



To: Knoxville/Knox County Planning Commission

Date: January 10, 2022

FILE #: 11-SC-21-C Ashton Point Subdivision

Members of the Commission:

With the assistance and encouragement of the property owner/developer, Mr. Michael Mencer, representatives of the West Hills Community Association, as well as homeowners along the northern boundary of the proposed development, and Mr. Derick Jones, PE and president of Sterling Engineering met at the site on January 5 to discuss concerns related to the development of this property. Mr. Mencer is aware of these concerns and has expressed his desire to work with the community to resolve issues noted below to the mutual benefit of all parties.

Items of concern include the following:

- 1. General storm water management design;**
- 2. Impact of discharging stormwater** from the proposed detention reservoir into West Hills Park, greenway, baseball fields, and St. Andrews subdivision downstream from West Hills Park;
- 3. Avoiding storm water flow onto properties in Vanosdale Place** adjacent to the site's northern boundary line;
- 4. Traffic impact at the intersection of Buckingham and Vanosdale** both during construction phase and after homes are occupied.

Mr. Jones informed the group storm water management designs have not started and design shown on application site plan is conceptual only and will require further study and refinement. Clarence Hill, PE (retired), chair of the WHCA Codes and Zoning committee asked if the neighborhood could review the storm water plan during the design phase and have input. Mr. Jones welcomed the suggestion and thought such input during the design phase would be helpful and positive for everyone.

The group also raised concerns about the **Ten Mile Creek Watershed** and meeting the EPA and TN Dept of Conservation and Environment regulations governing the watershed and developments such as this. Homeowners adjacent to the site's north property line are also concerned about runoff impacting their homes.

Our other major concern is traffic at intersection of Buckingham and Vanosdale. This intersection is substandard in its current condition. To make a left turn to get to the site the driver will be making a blind turn across traffic that does not have a stop sign and thus is a continuous flow. During school traffic in mornings and afternoons, the problem is compounded.

Neighbors in the vicinity of the intersection have seen lost semi-trailer trucks try to navigate the impossible turn radius. The other issue is firetrucks use this route as a primary route to frequent emergency calls in the Middlebrook Pike area where three senior living facilities are. With the addition of construction traffic over the next several months, and eventually new homeowners at Ashton Point, the odds of an accident will increase.

Resolving this problem may be beyond the scope of your deliberations, but needs to be addressed by City of Knoxville Department of Engineering.

Thank you for your time and consideration of the concerns of the West Hills community.

Leland Hume  
President  
West Hills Community Association