



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Fwd: Hayden Hill 4

1 message

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**Tom Brechko** <tom.brechko@knoxplanning.org>

Wed, Apr 8, 2020 at 5:53 PM

Reply-To: tom.brechko@knoxplanning.org

To: commission@knoxplanning.org

FYI.

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

From: **David Harbin** <harbin@bhn-p.com>

Date: Wed, Apr 8, 2020 at 5:21 PM

Subject: Hayden Hill 4

To: [john.fairstein@gmail.com](mailto:john.fairstein@gmail.com) <[john.fairstein@gmail.com](mailto:john.fairstein@gmail.com)>

Cc: Tom Brechko <[tom.brechko@knoxplanning.org](mailto:tom.brechko@knoxplanning.org)>, Robert Jacks  
([ajaxengineering@gmail.com](mailto:ajaxengineering@gmail.com)) <[ajaxengineering@gmail.com](mailto:ajaxengineering@gmail.com)>, Chris Ooten  
([chris@safeharbordev.com](mailto:chris@safeharbordev.com)) <[chris@safeharbordev.com](mailto:chris@safeharbordev.com)>

All:

Please see attached letter.

David Harbin PE, RLS

Batson, Himes, Norvell & Poe

[4334 Papermill Drive](#)

[Knoxville, TN 37909](#)

[\(865\)588-6472](#)

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Thomas Brechko, AICP  
Principal Planner  
865-215-3794



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS AND LAND SURVEYORS  
**4334 Papermill Road**  
**Knoxville, Tennessee 37909**  
Phone (865) 588-6472  
Fax (865) 588-6473

April 8, 2020

John Fairstein  
11205 Sam Lee Rd  
Knoxville, TN 37932-1306

REFERENCE: Hayden Hill Subdivision Phase 4-- Sam Lee Road  
Knoxville, Tennessee  
BHN&P Project Number: 23793-4

Dear Mr. Fairstein:

We are the engineering firm Safe Harbor Development has hired for this project. We received your letter and we will try to answer all of the questions and concerns you have raised about this project. The following are in response to your letter dated April 7, 2020:

**Road "E" entrance off Sam Lee Rd concerns**

Entrance E poses a danger entering and exiting from both directions. The sightline to the northeast is only about 250' as noted in the Transportation Impact Study. It's a steep turning decline with a sharp left curve at the bottom. Residents turning left from E have very limited sight distance and must cross traffic accelerating up the hill (no one drives 30 mph on Sam Lee Rd). Turning right out of E (southwest) is also a hazard as our driveway is only 150' away over the crest of the hill. As indicated in the TIS, more analysis needs to be done on this entrance to insure safety.

This location was specifically chosen to be the peak of the hill to maximize the sight distance. The Traffic Impact Study (TIS) analysis has established requirements for sight distance according to the road geometry and posted speed limits. Mr. Jacks with AJAX Engineering that performed the TIS will be on the call tomorrow for additional clarification.

## Protection and privacy concerns

- The reduced peripheral setback of 25' for lots 38 – 42 is way too close to my property. Go back to 35' and allow at least an additional 30' to mitigate runoff.
- Lots 38-41 and Common Area slope downward toward our properties which currently cause drainage problems on our properties from runoff. The developers must prevent drainage from the development onto our driveway and properties. During construction, this prevention must be considerably more robust than traditional silt fences. After construction there must a permanent system (berms, drains, ponds?) implemented to prevent drainage onto our driveway and properties.
- The developers must provide privacy protection, such as vegetation or fencing along the border between the development and our properties. If this privacy barrier is not completed prior to construction, a temporary privacy fence or other alternative must be provided to shield us from sights and sounds of construction until something more permanent can be installed.
  - **This property does present challenges with sinkholes, steep slopes, and creeks, therefore we have designed the subdivision to take advantage of the areas more suitable to development. The overall density of the subdivision is only 1.55 units/acre. Where we have asked for the reduction of the peripheral setback is an area adjacent to your driveway and not your residence. A common area will be next to your residence, where no construction will ever take place. Currently a line of trees is present on or near our property line. We will preserve all trees along the property line that will create a visual buffer. We will install a permanent swale in the rear of lots 38-41 which will direct all stormwater away from your property, during and after construction, mitigating any existing problems you may have.**
- The drinking water well located at the top of our driveway serves 3 houses: 11201 11203, and 11205 Sam Lee Rd. This well must be protected from construction impacts such as silting and contamination.
  - **Currently the property is being used to house livestock in an agricultural use. This livestock will be rehomed as a part of this development, therefore removing any contaminants produced by the animals that could currently infiltrate the groundwater system. Knox County has a stringent stormwater ordinance that will require us to produce a better quality runoff and infiltration in the post development condition. All erosion sediment control measures, required by county and state, will be adhered to in order to protect your property.**

- The honeybee colonies on my property near the SW corner of Lot 42 must be protected.
  - **Construction should have no impact on the honeybee colonies. We are required to stay within the bounds of our property with all procedures.**

#### Infrastructure additions questions

- Are there plans to widen Sam Lee Rd? Who has the drawings and plans?
  - **Staff condition #4 requires the owner to widen and topcoat Sam Lee Road in front of this phase of Hayden Hill. "The details and timing of the road improvements shall be worked out with Knox County during the design plan stage of the subdivision."**
- Will public water and sewer be installed on Sam Lee Rd to accommodate the additional homes? Who will they service? How much excavation and construction will be required? What is the schedule?
  - **Yes, public water and sewer will be installed for this phase of the subdivision through West Knox Utility District. At this time, these services will be intended for the new development. Installation schedule, excavation, etc. will depend upon the phasing of the subdivision.**
- Are there plans to install streetlights anywhere along Sam Lee Rd?
  - **No, there are no plans to install streetlights on Sam Lee Road. This is a public road, and that decision is left to the county.**
- Is Sam Lee Rd going to remain damaged and hazardous due to construction until 2023?
  - **The improvements to Sam Lee Road will depend on the construction schedule of Phase 4. Our portion of the improvements will occur when the contractor is ready to pave a section of this development.**

#### Other general questions

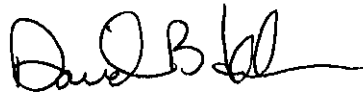
- Was the traffic study based entirely on data collected at Ironside Blvd? Did anyone do a comprehensive drive/walk through west of Ironside Blvd?
  - **No, the intersection of Sam Lee with Narrow Leaf/Road "A" was analyzed at full buildout of all development. The (TIS) found that this intersection would function properly and had proper sight distance.**
- Is there an environmental impact study of the development?
  - **No, an environmental impact study is not required for subdivision developments.**

- Can the lowland area bordering beaver Creek north of lots 102 -123 (designated Common Area) be protected for wildlife?
  - **This area is reserved for common area or future development. It will probably be turned over to the HOA.**
- Are homes planned on the bluff above Beaver Creek?
  - **All houses are planned on the plateau above the bluff.**
- Will Beaver Creek be impacted? How will it be protected during construction?
  - **TDEC requires a 30' and 60' buffer around all streams. Our erosion and sediment control plans will be designed with diversion ditches, sediment traps, and sediment basins to ensure sediment is removed from stormwater prior to discharge as required by TDEC.**

Thank you for your concerns regarding this development. If you have any questions or need more information, please let us know.

Sincerely,

**Batson, Himes, Norvell & Poe**  
**Registered Engineers & Land Surveyors**

A handwritten signature in black ink, appearing to read 'David Harbin', with a stylized flourish at the end.

David Harbin, P.E., R.L.S.



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Comments on agenda items 4-SB-20-C and 4-D-20-UR for 4/9/20 Planning Commission meeting

2 messages

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**John Fairstein** <john.fairstein@gmail.com>

Wed, Apr 8, 2020 at 1:25 PM

Reply-To: john.fairstein@gmail.com

To: commission@knoxplanning.org

Cc: Clara Mount <clara.mount@yahoo.com>, tom.brechko@knoxplanning.org

Hello Commission,

My home is adjacent to the proposed Hayden Hill Phase 4 subdivision Commission items 4-SB-20-C and 4-D-20-UR. Attached are my comments. I plan to speak and ask questions at the Commission meeting scheduled tomorrow 4/9/20 at 1:30PM. I understand that I can participate via Zoom. Please send me the necessary information to participate.

Thank you,

John Fairstein

11205 Sam Lee Rd, Knoxville TN 37932

(865) 560-9467

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



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**Tarren Barrett** <tarren.barrett@knoxplanning.org>

Wed, Apr 8, 2020 at 6:03 PM

Reply-To: tarren.barrett@knoxplanning.org

To: john.fairstein@gmail.com

Cc: commission@knoxplanning.org, Clara Mount <clara.mount@yahoo.com>, Tom Brechko

<tom.brechko@knoxplanning.org>, Aaron Fritts <aaron.fritts@knoxcounty.org>, John Sexton

<John.Sexton@knoxcounty.org>, Leo LeCamera <Leo.LaCamera@knoxcounty.org>, Amanda

Purkey <Amanda.Purkey@knoxcounty.org>

Mr. Fairstein,

I wanted to address your concerns from your email in relation to the Transportation Impact Study (TIS) that was completed and what it says concerning sight distance for Road "E" entrance off Sam Lee Rd.

On page 2, 52, & 54 of the TIS, it mentions that both Road "A" and "E" subdivision entrances for Phase 4 "will need a minimum of 300 feet of intersection sight distance. The designer should

ensure that these intersections are given the maximum amount of sight distance to provide clear unobstructed views. The intersection sight distance at these proposed entrances need to be measured by a licensed surveyor."

Knox County Department of Engineering and Public Works has agreed with all recommendations of the Transportation Impact Study and will ensure the developer adheres to the required sight distance per Knox County regulations.

--

Tarren Barrett, P.E.  
Transportation Engineer  
865-215-3826



**Knoxville-Knox County Planning | Knoxville Regional TPO**  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]



## John Fairstein

11205 Sam Lee Rd. • Knoxville, TN 37932 • (865) 560-9467 • [www.johnfairstein.com/](http://www.johnfairstein.com/) • [john.fairstein@gmail.com](mailto:john.fairstein@gmail.com)

April 7, 2020

Knoxville-Knox County Planning  
400 Main St, Suite 403  
Knoxville, TN 37902  
(865) 215-2500 | [contact@knoxplanning.org](mailto:contact@knoxplanning.org)

Hello Planning Commission,

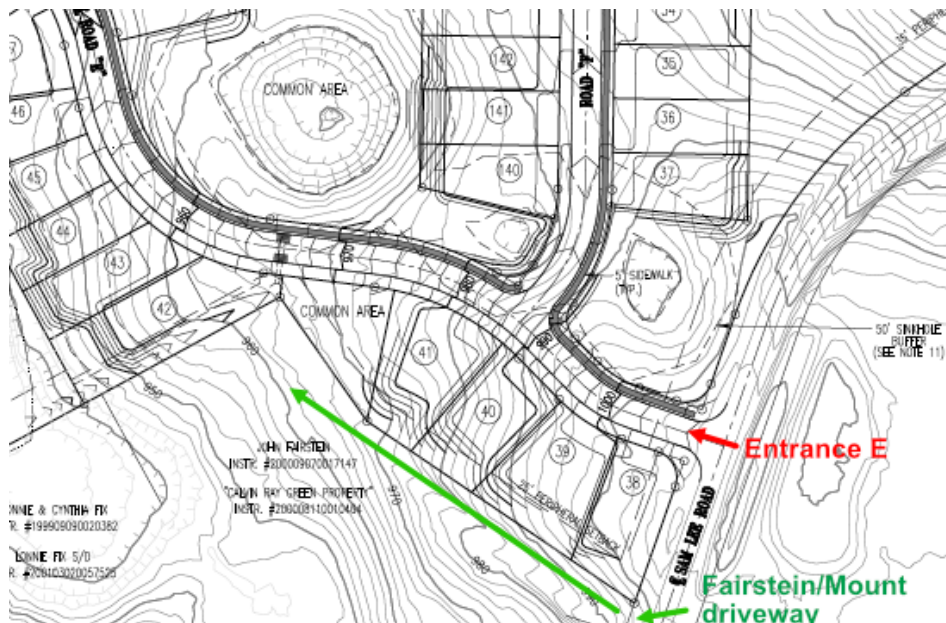
First, thank you to the Commission for your service and congratulations to Campbell Properties LLC on this project. The Campbell's have been good neighbors to us.

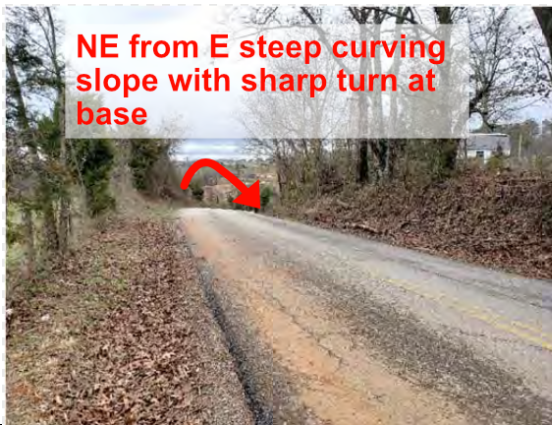
This letter is in regard to items 4-SB-20-C and 4-D-20-UR Hayden Hill, Phase 4 subdivision project. I live adjacent to the proposed subdivision at 11205 and 11203 Sam Lee Rd as do my neighbors the Mount family at 11201. I have a number of questions and concerns.

My hope is that we can meet with Safe Harbor Development and the Commission staff to address these issues and concerns. Can the Commission facilitate this meeting?

### Road "E" entrance off Sam Lee Rd concerns

Entrance E poses a danger entering and exiting from both directions. The sightline to the northeast is only about 250' as noted in the Transportation Impact Study. It's a steep turning decline with a sharp left curve at the bottom. Residents turning left from E have very limited sight distance and must cross traffic accelerating up the hill (no one drives 30 mph on Sam Lee Rd). Turning right out of E (southwest) is also a hazard as our driveway is only 150' away over the crest of the hill. As indicated in the TIS, more analysis needs to be done on this entrance to insure safety.





View of Sight Distance on Sam Lee Road Looking Northeast from Proposed Location of Road "E"



View of Sight Distance on Sam Lee Road Looking Southwest from Proposed Location of Road "E"

#### Protection and privacy concerns

- The reduced peripheral setback of 25' for lots 38 – 42 is way too close to my property. Go back to 35' and allow at least an additional 30' to mitigate runoff.
- Lots 38-41 and Common Area slope downward toward our properties which currently cause drainage problems on our properties from runoff. The developers must prevent drainage from the development onto our driveway and properties. During construction, this prevention must be considerably more robust than traditional silt fences. After construction there must a permanent system (berms, drains, ponds?) implemented to prevent drainage onto our driveway and properties.
- The developers must provide privacy protection, such as vegetation or fencing along the border between the development and our properties. If this privacy barrier is not completed prior to construction, a temporary privacy fence or other alternative must be provided to shield us from sights and sounds of construction until something more permanent can be installed.
- The drinking water well located at the top of our driveway serves 3 houses: 11201, 11203, and 11205 Sam Lee Rd. This well must be protected from construction impacts such as silting and contamination.
- The honeybee colonies on my property near the SW corner of Lot 42 must be protected.

#### Infrastructure additions questions

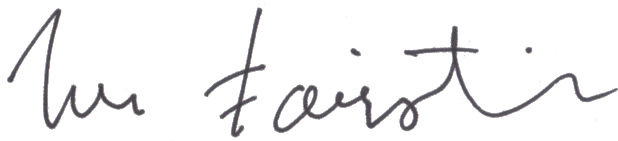
- Are there plans to widen Sam Lee Rd? Who has the drawings and plans?
- Will public water and sewer be installed on Sam Lee Rd to accommodate the additional homes? Who will they service? How much excavation and construction will be required? What is the schedule?
- Are there plans to install streetlights anywhere along Sam Lee Rd?
- Is Sam Lee Rd going to remain damaged and hazardous due to construction until 2023?

Other general questions

- Was the traffic study based entirely on data collected at Ironside Blvd? Did anyone do a comprehensive drive/walk through west of Ironside Blvd?
- Is there an environmental impact study of the development?
- Can the lowland area bordering Beaver Creek north of lots 102 -123 (designated Common Area) be protected for wildlife?
- Are homes planned on the bluff above Beaver Creek?
- Will Beaver Creek be impacted? How will it be protected during construction?

I regret this last minute communication, however I was unaware that this proposal existed until last Monday April 6, 2020. I had previously contacted Commission staff about this development on March 24, but received no response.

Best regards,

A handwritten signature in dark ink, appearing to read "John Fairstein". The signature is fluid and cursive, with the first name "John" and last name "Fairstein" clearly distinguishable.

John Fairstein  
11205 Sam Lee Rd  
Knoxville, TN 37932-1306

cc Jason and Clara Mount



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

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**[Planning Commission Comment] Hardin Valley Development - 4-D-20-UR**

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**Weldon, Michael** <Michael.Weldon@cengage.com>

Tue, Apr 7, 2020 at 2:17 PM

Reply-To: michael.weldon@cengage.com

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

Dear Planning Commission,

I am writing to express my concerns with all new developments in the Hardin Valley area, especially those on Sam Lee Rd. In the last 3 years, the Hardin Valley area has exploded with developments which has caused many issues that include: damaged roads, school over-crowding, pollution, massive traffic, accidents, and an increase in crime. All of this development has seemed to come at the expense of the current residents; whereas, there seems to be no attention to our infrastructure within the community. Furthermore, the companies that are doing the majority of the building, like Ball Homes, have no apparent concern with what all the construction has done to the community as well. They are buying up all the land and placing as many dwellings as possible. We are already over-crowded in Hardin Valley, and we need years before we can adjust. In light of all the current construction and the COVID 19 situation, I respectfully ask that you deny the requests for any more developments at this time.

Thank you,

Michael Weldon, M.Ed.

Sr. Account Executive

Cengage Learning

(cell) 865-250-0844

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<https://www.cengage.com/covid-19-support>

*"The ultimate measure of a man is not where he stands in moments of comfort and convenience, but where he stands at times of challenge and controversy."* - Martin Luther King, Jr.

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