

**From:** Mike Brusseau  
**To:** Betty Jo Mahan  
**Date:** 7/6/2006 8:11:42 AM  
**Subject:** Fwd: Current Rezoning

Reagrding agenda item 99

>>> "REXANA JOHNSON" <johnsonbobandrex@msn.com> 7/6/2006 7:28 AM >>>  
On Friday as a resident of Sandpiper we received a notice of rezoning (7-O-06-RZ) from Agriculture to Planned Residential with condominiums for the adjacent property (between Sandpiper and RiverMist).

I accept that development is inevitable, one of my concerns is the volume or density of future residents. How is that handled/restricted under PR zoning? 1-2 units per acre might work --but 3 or more surely would be terrible.

As you well know this specific area has currently has problems with traffic, septic tanks/drain fields, and other infra structure issues.

My neighbors on Sandpiper and on River Mist are quite concerned that our wooded areas will be destroyed as well.

Any assistance that you could provide us in restricting the density of dwellings not to exceed 2-3 units per acre would be greatly appreciated.  
--Rexana Johnson

**Jack T. Godwin, Inc.**Real Estate Representation,  
Design & Development

JUL 11 2006

PLEASE FORWARD THESE 2 PAGES TO MR. MICHAEL BRUSSEAU

7/11/06

Ref: File Number: 7-0-06-RZ (Robert Rankin) Rezoning Request  
from A (Agricultural) to PR (Planned Residential)

Mr. Brusseau,

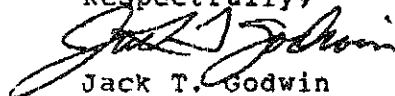
My name is Jack T. Godwin. I own Lot 7 in Wood Lake Acres Subdivision which is located at the southeast corner of the intersection of Sandpiper Lane and Northshore. My east property line joins the proposed development referenced hereinabove. Presently there is a drainage ditch located at my east property line which prevents water from running off of the subject property onto my property.

I have met with Mr. Rankin and have no problem with him or his receiving 4 units per acre zoning if; (1) his plan includes enlarging this ditch thereby allowing the increased water run off from his proposed project to continue to be dealt with in the same manner and to flow in the same southerly direction; and (2) he will utilize this extra 1 unit per acre zoning (from 3 units to 4 units per acre) to (a) pay the extra cost associated with his having to direct all of his projects water run off to the south end of the subject property (which is approximately 24 feet lower than the north end and therefore is the natural place to direct the water runoff anyway) and to (b) pay to plant trees and landscape buffers along the eastern property line of Wood Lake Acres which adjoins the western property line of the subject property.

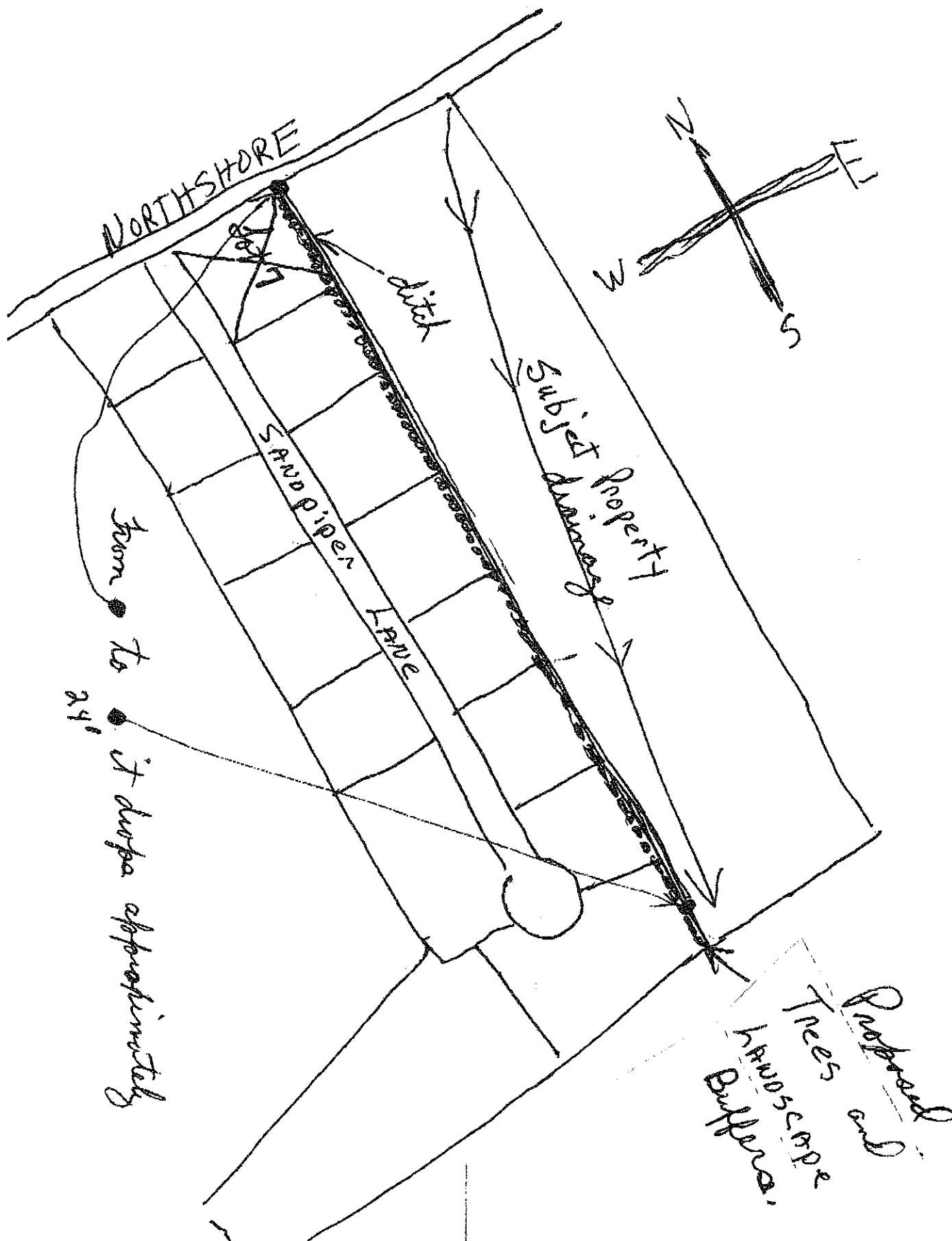
I have drawn the attached plan to better explain what I am talking about.

Please note my position for the record and if I can assist in anyway, please call me anytime.

Respectfully,

  
Jack T. Godwin

Copy: Robert Rankin  
Fred & Peggy Bright  
Rick & Annie Emert  
Jerry & Margaret Moore  
Michael & Liza Wright  
John Gargis  
Mark Hickman



We, Robert O. Johnson and Rexana L. Johnson, have the following comments on the proposed rezoning of the parcel addressed in Agenda Item Number 99, File Number 7-O-06-RZ. For the past 18 years we have owned and resided at 10642 Sandpiper Lane in the Wood Lake Acres subdivision. The rear of our property has an approximate 200-ft fenced boundary that is contiguous with the parcel whose rezoning is being proposed. We respectfully submit the following comments to you the Metropolitan Planning Commission (MPC) as well as other entities involved in the decision-making process for this parcel:

1. The feasibility study requested by petition should be performed for whatever type of development that is proposed for the affected parcel. The feasibility study should address the availability of classroom space in area schools, drinking water supply, sewage disposal capacity, storm water runoff control, traffic problems, improvements to older subdivisions that have not been performed in favor of new construction, and coupled effects of all these infrastructures relative to the large 500-acre Beacon Park development to be located behind the Riversound and Rivermist subdivisions.

2. The request for rezoning should be denied at this time because the site in question is unsuitable for development. The presence of steep slopes, steep-sided gullies, and small sink holes is indicative of the initial stages of developmental karst. The extent and structural suitability of underlying limestone and dolomite is unknown. Drainage from the site cannot be controlled without the presence of a dedicated engineered drainage system that accounts for the complex hydrologic and geohydrologic environments occurring on this parcel. Adjacent properties, particularly the Wood Lake Acres subdivision, cannot receive additional runoff from this site without sustaining water damage. Clear cutting of the parcel would exacerbate all of the problems alluded to in this comment.

3. I am not in favor of increasing the density to 3, 4 or 5 dwellings per acre. I am in favor of a one dwelling per acre density. The Wood Lake Acres subdivision has a density of 1 dwelling per acre while the Rivermist subdivision has been built using a density of 2 dwellings per acre. It is inappropriate and not in kind to place a higher density development between two lower density subdivisions because the value of adjacent properties would be decreased. A density of one dwelling per acre is compatible with the surrounding zoning. It may be appropriate for the MPC to rezone smaller portions of the tract on a case-by-case basis as limited by drainage, karstic geology, and habitat preservation, while leaving the zoning of remaining portions unchanged.

4. All infrastructures such as drainage, electricity, and telephones for the proposed action should be routed directly from Northshore Drive, and not across adjacent subdivisions.

5. The Wood Lake Acres subdivision cannot receive additional runoff from the proposed site without incurring water damage. There is evidence of erosion damage on my property and along the gravel road that serves as the subdivision's lake access. One house in my subdivision has undergone major renovation to install a foundation drainage system. The improvements have partially mitigated the problem. Ballard's pond, an ephemeral water body, continues to receive uncontrolled runoff from the parcel under consideration. These precipitation-induced damages would be increased if houses were built on the proposed site that drained into the Wood Lake Acres subdivision. We do not think stripping an established mature tree line to create a drainage ditch on the west side of the subject property is the answer to the drainage problem. For proper drainage, the proposed ditch along the

back of my property would have to be about 10-ft deep. Stable slopes for the sidewalls would require a width at the surface from 2 to 3 times the depth. A better alternative would be to route rainfall to a centrally located street with curbs and storm drains that follow the current slope of the tract.

6. No variance should be granted to reduce the usual 35-ft setback around the periphery of the site. Many of the properties adjacent to and surrounding the parcel have full growth hardwood trees whose heights exceed 100 ft with trunk diameters exceeding several feet. The 35-ft setback will minimize the environmental impacts of construction and development on these trees, both on and off of the site. Many of the trees that could be affected by the proposed action could be candidates for the national tree register. Recall the elm tree theatre during the 1982 Worlds Fair. I have a beech tree about 20 ft from the proposed site that is comparable in size and aesthetics to the Worlds Fair elm tree.

7. The dwelling density must be an acre specific limit, not an average for the entire parcel. Portions of the site may not be suitable for building houses because of the presence of steep slopes and sinkholes. I am opposed to an average density because what might be quoted as 3 dwellings per acre is increased to 6 dwellings per acre if only 50% of the parcel can sustain housing.

8. A large bond issue or escrow fund must be exercised. These monies would fund work necessary to return the site to pristine conditions if development is stopped for any reason after construction begins because of slope-stability limitations, the presence of karstic features, and costly drainage requirements.

9. The MPC staff recommendation to preserve the large man-made pond and gardens located near the center of the parcel should be upgraded to a requirement to preserve the natural beauty of the area and sustain existing wildlife.

10. Knox County should consider developing the back half of this parcel as an arboretum because of the presence of the of the fully developed pristine woodland, the construction limitations imposed by slope-stability and karstic features, and the presence of the large man-made pond and gardens. This part of the site also contains many rare wild flowers similar to those preserved at the Ijams Nature Center. The front half of the parcel could be developed as a subdivision whose controlled runoff would sustain the arboretum. There are very few pristine areas such as this remaining in west Knox County. Development of such facilities is recommended by the Southwest County Sector Plan.

11. It has been inferred anecdotally that the developer may have a keen interest in developing the site with minimal environmental impact to the existing woodlands and adjacent properties. There is no precedent to defend such a speculative statement. A concept plan has been submitted for the Beacon at Northshore subdivision (previously known as the Ward property). This new subdivision will be located directly across Northshore Drive from the site currently under consideration This plan proposes to place eight dwellings within a 1.84-acre tract Such a high dwelling density is inappropriate for the low density adjacent subdivisions, does not minimize environmental impacts to these neighboring properties, maximizes profits for the developer at the cost of those neighboring properties, and

imposes loads on existing unfunded and undeveloped Knox County infrastructures. I emphasize that clear cutting must be performed before eight dwellings can be built on a 184-acre tract.

12. The developer should consider placing five luxury homes within the existing five footprints (including the barn) already available on the site. These homes would have multiple acre mature wooded lots and probably sell in excess of one million dollars each. Under this scenario everybody wins. The developer makes money, the mature woods are preserved, consumption of existing infrastructures is minimized, and the Knox County tax base is increased.

Please consider our comments in your decision-making process to rezone the tract of land under consideration.

Robert O. Johnson, July 13, 2006

Rexana L. Johnson, July 13, 2006