

Norwood Homeowners Group
ATTN: Debbie Phillips, President
1810 Merchant Dr.
Knoxville, TN 37912

June 4, 2024

Greetings Knoxville/Knox County Planning,

My name is Debbie Phillips, President of the Norwood Homeowners Group. I am speaking on this development as it will impact this particular portion of Norwood. First let me make it clear that I do not oppose development, but this particular development does not fit in with this area because of several factors.

This property has one entrance and one exit, which is Monterey Rd. The estimated traffic impact is 120 vehicles per day for this additional ten (10) three-bedroom dwellings. Monterey Rd as well as the surrounding neighborhood streets cannot handle this much additional traffic. We lack the road infrastructure to accommodate the additional traffic this would generate.

Monterey Rd has 3 ways in and out of the neighborhood to the main road. 1) Wilkerson Rd to Merchant, which is already a disaster that often backs up to Pleasant Ridge Rd. We have an additional 180 some apartments being constructed on Merchant Rd at Wilkerson (the old Girl Scout property) that will soon be adding traffic to this area. If you recall, Merchant Dr was never 3 laned past Norwood School to Pleasant Ridge Rd. The Wilkerson Rd/Merchant intersection is already dangerous. 2) Use Melstone to Merchant Dr. This is just as dangerous trying to get out onto Merchant Dr. When Norwood School is in session, it is even worse in mornings and afternoons. 3) Cut across neighborhood streets to McClain Rd to Clinton Highway. That intersection backs up from the red light. McClain is already a speedway of vehicles. No money is available for the traffic calming devices that is needed. Residents fear pulling out of their driveways and it must be done quickly.

Norwood Elementary School is one mile from this proposed development. Northwest Middle School is approximately the same distance. With 10 additional three-bedroom dwellings, the true impact will be greater than the Estimated Student Yield of one (1) student for the entire development. The neighborhood streets do not have sidewalks for the students to walk home after school, plus several of the streets are narrow and drop offs of both sides. The safety of our children is a concern.

It is my understanding from some of the residents that flooding has been a concern in the past with run-off from this property that the Hillside Protection is currently helping with. It is also my understanding that several other developments have tried to build on this property in the past and ran into problems.

We ask that you take a long hard look at this particular area and come visit the roads and location before voting on this issue.

I will also be uploading a petition with 96 signatures that was circulated by several of the people in that area and provided to me to forward to you.

Thank you for your time and attention to this matter.

Sincerely yours,
Debbie Phillips, President
Norwood Homeowners Group