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December 5, 2023

Jessie Hillman, AICP
Principal Planner
Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Subject: Knoxville-Knox County Planning Agenda Item **12-B-23-SU**,
Calvary Church Road onto Topside Road

Dear Mr. Hillman:

I have lived at 3427 Topside Road continuously for over 49 years and have been an active advocate for the appropriate and safe development of our neighborhood. Please consider this letter and attachment my comments and opposition to the proposed Calvary Church road project connecting its John Sevier Highway entrance to Topside Road.

Safety:

The proposed development by Calvary Church would be unsafe to both residents of Topside Road, Members and attendents of Calvary Church using Topside Road for ingress and egress and Topside thru traffic and pedestrians. Topside Road is already heavily traveled with Alcoa Highway improvements addiing more thru traffic from Maryville Pike and Alcoa Highway. The additional traffic using the road will cause surge in the traffic flow to and from Topside.

The East bound and west bound approaches to the proposed new intersection with Topside is already used by high speed thru and local traffic routinely traveling in excess of 50 mph. Traffic entering or leaving Topside Road will be forced to dangerously turn onto or off of Topside, decelerate downhill or accelerate up hill attempting to merge with traffic.

The merging process is made more difficult and dangerous by the misalignment with the entrance of Topside Hills only 175 feet east of the proposed intersection. There is no proposed plan and no space for an acceleration / deceleration lane to allow the turning and merging of traffic to occur safely.

Nuicance Noise and Traffic Lights

Night time use of the proposed road would subject Topside Residents to repeated traffic noise and headlights shining across their property and into windows.

Effective Connection for Thru Traffic from John Sevier Highway to Topside Road

The proposed road would provide a "shortcut" between John Sevier Highway and Topside

Road which would be taken advantage of when slow or backed up traffic conditions exist on Maryville Pike, Alcoa Highway or John Sevier Highway. Similar short cuts exist elsewhere in Knox County that have resulted in unplanned use of commercial property drives and subdivision entrance/exits. The creation of this shortcut would subject Topside residents and users to potential high speed traffic trying to "save time" by circumnavigating slow traffic conditions on the connected highways.

Unnecessary Church Road

The existing entrance to Calvary Church is, by all accounts, well designed, functionally adequate and safe. It properly and safely provides high traffic flows to and from the Church onto and off of John Sevier Highway as originally planned and designed.

This proposed 16 ft wide roadway with two lanes, 2 feet of additional shoulders and extensive retaining walls and guard rails indicates this roadway is intended for regular and high traffic flows and should be carefully scrutinized. The previously proposed and withdrawn "emergency driveway" now appears to have been a disingenuous proposition meant to deceive the Knoxville-Knox County Planning Office as well as Topside Road neighbors.

Proposed Calvary Church Road On Existing County Road Right of Way (ROW)

The proposed roadway follows the existing Knox County Road called Masterson Road. Masterson Road was used from both ends by the residents to connect John Sevier Highway to Topside Road. It had three residences on it to which the US Postal Service regularly delivered mail. See attached letter from Hollis McPhetridge, Director Knox County Highway Department. Masterson Road has already been cut off by the construction of Calvary Church access road construction. Now it appears that Calvary Church intends to wrongly take and use the Masterson Road Right of Way for its second entrance

Calvary church purchased its property based on the deed and survey prepared by the previous owner who incorrectly prepared the deed and plat showing the property west of Masterson Road to be adjacent to my property, East of Masterson Road. This incorrectly includes the little-used Masterson Road ROW. That owner bought the property from the Lois Satterfield and Clara Moore Estates and Heirs who never owned or conveyed nor could own or convey the Knox County ROW of Masterson Road.

Prior to my purchase of approximately 3 acres East of and adjacent to Masterson Road, I consulted Knox County's Hollis McPhetridge, Knox County Highway Department Director, to confirm that Masterson Road was in fact a Knox County Road and to ensure that I would have access to it from the 3 acre parcel on Masterson Road which I intended to acquire from the Lois Satterfield and Clara Moore Estates and Heirs. I did acquire the property July 8, 1981. I received the attached March 16, 1982 letter from Knox County's Hollis C. McPhetridge, Director, Knox County Highway Department; Re; Masterson Road (from Topside Road to John Sevier Highway) stating that "the County has established a right of way from ditch line to ditch line" and that "The road is and will remain a county right of way unless closed by the Knox County Commission."

It has been customary for Knox County, when considering closure of a County Road, to inquire of the adjacent property owners if they agreed to the closure and if so to deed the

ROW on either side of the centerline of the road bed to the adjacent property owners. This process was never initiated and I believe the current deed for the Calvary Church was filed in error.

If the proposed road way, Knox County Planning Agenda Item **12-B-23-SU**, is approved and constructed it will effectively and wrongly deprive adjacent property owners of access to Masterson Road. If Masterson Road is to be used in this way it would only seem proper and appropriate if officially closed by Knox County Commission as customary and according to policy and past practices.

Please enter this letter into the official record of comments for this Agenda Item and place me on the agenda to speak in the appropriate meeting.

Thank you for your consideration of the above.

Sincerely,

A handwritten signature in blue ink that reads "Robb A. Unger". The signature is written in a cursive style with a long, sweeping underline.

Robb A. Unger

Attachment: Letter, Hollis C, McPhetridge, Director, Knox County Highway Department

KNOX COUNTY
DEPARTMENT OF HIGHWAYS AND PUBLIC WORKS

H.C. McPHETRIDGE
DIRECTOR



SUITE 620
CITY-COUNTY BUILDING
400 MAIN AVENUE
KNOXVILLE, TENNESSEE 37902

615-521-2320

March 16, 1982


Mr. Rob Unger
[REDACTED]

Re: Materson Road(From Topside to John Sevier)

Dear Mr. Unger:

Knox County Highway Department has inspected Materson Road and found that it has not been maintained for sometime. It appears to have a surface in some spots which indicates it may have been paved several years ago. The roadway has been abandoned by Knox County Highway Department because there were only three houses on it, and they have been burned. Since Knox County Highway Department did maintain it in the past, and although rights of way may or may not have been dedicated to the county, the county has established a right of way from ditch line to ditch line or the portion that was maintained by "Public Domain." The road is and will remain a county right of way unless closed by the Knox County Commission.

Sincerely,


Hollis C. McPhetridge, Director
Knox County Highway Department

HCM:kh