

LYNCH SURVEYS LLC

P.O. BOX 18619
KNOXVILLE, TENNESSEE 37928
865/584-2630

January 6, 2015

Eric Moseley
Volunteer Development LLC
405 Montbrook Lane
Knoxville, TN 37919

Re: Sight Distance - Proposed New Single Family Subdivision - 1130 Mourfield Rd

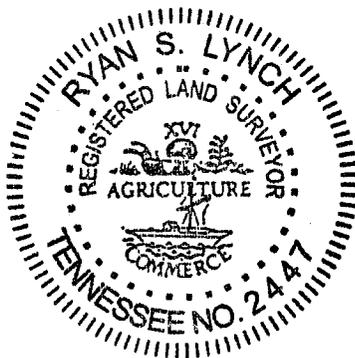
For: MPC Concept Number: 1-SE-15-C

Dear Eric,

On January 6, 2015 I measured the sight distance at the proposed new road entrance and found there to be 300 feet of sight distance both north and south. Please feel free to contact me if you have any questions or comments.

Sincerely,

Ryan S. Lynch
TN RLS No. 2447





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

[MPC Comment] 1-SE-15-C and 1-I-15-UR, 1130 Mourfield Road

3 messages

dori naler <dnaler@comcast.net>

Mon, Jan 5, 2015 at 8:12 PM

Reply-To: dnaler@comcast.net

To: commission@knoxmpc.org

Dear Commissioners,

I am writing to oppose the development proposed for Mourfield Road.

Please take time to review the comments from Sam Mayes, a professional civil engineer and highly respected lifetime citizen of Knox County. Mr. Mayes asserts that the plan as submitted is not workable for several reasons.

We have lived on Mourfield Road for 19 years. My foremost concern is SAFETY on this highly traveled, curvy road. I saw a drawing of this proposed development which shows several driveways directly on Mourfield Road. I am aghast. There are so many accidents on Mourfield when it rains or snows, and even on days of perfect weather. Please, please go and drive the road for yourself in the rain. This road is a heavily traveled "cut-through" in the morning and afternoon rush hours. It would be ridiculously unwise to add several driveways on Mourfield Road.

Has the water/plumbing system been thoroughly checked? We live on Mourfield Road, and we lose water quite frequently. It seems that every month or two, a major pipe ruptures in the exact area of Mourfield where this proposed development is located. A utility crew is down there with at least one of the two lanes closed and they are digging up the road. Just yesterday we were without water for several hours and a crew was down there digging. Check the records with the utility company – this happens several times a year! It is crazy! Will this new neighborhood exacerbate this situation?

My other concern is the high density of this proposed neighborhood. Must we cram that many homes onto this beautiful piece of property? That portion of Mourfield feels like a country lane as you drive through it. Folks love driving on this peaceful road on their way home. We don't have many country lanes left in west Knox county. Let's take steps to preserve this as much as we can.

Please do not allow this development to proceed any further until the issues of water services, drainage, road safety and density are appropriately addressed.

I thank you for your service to our county.

--

Dori Naler
dnaler@comcast.net
865-603-0624

--

This message was directed to commission@knoxmpc.org

DR. ROBERT HACKER <monk30@comcast.net>
Reply-To: monk30@comcast.net
To: commission@knoxmpc.org

Tue, Jan 6, 2015 at 11:46 PM

Dear MPC commissioners,

My name is Robert Hacker and I live off of Westland Drive. I am writing to oppose the review of the subdivision plan proposed for 1130 Mourfield Road. I am concerned by the fact that there is not sufficient sight distance of 30 feet as mandated. Mourfield road is very narrow and curvy with no shoulder and is already a safety hazard especially in poor weather. Adding a substantial development to this roadway will create additional safety issues in the area.

In addition, there is a necessity for an adequate stream buffer of 50 feet for which the developer has not provided. Furthermore, drainage into the creek bordering the site is problematic. This creek often overflows onto Mourfield road and the removing of trees and additional development will greatly increase this problem. Another consideration is the pressure which will be added to our sewage/water system from an over-abundance of development.

A. L. Lotts and Bluegrass elementary schools are already at capacity with further development adding to this problem. The traffic conditions on Westland drive are already terrible due to previous improper road planning during pick-up and drop off times for A.L. Lotts. This development would only create further havoc. The proposal for this development requires a traffic study regarding the impact this development will have on the Mourfield/Emory church intersection which can already be hazardous during heavy traffic hours. Further consideration should be made regarding the addition of traffic from the development to and from Bluegrass Road which is also a narrow roadway.

The MPC's Subdivision Report outlines the faults in the developer's plan and how they need to be addressed. It appears that the developer's plan was hastily put together with no consideration of its impact on the area. It seems negligent to sell units to residents and subject them to a fallible development. The MPC should reject this development plan. The correction of many of these problems would fall on Knox County tax payers.

Lastly, this is a quiet neighborhood whose residents have mostly lived here for decades. The addition of this development will destroy the neighborhood as it is now and will decrease the value of many of the surrounding properties. Thank you for taking the time to review the problems I have outlined in this letter.

Robert A Hacker

9400 Frog Pond Lane

(865) 691-3452

[Quoted text hidden]

Hacker, Stephanie Nicole <shacker2@vols.utk.edu>
Reply-To: shacker2@vols.utk.edu
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Jan 7, 2015 at 10:57 AM

From: Hacker, Stephanie Nicole
Sent: Tuesday, January 6, 2015 10:16 PM
To: drnhacker@comcast.net
Subject: 1-SE-15-C and 1-I-15-UR, 1130 Mourfield Road

Dear MPC commissioner,

My name is Stephanie Hacker. I live on Mourfield Road. I am writing to oppose the review of the subdivision plan proposed for 1130 Mourfield Road. I am concerned by the fact that there is not sufficient sight distance of 30 feet as mandated. Mourfield road is very narrow and curvy with no shoulder. Adding a substantial development to this roadway will create safety issues in the area.

In addition, there is a necessity for an adequate stream buffer of 50 feet of which the developer has not provided. Furthermore, drainage into the creek bordering the site is problematic. This street often overflows onto Mourfield road and the removing of trees and additional development will greatly increase the problem.

Another consideration is the pressure which will be added to our sewage/water system from an over-abundance of development. We have problems with this often, most recently in December, and any additional housing and development will only increase the problem.

The proposal of this development requires a traffic study regarding the impact this development will have on the Mourfield/Emory church intersection which can already be hazardous during heavy traffic hours. Further consideration should be made regarding the addition of traffic from the development to and from Bluegrass Road which is also a narrow roadway. These roads are narrow and seemingly have already met their capacity for traffic.

The MPC's Subdivision Report outlines the faults of the developer's plan and how they need to be addressed. It appears that the developer's plan was hastily put together with no consideration of its impact on the area. It seems negligent to sell units to residents and subject them to a fallible development. The MPC should reject this development plan.

Lastly, Mourfield is a quiet community, many of the residents have lived here for decades. The addition of this development will destroy the neighborhood as it is now and will decrease the value of many of the surrounding properties. Thank you for taking the time to review this.

Stephanie Hacker

1234 Mourfield Road

[\(865\) 898-9576](tel:(865)898-9576)

[Quoted text hidden]



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

[MPC Comment] 1-SE-15-C and 1-I-15-UR at 1130 Mourfield Road

1 message

Simmons, Stephanie Rowe <STEPHANIE.ROWE.SIMMONS@saic.com>Wed, Jan 7, 2015 at
11:27 AM

Reply-To: stephanie.rowe.simmons@saic.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Cc: "Simmons, Stephanie Rowe" <STEPHANIE.ROWE.SIMMONS@saic.com>

Dear MPC Commissioners:

My name is Stephanie and my family resides near Mourfield Road, off Bluegrass Rd. I am opposed to the subdivision plan proposed for 1130 Mourfield Road.

Mourfield Road is very narrow, hilly, curvy and does not have a shoulder. Adding a substantial development to this unforgiving road will increase peril to area drivers. There is also the consideration of the development lying in the parental responsibility zone for transportation to A. L. Lotts Elementary School. Even though the developer plans to put sidewalks in the development, there is no feasible way for the children to walk along Mourfield to access the sidewalk at Westland Drive without them walking in the road. Therefore, they will have to drive their child to school which adds to more traffic attempting to turn onto Westland during peak commuting hours.

The MPC needs to do a traffic study prior to reviewing any proposed development. It's hazardous to take a left off of Mourfield onto Westland (or off Westland onto Mourfield) due to eastbound traffic from Westland as well as the traffic from Emory Church Road that enters this area as well. Consideration must also be made regarding the additional traffic burden on Bluegrass Road, another narrow and perilous road that experiences too fast traffic already. Bluegrass Road accesses Ebenezer Road and is part of the Bluegrass Elementary school traffic congestion.

There is also the issue of needing adequate stream buffer of 50 feet which the developer has not provided. Thirdly, there is the issue of drainage into the creek that borders the site. This stream, in the past, has overflowed onto Mourfield Road causing a road hazard. Removing trees and adding additional development will only exacerbate this problem.

Another consideration is the pressure that an over-abundance of development will have on our water/sewer system. This past December, First Utility District had to turn off our water for a few hours just to fix this dilapidated system. This appears to take place three or four times a year. These lines need an upgrade to handle additional water and sewer usage that this development proposes.

The MPC's Subdivision Report outlines the faults of the developer's plans and how they need to be addressed. It appears that the developer's plan has been hastily put together without consideration of its impact on the area. It seems unwise to sell units to residents and subject them to a fallible development. The MPC needs to consider rejecting this development plan and encourage the developer to go back to the drawing board to create a development that is more in harmony with the area. Less units per acre as well as concrete plans regarding sight distance, storm water control, stream buffers as well as addressing traffic issues would be welcome rewrites to his development plan.

Yours Sincerely,

Stephanie Simmons
1536 Pine Springs Rd
Knoxville, TN 37922

Stephanie (Rowe) Simmons, PMP since 2005

Project Controller 5

865/255-8018

Rowes@saic.com | saic.com

Science Applications International Corporation

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1-SE-15-C and 1-I-15-UR 1130 Mourfield Road

1 message

'Peter D. Van de Vate' via Commission <commission@knoxmpc.org>Wed, Jan 7, 2015 at 10:45
AM

Reply-To: vandevate@aol.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

To whom it may concern,

I live at 1303 Mourfield Road. I am of the considered opinion that the concerns expressed by Susannah Sayre should be well taken. I have an additional concern regarding traffic. Mourfield Road is a rural lane in the midst of great development. Hence, traffic down this lane has increased. Speeding is a serious issue, as is volume of traffic. Policing is nonexistent. We, as residents on this lovely and secluded lane, do not want more traffic nor development. We purchased here for its remoteness, yet close proximity to important sites: school, Kroger, airport, etc. We also enjoy and value our rural nature. Please do not. Take this from us.

Very truly yours,

Peter D. Van de Vate

Sent from my iPad

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1-SE-15-C and 1-I-15-UR

1 message

vwhite@comcast.net <vwhite@comcast.net>

Wed, Jan 7, 2015 at 9:45 AM

Reply-To: vwhite@comcast.net

To: commission@knoxmpc.org

Cc: jetjettison@yahoo.com

My husband and I are gravely concerned about the planned development on Mourfield Road. It is already extremely dangerous to pull out of our driveway now, and will only be that much more unsafe with the added traffic which this development would cause.

Please consider all the concerns of the residents on Mourfield Road before approving the plan as it now is submitted. We recommend a traffic study be done before final approval is given. Thank you.

James and Vickie White
1108 Mourfield Road
Knoxville TN 37922
[865-691-4766](tel:865-691-4766)
vwhite@comcast.net

--

This message was directed to commission@knoxmpc.org



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

[MPC Comment] 1-SE-15-C and 1-I-15-UR at 1130 Mourfield Road.

1 message

Melissa Wilson <tweetyomma29@gmail.com>

Tue, Jan 6, 2015 at 9:24 PM

Reply-To: tweetyomma29@gmail.com

To: commission@knoxmpc.org

Hello, I am writing to you to voice concerns of the new proposed development at 1130 Mourfield Rd. Our subdivision backs up to the property, and we frequently have to travel Mourfield Rd to access Westland Dr and Pellissippi Parkway, take children to/from school at AL Lotts, or access Bluegrass Rd to get home.

This development will not only destroy the buffer of the forest area to these busy roads, but also make accessing our necessary routes almost impossible. Presently to get to AL Lotts in the am we have to leave 25 minutes, or more, early to go the 1 to 1.5 miles there and arrive on time due to the traffic. To add 61 or more new residences will make it necessary to leave ridiculously early and add to the already dangerous drive on a curvy and dark Mourfield rd.

There is also the issue of an inadequate stream buffer and drainage into the creek which frequently overflows already with excess rainwater flooding Mourfield Rd making it even more dangerous.

Prior to approving this development, the MPC needs to do a traffic study regarding the impact this development will have on the Mourfield-Westland-Emory Church Road conglomeration that all conjoins in this area. It's hazardous to take a left off of Mourfield onto Westland due to eastbound traffic from Westland and Pellissippi Parkway as well as the traffic from Emory Church Road that enters this area as well. Consideration must also be made regarding additional traffic from the development heading toward Bluegrass Road which is also another narrow and perilous road. Bluegrass Road accesses Ebenezer Road that leads to Northshore Drive which consists of many businesses as well as Pellissippi Parkway.

The MPC needs to consider rejecting this development plan and encourage the developer to go back to the drawing board to create a development that is more in harmony with the area. Less units per acre as well as concrete plans regarding sight distance, stormwater control, stream buffers as well as addressing traffic issues would be welcome rewrites to his development plan.

Thank You for your Consideration,

Melissa Wilson
1532 Pine Springs Rd
Knoxville, TN 37922

--

This message was directed to commission@knoxmpc.org