

To the Knoxville/Knox County Planning Committee Advisory Board:

I am submitting this comment in opposition of the proposed east entrance on Riverside Road for Case # 12-A-24-PD. My parents purchased property on Riverside Road in 1973. I currently own property at the corner of Riverside Road and Delrose. When this development was previously approved, there was no entrance slated for Riverside Road.

The pictures submitted with the transportation study do not show the hill that you go up immediately when turning onto Riverside Road from Delrose. As you approach the top of the hill, you find that it is a blind hill. I have attached photos showing this. Having lived at this top of the hill, I know that you have to be careful every time that you come out of the driveway hoping that no one is speeding over the hill. The road is currently so narrow that if you have 2 larger vehicles going in opposing directions you must slow down and maneuver. All of the homes on Riverside Road are single family homes. We are all familiar with the current challenges of driving on this street and have learned to maneuver; however, you cannot maneuver with the increase associated with 4970 estimated vehicle trips (per the transportation study).

The development shows a plan for 2 entrances onto Delrose but no information on whether there will be stop lights at either entrance. I don't know that lights would even work with the sight lines and morning and afternoon traffic on Delrose. In the mornings, the majority of traffic going to work in Knoxville will be headed towards downtown from this site. In this scenario, there will probably be more traffic than anticipated coming out onto Riverside and making a right turn to get onto Delrose and considerably increasing traffic on an already dangerous hill.

I believe that Delrose will be the preferred route in the morning for those who choose to use Riverside Road for ingress and egress based on some simple realities. If you come out on Riverside and make a left, you are headed towards Sarah Moore Greene School. You will have a school zone and a stop sign before you get off the street. To turn left you are dealing with cars coming from East Knoxville to downtown on a favored work thoroughfare. As you proceed towards downtown, there is a five way stop where Brooks, Wilder and Dandridge intersect. As you continue, there is a stop light when you get to Martin Luther King. As you continue towards downtown, you proceed through the school zone for Green Magnet Academy, and if you are trying to access any interstate, make a left at the light on S. Hall of Fame and then merge onto James White Parkway.

By contrast, if you exit on Riverside Road and make a right you will first hit a stop sign on the corner of Riverside Road and Delrose. If you turn right, you are on Delrose **ahead of any traffic coming out of the main entrance of the development**. Delrose turns into Riverside Drive. At the end of Riverside Road, traffic merges onto James White Parkway. There are no stop signs or stop lights on this route.

Given these facts, it is not realistic to think that this will be a secondary entrance. I would hope that given these realities you will not approve an entrance on Riverside Road. Thanks for your consideration.



These pictures show sight lines when you turn onto Riverside Road from Delrose. Please note the fence on the right as it shows the slope of the hill not shown in the transportation study. The second picture is midway up the hill. The third picture is as you are about to crest the hill. Please note the fire hydrant as it will be seen in the opposite approach as well. The fourth photo is at the crest of the hill. Driveways are on the right as well as the left. You do not see any oncoming traffic on this street until you reach the top of the hill.



These pictures are on Riverside Road approaching Delrose. The fence on the left is the same fence beyond the mailbox on the previous set of pictures. Please note that as you approach the entrances to homes on both sides of the hill there is no view of traffic coming in the opposite direction. The second picture is taken on the street between the two driveways where residents enter their property. At this point you see the fire hydrant that is near the top of the hill but no oncoming traffic.