

September 6, 2021

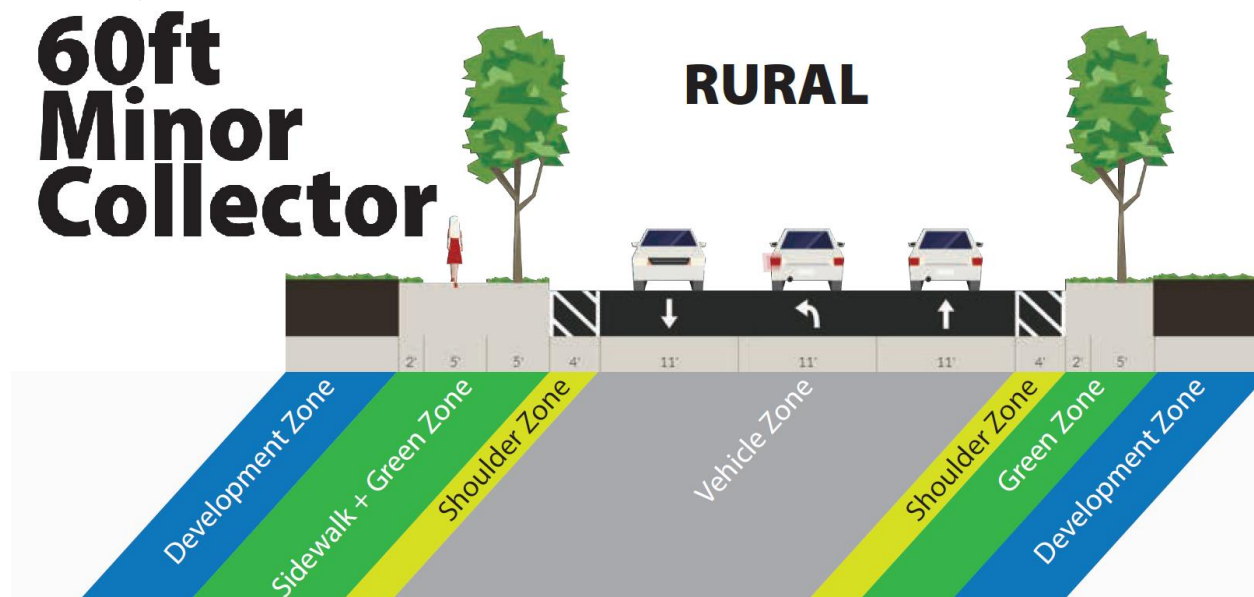
RE: 3-SC-22-C 3-D-22-UR S&E Properties 6513 and 0 Babelay Rd

Dear Commissioners,

There are three road frontages:

- Babelay Rd, a minor collector with 16' pavement width (supposed to have a 60 foot build-out with a sidewalk) and 2.1 miles from the intersection with Washington Pike, a difficult intersection only 250' from the traffic light at Mill Rd and nearly 20,000 vpd on the road.
- Harris Rd, a *minor arterial* with 16-19' pavement width (we measured 16' in a few places) which is twisty (a school bus overturned on this road in 2003, prompting the Sheriff to declare Harris Road "a very slick and very dangerous hill") and no centerline between Babelay Rd and Washington Pike, which should be an 88ft wide system with shared paths on each side
- Link Road, a local road with 16' pavement and no centerline, with significant sight distance issues between the development and Washington Pike

The condition of widening Harris Rd to 18' helps a tiny bit. However, it is a minor collector, and the Major Road Plan calls for this cross section in the Rural area (11' wide lanes, and 5' wide sidewalks):



We do believe that Harris should be improved to the standard depicted in the Major Road Plan.

The Concept Plan does not provide pedestrian access to Link Rd. We would like to see this access provided, which would increase connectivity within our community. Until sidewalks are added to Babelay Rd, there is no safe way for children in existing homes on Link Rd to get to their friends houses in this proposed subdivision.

About 70 neighbors met on Tuesday, August 3, 2021 at New Beverly Baptist Church regarding a prior rezoning request, and we identified a number of concerns that are relevant and we believe you should discuss and weigh with this request:



1. **Water pressure.** We checked with NEKUD, and they will need to tie into 8" lines on Link, Harris, and Babelay Rd, and may need some pumps to maintain the 50psi pressure for each house connection
2. **Bike riders:** Babelay Rd is used by a lot of road cyclists going from town to House Mountain. Fountain City Pedaler has done organized rides. Sheriff's deputies also use it for a fitness and training route. It is one of the few safe rural routes due to low traffic volume, and will only get more popular if bicycle access is improved from New Harvest Park to the Babelay Rd / Washington Pike intersection.
3. **Wildlife habitat:** the property is currently a haven for deer, turkey, coyotes, and other wildlife in the area. Adding more houses encourages development of even more of the property and less set-aside for natural area, thus removing more wildlife habitat
4. **Road infrastructure - Babelay Rd -** it's 2.1 miles from this property to the Washington Pike interchange. Pavement isn't as wide as desired. Road does crumble on the sides and needs paving and improvements.
5. **Road infrastructure - Babelay Rd and Washington Pk intersection -** currently difficult to turn left onto Washington Pike to to into town or shopping. Tentative design for improved would make this worse - navigating across 2 oncoming lanes of traffic, a turn lane, and then into 2 lanes coming from Murphy Rd
6. **Road infrastructure - access to Washington Pike to the north (Ritta and Gibbs HS):** Harris Rd only has 17-19' width and tight turns and very limited sight distance; primary route to Ritta Elementary school. Link Rd is even tighter and in worse condition.
7. **Road infrastructure - Harris Rd to Rutledge Pike –** does have a middle stripe, but is through rural residential areas. Harris Rd to Millertown Pike and Rutledge Pike will be the primary route for interstate access to downtown and west Knoxville. This will need improvement at least to Millertown Pike, and will not be desired by neighbors.
8. **Road infrastructure - Babelay Rd and Harris Rd intersection -** Harris Rd is not a straight alignment at this intersection. There are issues where cars slide off the road and

into the front yard of residents. Guard rails may be needed, and the intersection alignment may need to be improved.

9. **Buffer to neighboring properties** - landscaping screen, existing vegetation, and depth of these are important items.
10. **Access points - Babelay Rd** - concern about line of sight for a large subdivision entrance, narrowness of road, and conflicts with cyclists
11. **Stormwater runoff and Babelay Rd closures**: county has had to close Babelay Rd at Harris Rd numerous times for runoff from the ridge
12. **Netherland Heights Spring**: There is a spring on the property that's marked on KGIS, and concern about stormwater runoff impacting the spring.
13. **Neighboring wells**. Several neighbors nearby are on wellwater and concerned about impact to wells or contamination.

Sincerely,

--Kevin

Kevin Murphy on behalf of Ritta Planning Advocates

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