

Dear Knoxville Knox County Planning Commission,

We urge you to carefully consider the proposed project by Ball Homes proposal for the impact on both W Gallaher Ferry Rd as well as the all of the zoning proposals at this December meeting for the entire community of Hardin Valley.

We hired Robert Jacks with Ajax Engineering to conduct a traffic study on W Gallaher Ferry Rd in April 2019. We would be happy to share this study with you. The results of his study reveal many concerns about the intersection of Hickory Creek Rd and W Gallaher Ferry Rd where the 2nd entrance of the Ball Homes plan is proposed to be located.

- Hickory Creek is a rural minor arterial, and W Gallaher Ferry Rd is a rural county road. However, Hickory Creek Rd is only a mere 21.9 feet wide with no center lane and no shoulder - which does not currently support the standards for a minor arterial. We urge you to conduct an updated and specific traffic feasibility study on Hickory Creek Rd and W Gallaher Ferry Rd BEFORE approving this project!
- Further, West Gallaher Ferry Road does not have white edge lines on any sections of the roadway.
- Roadway lighting on W Gallaher Ferry is not present, and there are vertical and horizontal curvature.
- There are potholes, cracks, and the general upkeep of W Gallaher Ferry Rd from the county has been less than optimal.
- There are not any Tennessee Department of Transportation (TDOT) or Knoxville-Knox County Planning permanent traffic count locations on West Gallaher Ferry Road or Hickory Creek Rd.

The neighboring Ball Homes construction at the corner of Hardin Valley Rd and Hickory Creek Rd has caused muddy flooding across the roadways and daily construction congestion.

In addition, bicycle traffic is no longer safe in Hardin Valley as a result of neighborhood construction and increased congestion throughout the community. We personally know a bicyclist who was hit by a vehicle on Hardin Valley Road last summer.

At the very least, please DO NOT APPROVE the 2nd entrance on W Gallaher Ferry Rd.

In addition, please consider the utilities on W Gallaher Ferry - most homes on W Gallaher Ferry Rd do not have wastewater (they are on septic), and many of them do not have public water either (many are on wells). The extension of utilities and the lack of support from the county to assist residents with obtaining these utilities in addition to the upkeep/maintenance of the road has been a strain for decades.

Please do not approve this proposal until a complete traffic impact study has been conducted, roadways and intersections can be corrected, and utilities on W Gallaher Ferry can be fully accommodated!

## Screenshots from Traffic Impact Study conducted in April 2019 by Ajax Engineering

### Horizontal Curve 1 Information:

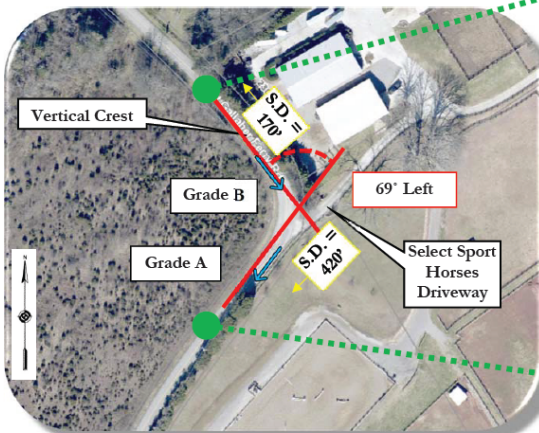
Pavement Width = 17.5 feet

Grade A = 6%, Grade B = 11%

Road Horizontal Curvature = 69° Left (Traveling towards Venue)

Sight Distance from Select Sport Horses Driveway:

170' to NW and 420' to SW



Horizontal Curve 1 – West Gallaher Ferry Road



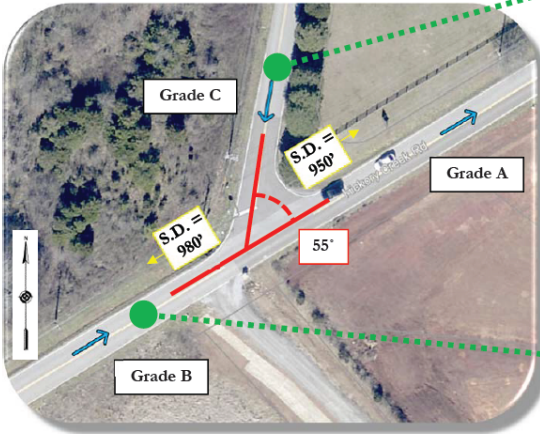
View of West Gallaher Ferry Road  
(Looking Southeast)



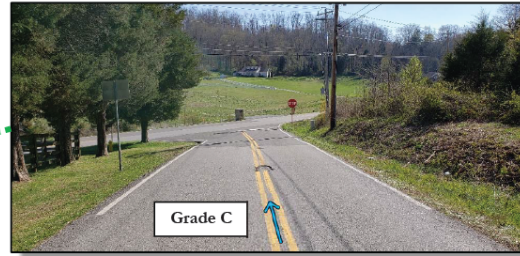
View of West Gallaher Ferry Road  
(Looking Northeast)

Intersection 1 Information:

Pavement Width of West Gallaher Ferry Road = 19 feet  
Pavement Width of Hickory Creek Road = 21.5 feet  
Grade A = 2.5%, Grade B = 1%, Grade C = 10%  
Sight Distance from West Gallaher Ferry Road:  
950' to NE and 980' to SW



Intersection 1 – Hickory Creek Road at  
West Gallaher Ferry Road



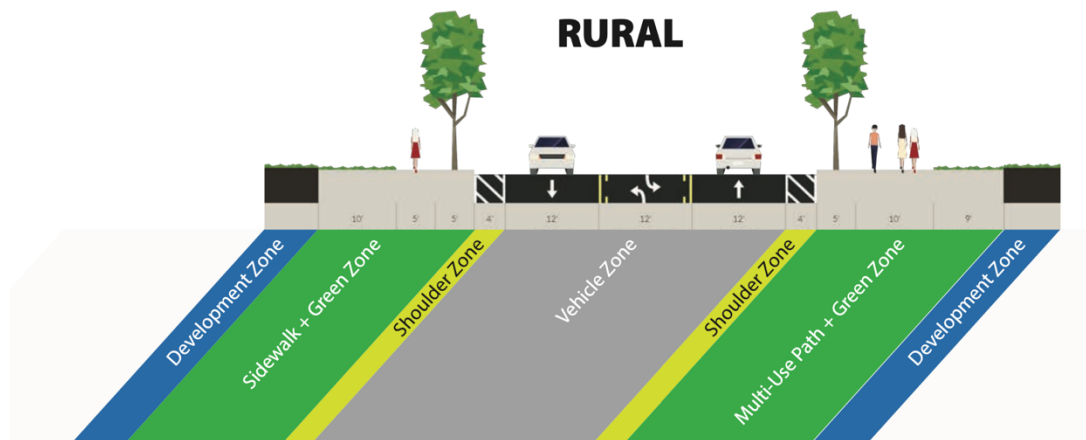
View of West Gallaher Ferry Road  
(Looking Southwest)



View of Hickory Creek Road  
(Looking Northeast)

Screenshots from 2018 Major Road Plan

# 88ft Minor Arterial



10/23/18  
2018 Major Road Plan

Street Name	Classification	From	To	ROW
Heiskell Avenue	Major Collector	O'Neal Street	Johnston Street	60
	Major Collector	Johnston Street	N Central Street	70
Heiskell Road	Minor Arterial	Anderson County line	E Emory Road	88
Helmbolt Road	Minor Arterial	Francis Road	Piney Grove Church Road	60
Henderson Road	Minor Collector	Anderson County line	W Emory Road	60
Hendron Chapel Road	Major Collector	Tipton Station Road	Chapman Highway	60
	Minor Arterial	Chapman Highway	Kimberlin Heights Road	60
Henegar Road	Minor Collector	Tazewell Pike	Ridgeview Road	60
Henley Street	Major Arterial	Blount Avenue	Main Street	100
	Major Arterial	Main Street	W Summit Hill Drive	140
Henson Road	Minor Collector	Matlock Drive	Midpark Road	60
Hickey Road	Minor Collector	Chesney Road	Bob Gray Road	60
Hickory Creek Road	Minor Arterial	E Gallaher Ferry Road	Buttermilk Road	60
Highland Avenue	Minor Collector	Twenty Second Street	Sixteenth Street	60

Sincerely,

Kathleen Atkins & Joe Atkins  
3135 W Gallaher Ferry Rd