

Re: Use of Review, Case #6-A-24-UR

We agree with the comments that were previously submitted, and request that the single family residential character of our neighborhood be preserved. Replacing one ~ 1000 SF bungalow with four 1,536 SF two-story rental residences conflicts sharply with the present use of the area.

We are very concerned with the safety issues presented by the proposed site plan. The location of the access driveway immediately east of the entrance to Westland Bay Drive will further impede our ability to safely pull onto Westland Drive. It was challenging enough to pull out when there was just a single residence, as multiple vehicles parked in the driveway often restricted visibility. It will become even more difficult with four residences and potentially four times the number of vehicles. Another concern is parking. Per Note 13 on the proposed plan, there are 13 parking spaces including one handicap space. However, there only appears to be eight parking spaces which may not be adequate to accommodate visitors, service vehicles, etc. We would also like clarification as to which easement will be used to access the new 1,760 SF garage that is proposed for the existing home.

If this development does proceed, we ask the Planning Commission to request that the access road and parking be moved to the location of the gravel driveway on the eastern side of the property. We would also like for the developer to consider putting up an aesthetically-pleasing fence (wood or a natural shrub/tree line) along the property line to discourage overflow parking on Westland Bay Drive.

We noticed that there appears to be a conflict between Notes 5 and 17 regarding the number of lots, and Notes 14 and 18 regarding the number of duplexes.

Thank you for the opportunity to provide comments.

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