

November 7, 2021  
Municipal Planning Commission  
Knoxville/Knox County

Subject: **MPC Agenda Item 25 (Case 11-SC-21-C | 225 Vanosdale Rd) for meeting on Nov 10/21**

I live at 7620 Westdale Drive in Vanosdale Place subdivision since 1986. I am contacting the Municipal Planning Council to express my concern about the proposed Ashton Point Subdivision (located at 225 Vanosdale Road) since my property abuts on the east side of the proposed Ashton Point Subdivision and proposed small/inadequate detention area.

Specifically, the proposed Ashton Point Subdivision (located at 225 Vanosdale Road) will create the following issues:

1. Negative impacts on traffic through the Buckingham Dr./Vanosdale Rd. corridor - Over 30 years living in the Vanosdale Place subdivision, I have seen numerous serious accidents occur at the corner of Buckingham Drive and Vanosdale Road since this is the only way to get from Middlebrook Pike to West Town Mall. During rush hours, I normally have difficulty to get in and out of my subdivision due to a steady stream of traffic on both sides of Vanosdale Road. In the past, I had to repair the landscaping/median area in the front of my subdivision several times due to cars being disoriented and trying to turn around from Westdale Drive back to Vanosdale Road.
2. Negative impact on storm water flow into properties downstream of the proposed small/inadequate detention area - The proposed small/inadequate detention area will be located on a higher elevation than the adjacent properties in the Vanosdale Place Subdivision, and also located on a steep slope leading down into the Jean Teague Greenway, which is a part of the West Hills/John Bynon Park. As a result, this "inadequate detention area" would likely create flooding, erosion, and health issues to my property, all adjacent neighbors in my subdivision, and West Hills Park.

Regards,

Lien Nguyen

7620 Westdale Drive  
lkn@icx.net  
(865) 694-0665