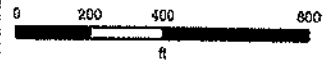


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### Zoning



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### Knoxville - Knox County - KUG Geographic Information System

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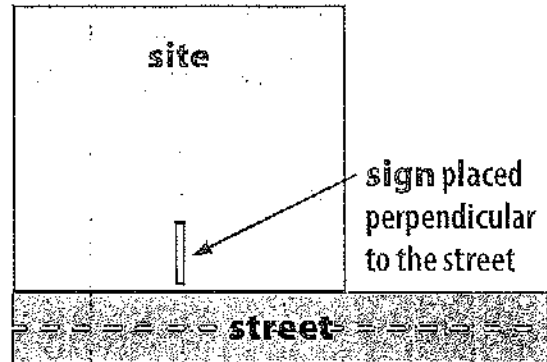
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

December 26, 2018 and January 11, 2019  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Brad Sharp

Printed Name: BRAO SHARP

Phone: 865-966-1924 Email: CHRIS@URBAN-ENG.COM

Date: 11/26/19

MPC File Number: 1-A-19-C / 1-D-19-UR