



Dori Caron <dori.caron@knoxplanning.org>

[Planning Commission Comment] Agenda item # 13; 6-SG-19-C

D P <mp49dp@outlook.com>

Mon, Jun 10, 2019 at 5:45 PM

Reply-To: mp49dp@outlook.com

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

To all commissioners:

I live in the Magnolia Pointe subdivision off of Coward Mill and have been very active opposing this property which Mr. Biddle previously owned. I and other concerned property owners attended all the meetings in regard to this property. As I understand, Mr. Davis now owns this property, and I am assuming the previous restrictions and guidelines will still be enforced and abided by. I support the staff recommendation to approve without any additional options.

Deborah Pettit
10451 Laurel Pointe Lane
Knoxville, TN 37931

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Coward Mill- Agenda Item 13 for June 13

1 message

Dawn Walsh <adwalsh@gmx.com>

Fri, Jun 7, 2019 at 2:29 PM

Reply-To: adwalsh@gmx.com

To: commission@knoxplanning.org

Greetings Commissioners,

I am writing you on behalf of Hardin Valley Planning Advocates in regard to Agenda Item 13 COWARD MILL / FILE #:6-SG-19-C Mesana Investments scheduled to come before you on June 13, 2019.

Outlined below are our concerns with the submitted revised Concept Plan.

1- There is considerable citizen concern regarding stormwater/flooding. For instance, HVPA has reached out to Constituent Services and the Department of Engineering and Public Works who positively responded by requesting a work order to clean out the culvert and drainage ditch of the adjacent property owned by Mr. Quill Higdon. Mr. Higdon has experienced recurring stormwater / flooding issues due to small culverts that have been attached to the downstream side of the box culvert under Higdon Road. HVPA requested a permanent solution and Engineering is currently analyzing the upstream drainage area to determine the proper culvert size and replace with an appropriate design.

2- The original concept plan included sidewalks, however the revised concept plan omits them. We ask the commission to require sidewalks be incorporated into the final concept plan.

3- Scott Davis of Mesana Investments has offered to consider turning green space into a spot park. We would very much like to see this in the design plan as an identified amenity in addition to sidewalks and stormwater preventative measures.

4- We have concern about the reduction of street pavement width in regards to public safety and emergency vehicle access. It is possible that large emergency vehicles such as fire trucks would be unable to access needed areas in the likely scenario that vehicles park on one or both sides of the street. Conner's Creek Subdivision on Hardin Valley Road is an example and after discussion with fire prevention safety professionals, this is an area of development that they would like to see addressed.

6- We have submitted to the Commission that student yield estimates are outdated, and we would like to request a consideration to reformulating the student yield calculation to more closely reflect accurate student numbers. Current student yield numbers give all parties, including our school system, a false impression of projected students, therefore, leading to higher enrollment numbers and additional traffic congestion issues.

Thank you for your time and consideration of our community's concerns. Hundreds of residents have entrusted us to bring these items to your attention and we hope that we all can continue to serve them well regarding land use and planning.

Dawn Walsh, REALTOR®

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