



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Knox County MPC 1/8/2014 Meeting - Arcadia/Beacon Park - File # 1-SC-15-C/1-F-15-UR, Agenda Item #9

1 message

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Thu, Jan 8, 2015 at 10:55 AM

----- Forwarded message -----

From: **Dan Kelly** <dan.kelly@knoxmpc.org>
Date: Thu, Jan 8, 2015 at 10:52 AM
Subject: Re: Knox County MPC 1/8/2014 Meeting - Arcadia/Beacon Park - File # 1-SC-15-C/1-F-15-UR, Agenda Item #9
To: Jones Family <jonesskrs@tds.net>

Mr. Jones,

Thank you for your interest in this item on the MPC agenda. Beacon Park LLC which are the developers of the proposed Arcadia subdivision have been working with the County Engineering Dept. and TDOT regarding a program of improvements that will be put in place as the development grows. The installation of the flashers and widening of Chandler Ln. are to be done as part of this first phase (30 lots). All of the other improvements that were being required as part of the previous approvals for Beacon Park will be required, however, they will be phased in as the project grows. The plan for Arcadia, at present, is for a maximum of 200 lots. The previously approved Beacon Park development would have allowed up to 820 dwellings. Based on the size and price of the proposed lots in this phase of the project, Mr. Schaad has told MPC staff that he believes that it could take a few years just to sell these 30 lots.

I understand that a request to postpone this matter will be made at this afternoon's meeting. It will be up to MPC to decide if they feel a postponement is appropriate/needed.

Dan Kelly

On Thu, Jan 8, 2015 at 12:46 AM, Jones Family <jonesskrs@tds.net> wrote:

Mr. Kelly,

I am a resident of Chandler Rd and represent a majority of the residents on the effected stretch of the road. I respectfully request that the MPC postpone review and approval of the subject item until residents of Chandler Rd and the Riversound Subdivision have an opportunity to review the plan and meet with representatives of Beacon Park LLC. The revised plan as proposed will impact the area residents. Furthermore, no attempt has been made by Beacon Park LLC representatives to communicate any of these plans to the area residents. We would like to understand what design processes went into this plan and to communicate to the Beacon Park representatives the perspectives and insights of people that actually live in this area.

One very troubling change to this plan was the placement of flashers at the intersection of S. Northshore Dr. and Chandler Rd. This is not what was agreed to in previous meetings on this development. Previous plans required that improvements to the intersection of S. Northshore Dr. and Chandler Rd. would be performed prior to the building of the 101st residence within the development area. These

improvements included widening (to include turn lanes) and realignment of the intersection (Blue Grass Rd., Chandler Rd., and S. Northshore Dr.) and the installation of traffic signal lights. These improvements are necessary for the public's safety, especially with the heavy increase in traffic due to the new development. The number of average daily vehicle trips that was described in the Beacon Park Plan was 342. What is unclear is whether this represents the trips made by the proposed 30 residences (10+ trips/day), or if this represents the average daily vehicle trips of the maximum number of homes proposed (200) which would indicate that each residence would only add (1.7 trips/day – which appears to represent an unreasonably low number). If it's the former, then the number of trips after the maximum number of homes proposed (200) would be closer to 2000+ (this is approximately 2 cars/min during typical drive times (6 a.m to 12 a.m). This is a significant number of trips down Chandler Rd (the only access road between the proposed subdivision and Northshore Dr.). Clearly, even a quarter to half of this estimated 2000 or more trips per day would warrant the previously agreed upon intersection improvements, especially considering the number of accidents that have occurred at that intersection already (I was once rear-ended trying to turn onto Chandler Rd. from Northshore Dr, incurring significant property damage). The accident rate will increase with the increase in traffic due to this development and will result in deaths, injuries, and property damage that will eventually require these necessary improvements anyway by Knox County.

Please reschedule the review and approval of this plan in the interest of public safety.

Sincerely,

Steve Jones

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Dan Kelly
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OFFICE OF COUNTY MAYOR TIM BURCHETT

Knox County Engineering & Public Works • 205 West Baxter Avenue, Knoxville, TN 37917

Beacon Park December 19, 2013

1. Build 50 units
 - Developer pays for all Chandler Road improvements (road and utilities)
 - 50/50 Developer and Knox County pay for actuated flashers for 3 legs of Northshore/Chandler/Bluegrass intersection
2. Build 100 units
 - Knox County coordinates utility work in existing Northshore ROW
 - Developer pays for all utility work done outside of existing Northshore ROW
 - Westbound left turn lane from Northshore onto Chandler installed by developer
 - Developer pays for Northshore roadwork which includes removal of crest vertical curve (hump) – stone, binder, pavement markings, etc.
 - Knox County pays for Northshore surface asphalt
3. Build 200 units
 - Traffic signal warrant is verified by updated TIS
 - Developer pays for traffic signal design and installation
4. If more than 200 units built
 - TIS is redone
 - Length of turn lanes on Northshore is checked
 - Check if more Chandler Road improvements needed