

June 6, 2024

To: Knox County Metropolitan Planning Commission

We write to express our concerns with the proposed development plan for the "Dream Subdivision" on Westland Drive (Ref: **Use-on-Review Case #6-A-24-UR**). This plan appears to call for the construction of two multi-family residential buildings (likely rental units?) which, if approved, would be the only development of this type and therefore inconsistent with all other land use in this vicinity.

Of perhaps greater concern would be the impact of this development on the already overcrowded and dangerous traffic on Westland Drive itself. We have lived on Westland Bay Drive, immediately west of this property, since 1988. During that time we have seen Westland Drive traffic increase from a level low enough to make it a favorite for bicycle touring to where it is today, with traffic either speeding to or from I-140 or at a standstill, sometimes backed up for a mile or more.

A more specific problem is the very limited sight distance at the intersection of Westland Bay Drive (and thus the proposed driveway immediately adjacent) with Westland Drive. Visibility to the west is not impeded, but its sight distance is certainly not adequate to allow safe entry on to Westland Drive, especially when an east bound vehicle comes flying around the curve near Bentley Park at 60 mph (and this happens a lot). Visibility to the east is often hampered by overgrown brush further down Westland Drive. It can also be impossible to see oncoming traffic from the east if anything is parked in what would be the front yard or driveway of this development. That occasionally happened when there was a single-family home on this property, and we expect it would happen much more often with four residences being located there.

Another issue has been visitors to this property using Westland Bay Drive as a parking area. Our private street is very narrow as it is, and any parking along its curb makes it difficult for residents (and especially delivery vehicles) to safely pass by. Looking at the development plan there is no apparent provision for parking more than two vehicles per unit, so if anyone living there has visitors where would they park other than along Westland Bay Drive? Parking availability for construction traffic raises the same question.

We would ask that the Commission take these concerns into consideration when making your decision regarding this development, as we believe that its approval will be detrimental to both our community and the already dangerous traffic situation on Westland Drive.

Respectfully submitted,



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