

Please do not approve the proposed “Fairview Road Subdivision” as it is currently designed with the only access point being Beeler Farms Ln., which, per page 9 of the traffic study, was “designed and constructed to end at a cul-de-sac”.

Per the traffic study conducted, this new development would add 1285 trips up and down Beeler Farms Ln, per day!! Broken down by hour, that is 54 cars per hour and that doesn't take into account the significantly reduced trips during the overnight hours. Taking out the 10 PM to 4 AM hours, this would result in 71 cars per hour, on average, going up and down a road that was designed as a residential street and not a thoroughfare.

Page 14 of the traffic study states that Emory Rd has 5702 vehicles per day. With Beeler Farms Ln projected to have 1285 trips per day, that would equate to 22.5% of the current volume that Emory Rd (a major arterial road) handles being run through a two lane residential road that is also expected to have on-street vehicle parking. This volume of traffic on a residential road is asinine!

Residents park cars on the street on Beeler Farms Ln and children ride bikes in the road and play in the streets as Beeler Farms Ln was not constructed with any sort of pedestrian facilities, including sidewalks. The aforementioned volume of traffic going up and down a road that was designed for it, will significantly increase the risk of a horrific incident involving a pedestrian and a vehicle.

The traffic study conducted did not evaluate the intersection of Beeler Rd and Beeler Farms Ln, which is already an inherently dangerous intersection due to poor sight lines. Beeler Rd narrows significantly just before reaching Beeler Farms Ln, making travel in this area high risk. When turning left onto Beeler Farms Ln from Beeler Rd, you cannot see oncoming traffic until you reach the apex of the hill and the turning point on Beeler Rd. The pictures included in the traffic study on Page 11 clearly depict the lack of visibility as you approach Beeler Farms Ln from either direction on Beeler Rd. There has already been at least one accident at this intersection that required a vehicle to be towed from the scene in March of 2022.

On top of the dangers of the intersection at Beeler Rd and Beeler Farms Ln, the traffic study states “the intersection of East Emory Road at Beeler Road has been calculated to operate with high vehicle delays for motorists on the northbound approach of Beeler Road at East Emory Road in the existing and projected 2027 conditions.” This statement can be found on Pg 2 of the study. So they already state that the intersection of Beeler Rd and Emory Rd operates poorly and page 16 of the traffic study states that “Several “Serious” crashes are shown on this TPO mapping on East Emory Road in the vicinity of the proposed development site. The closest crash to the development site occurred at the intersection of East Emory Road at Beeler Road.” In fact, during their observed study, there was nearly a collision at the intersection of Beeler Rd and Emory Rd., as noted on Pg 23. All this added traffic would only compound the poor traffic conditions and thus decrease the safety of the motoring public.

The suggested fix is a TDOT Widening project that is tentatively planned for completion in 2030, which is 3 years AFTER the scheduled completion of the proposed subdivision. This means this proposed project would create worsening traffic conditions for at least 8 years, assuming the TDOT project is completed on time, which is highly unlikely as with most road projects.

As stated on Pg 4 of the traffic study, “For residential subdivisions with a single access point and more than 150 houses, Knox County has a long-standing unwritten design policy requiring a second entrance or a boulevard road typical section at the entrance. A total of 183 houses will be constructed in the

Beeler Farms and Fairview Road Subdivisions, utilizing Beeler Farms Lane as the single access point.” Based on this long-standing policy, this development should not be permitted to move forward, as designed, and should instead be required to seek out and identify a different access point for the new development and avoid utilizing Beeler Farms Ln. If access to Fairview Ln is too cost prohibitive for a developer that stands to make a tremendous sum of money, then the development should not be permitted to move forward at all. Just because some company won’t make as much money is no reason for Knox County to go back on a long-standing policy.

Again, I implore you to not permit this development to access Beeler Farms Ln, as currently proposed. The developer should put the entrance to “Fairview Road Subdivision” on Fairview Rd or seek out other road placement options.