

November 3, 2021

Municipal Planning Commission
Knoxville/Knox County

Submitted online at

https://knoxplanning.org/meeting/?m=06ime5a0a03div1lfsn23jnt2o_20211111T183000Z

MPC Agenda Item 25 for meeting on Nov 10/21

I have lived in West Hills since 1993 and am concerned that the proposed Ashton Point Subdivision (located at 225 Vanosdale Road) will have serious negative impacts on traffic through the Buckingham/Vanosdale corridor and will also negatively impact stormwater flow into West Hills/John Bynon Park and the Ten Mile Creek watershed. I feel the seriousness of these problems warrants postponing consideration of the subdivision plan until the community and engineering specialists have had more time to assess the situation.

I am concerned that the development will cause increased traffic congestion at the Vanosdale-Buckingham T-intersection. This intersection is the main path for drivers turning into the Westdale Drive subdivision of 16 homes (where I live), which is located about 200 feet from the proposed development. It is already very difficult to get into or out of our subdivision, because of traffic congestion on Vanosdale. The proposed subdivision will also impact traffic traveling along Vanosdale towards West Hills Elementary School, Sheffield Drive, and other parts of West Hills, including Bearden Middle School. The Vanosdale/Buckingham intersection is already very congested, especially in the early morning and afternoon, when commuters are leaving the neighborhood and when school is starting or ending. As well, there often school buses, fire trucks from the nearby station, and large trucks that have difficulty negotiating the tight turn of the intersection. This will be made substantially worse, if the proposed 7-house Ashton Point Subdivision is approved.

I am also concerned that stormwater runoff from the subdivision will not be adequately mitigated by the proposed retention area, which is relatively small (less than a third of an acre) and located on a steep slope leading down into West Hills/John Bynon Park. This could lead to erosion in the park and flooding in downstream areas, like the St. Andrews subdivision off Winston Road. It could also increase flooding and sediment problems in Ten Mile Creek, which is on the Tennessee Department of Environment and Conservation 303(D) list as an impaired stream due to siltation and high concentrations of *E. coli*, which are often associated with silt. Increased silt loads could make it more difficult for the county and state to meet federal TMDL goals for Ten Mile Creek.

Regards,

Larry McKay

7625 Westdale Drive

LarryMcKay7625@gmail.com