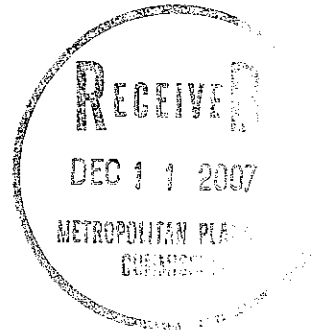


To: The Knoxville/ Knox County
Metropolitan Planning Commission

From: Doyle and Jeanette Human
7101 Oak Meade Rd.
Powell, TN 37849
Ph 947-9720



Commissioner,

We are writing this letter to express our feelings and concerns about the rezoning of the property owned by Barbara M. Lee located on the northeast side of Oak Meade Rd. and the northwest side of Irwin Dr. File # ~~02-00142~~ 12-G-07-RZ.

This Property is directly across the street from our home on the northwest corner of Oak Meade and Irwin Rd's.

We were born and raised in Knoxville/ Knox County TN, and have lived here our entire lives of nearly 72 and 73 years respectively.

In 1963 we decided to find property, build us a home, raise children and live happily ever after.

One Sunday afternoon we wandered into Powell, TN. area of Knox County and met a lady named Alma Bishop. She told us she had 6 lots for sale.

We had very little money, but we made a deal with her to purchase the two (2) corner lots at the northwest side of Oak Meade and Irwin Rd's.

We had our home built on the corner lot and financed through Home Federal.

The roads in this area, at the time, were still rocks and gravel covered with tar and asphalt.

The area was practically a wilderness.

Other people began to buy the remaining 4 lots and property around us and the community grew.

For the most part that has been good, but gradually I think the city is coming after us.

From the northeast corner of Oak Meade Rd. and Irwin Dr. to nearly BeaverCreek Rd. several acres of land were put up for sale. This property sat there for over 20 years because the owner could not get it zoned to build houses on it. Why? It would not be percolate properly and pass percolation test. Holes we drilled that stayed full of water and at the lower end of the property there were areas that looked like a swamp. There are areas of underground springs that seeped through the ground and kept the water from draining properly.

Children in the area hunt lizards, crayfish and play in the ditches year round.

We finally got sewer lines installed in the area and this property was sold for homes to be built on it.

The water still drains into and over this property and empties into a large ditch near BeaverCreek Dr. people on the Oak Meade side still have problems with water not draining properly off their property.

Why are we giving you this information? To let you know that we, being the first people to build our home in the area, are very familiar with the problems that have troubled our neighbors on Oak Meade Rd. for years.

The property that Barbara Lee owns is at the very highest point of all the property described above.

BeaverRidge, which rises to the south of in turn bordering Irwin and Oak Meade Rd's, during any type of rain also has water overflow which drains onto and over this property.

The other problems that we and other property owners, in the area, are concerned with are common sense.

The area where a horse is kept, please see attached sketch, will soon be virtually bare and very muddy. Not only because of the continuous trampling but because a horse ~~will~~ picks at grass ~~it~~ pulbit up by the roots. Horse feces and urine will be constantly on the ground in the muddy area and this will make it easier to drain, over the property below it and into the drainage ditches.

When question about proper cleaning up of this mess Barbara has let it be known, to at least two neighbors, that "you don't clean it up, you just leave it."

On her property are several low areas. They will let parts of the above listed items accumulate and potentially cause Tetanus, and without a doubt in anyone's mind, we will have the very bad odors and virtually millions of mosquito's and fly's which bits can be very painful and potentially cause malaria and other diseases.

Again we want to emphasis the children in the area constantly play in the drainage ditches.

Along with the above Barbara Lee's property is an open corner that is viewed from all directions from the two (2) streets that intersect it. This will be a very bad eyesore for all who travel into the area and more so for these of us who will have to look at it and tolerate it constantly.

We also feel this will lower the value of our property tremendously.


The changing of Barbara's property form residential to agriculture and resulting in the potential it can cause does not belong in this particular area and should not be forced upon us and the other residents that live in or near the area.

Therefore we are begging you to not to approve the request made by Barbara Lee.

Sincerely,

Doyle Human

Jeanette Human



Please see attached list of signatures.

We live on the property north and joining Barbara's property.

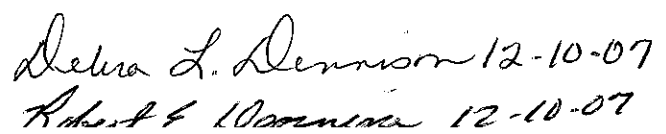
We agree with and approve this letter.

Sincerely,

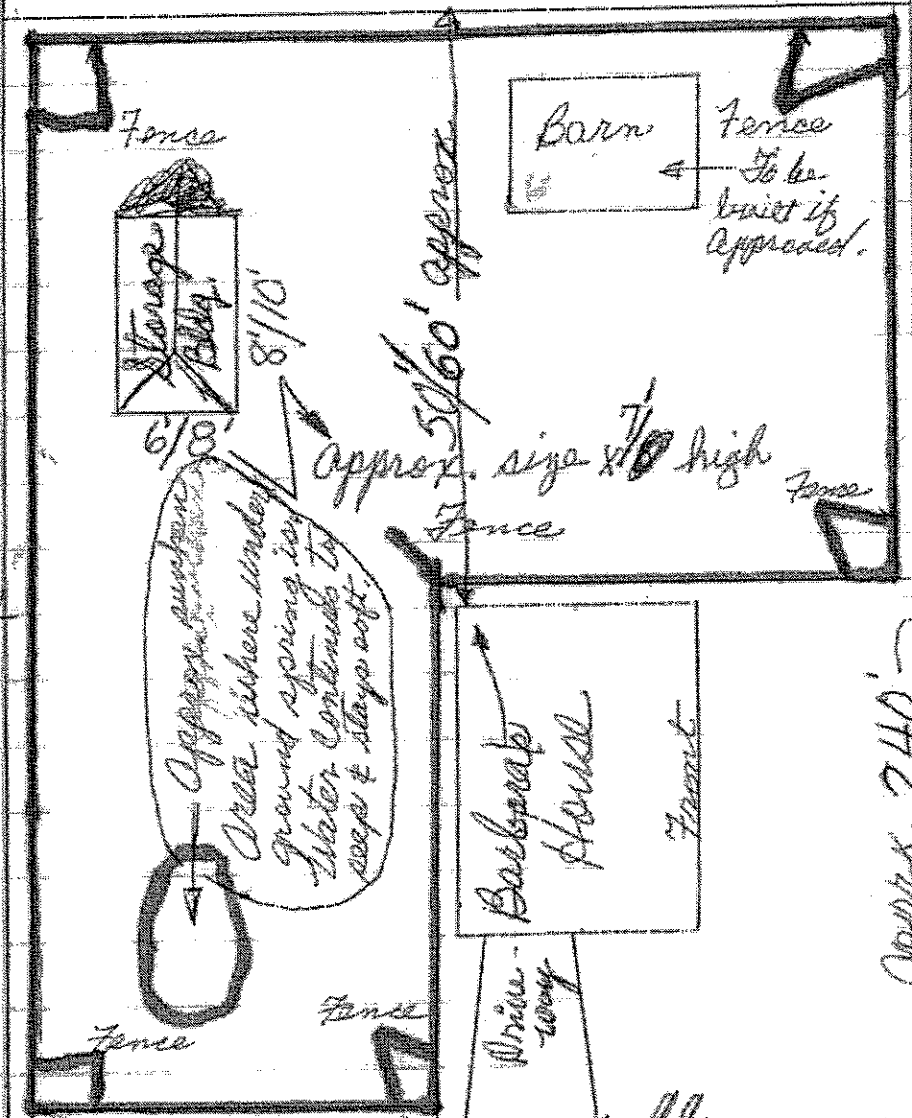
Robert E. Denhison

Debra L. Denhison

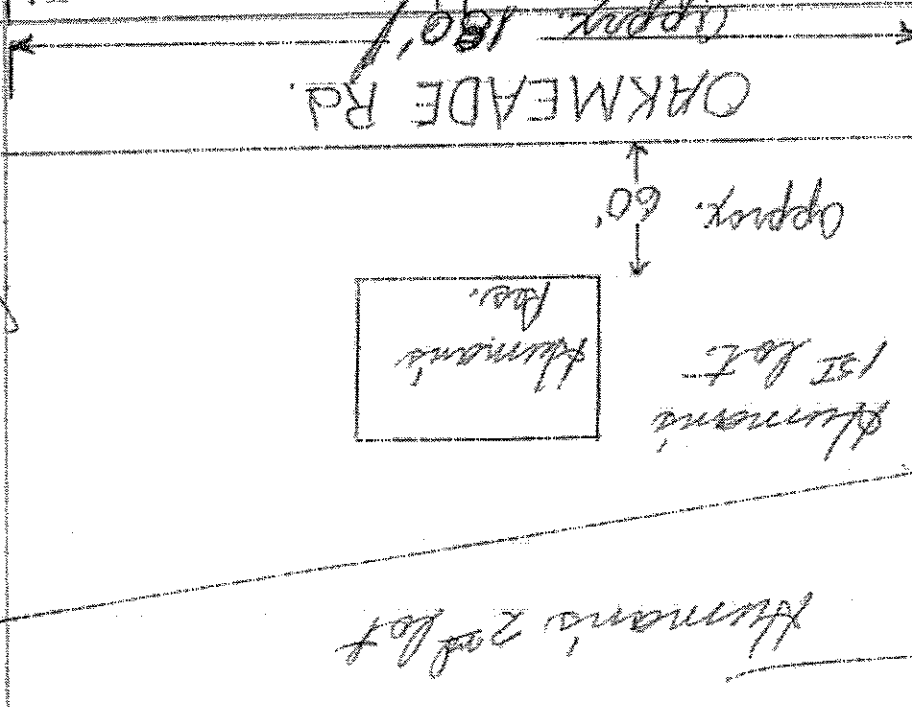
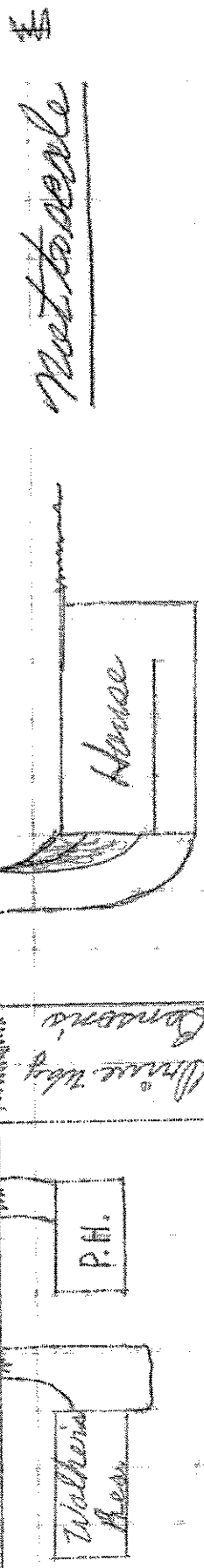
7108 Oak Meade Rd.



File # 12-G-07-RZ



*
 All deep slopes
 ←
 ←
 to →
 drainage ditch



IRWIN RD
 Approx. 240'

OAKMEADE RD
 Approx. 180'

Driveway
 Humans'

P.H.

Walkers Area

Met to people

We, the following by name and address do hereby PETITION AND OBJECT to the approval of file 12-G-07 RZ

Applicant Barbara M. Lee A/K/A TAX ID : 003 0156MC

RESIDENT ADDRESS: 7100 OAK MEAD ROAD

REQUEST FOR REZONING FROM LOW DENSITY RESIDENTIAL TO AGRICULTURAL RESIDENCE WITH HORSE

REASONS FOR OBJECTIONS:

1. OFFENSIVE ODORS/ odor pollution and insect concentrations such as biting flies and mosquitoes.
2. REDUCTION OF PROPERTY VALUES
3. POTENTIAL ABUSES of AGRICULTURAL ZONING FROM OWNER(S) CURRENT AND FUTURE
4. HEALTH AND SAFETY EXPOSURE TO OUR CHILDREN, PETS AND FAMILY WELFARE.
5. EXPOSURE TO UNSAFE DRAINAGE RUN-OFF THAT WILL POLLUTE OUR PROPERTY.
6. Horses carry tetanus in their feces.
7. OUR PROPERTY IS LOCATED ADJACENT TO A DRAINAGE DITCH AND/OR DOWN STREAM FROM THE PROPOSED RESIDENTIAL HORSE IMPOUND.

The drainage ditch is located only a few feet from our front doors. And only inches from where our children and pets play.

Both, summer and wintertime ditch overflows are common . These overflows cover our yards and play areas of our children and pets ON BOTH SIDES OF OAKMEAD.

It should be noted that we are located at the base of a large ridge, and our properties are exposed to the Run off of each rain.

It should be known that the "LEE" property has had a long history of standing water and suffers the same LARGE RIDGE ABOVE drainage problems. Prior to the INSTALLATION OF SEWER THE LEE PROPERTY WOULD NOT PERK for septic field approval. The property was not developed until sewer installation was completed.

We feel that a horse would turn poorly drained WET/ IMPERMEABLE ground into a standing quagmire of both urine and feces. Any build up would surface drain each and every time it rains to within feet and/or inches of our homes and would completely expose our yards to horse excrement.

The argument that there are other horse owners in the area should be negated by the fact That their horse excrement does not run on to the play areas of children on the down hill side. The DRAINAGE geography of this APPLICATION MUST BE GOVERNED BY common sense and citizen safety. The properties of other horse owners in the area much larger and do not encroach the proximity of dwellings.

Should our request be denied by the MPC we will individually apply for Agricultural zoning. If we are to be exposed to ANIMAL EXCREMENT then we shall be granted tax relief for the polluted run off and devaluation of our properties.

We object to the rezoning of the Barbara M Lee property from low density residential to Agricultural (residence with a horse)

Adjacent
Barbara
Lee's
property

Name *lower side of*

Address

Date

Robert E. DENNISON 7108 OAKMEADE RD 12-09-2007

DEBRA L. DENNISON 7108 OAKMEADE RD 12-09-2007

Doyba Wuman, Jr 7101 Oak Mead Rd 12-09-07

Jeanette Wuman 7101 Oakmead Rd 12-09-07

R. Paul Walker 1304 Erwin Rd. 12/09/2007

Brenda Piper 7112 Oakmeade Rd 12-9-07

Daniel W Piper 7112 Oakmeade Rd 12-9-07

Jenny Rutherford 7128 Oakmeade Rd 12-9-07

Carmel Rutherford 7128 Oakmeade Rd 12-9-07

Ronnie Meadows 7210 Oakmeade Rd 12-9-07

Judy Meadows 7210 Oakmeade Rd 12-9-07

Greg DeBusk 7208 Oakmeade Rd 12-9-07

Robert DeBusk 7208 Oakmeade Rd 12/9/07

Scott Mahan 7706 OAKmeade Rd. 12-9-07

Ronnie Mahan " " "

S. 7702 Oakmeade Rd

Arin Armer 7132 Oakmeade 12-9-07

We object to the rezoning of the Barbara M Lee property from low density residential to Agricultural (residence with a horse)

Name

Address

Date

Kevin Wilson 1302 Irwin Rd Powell TN 37849 10 Dec 2007

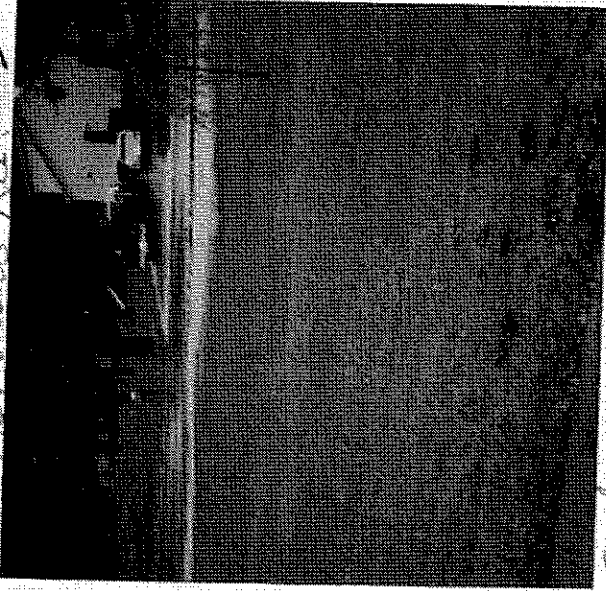
Claude & Sally Brooks 7229 Oakwood 12-10-07

Richd Oly J 7119 Oakmeade Rd 12-10-07

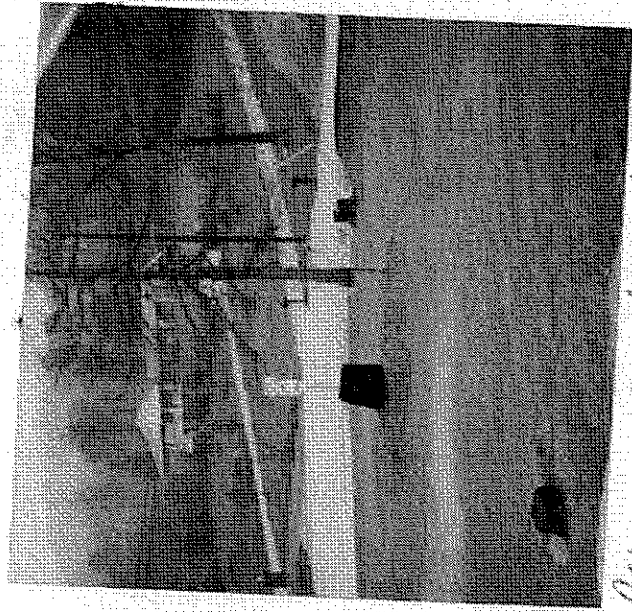
Laura Oly 7119 Daniels rd 12-10-07

Oak Mead Rd. →

← Jewin DR. →



End view of Barbara Lee's house. Please notice water on road & in her yard & driveway



Corner of Oak Mead & Jewin after heavy rain. Please note water on Herman's corner & in driveway.