

May 5, 2007

Knoxville/Knox County Metropolitan Planning Commission  
Suite 403, City/County Building  
400 Main Street  
Knoxville, Tennessee 37902



Subject: File 5-SD-07-C Collier Hills Concept Subdivision Plan, File 5-D-07-UR Use on Review  
Agenda Item #17, May 10, 2007

Dear MPC Members:

Regarding the subject actions, there are two specific issues that concern me. If the actions are approved, I encourage you to impose enforceable development requirements/restrictions to resolve these issues.

First, I am concerned about traffic safety issues involving Granville Conner and Helen Drive. As noted in the agenda package, Granville Conner and Helen Drive are "two lane, local streets with 18' and 13' pavement widths, respectively." There is no shoulder on either side of either street, so the pavement width is all there is for driving. The agenda package also states that the subdivision and use on review will be approved subject to a condition that the developer widen a portion of Helen Drive to improve the situation. Later in the package, there is a statement that the MPC will recommend the developer widen Helen Drive. I encourage you to follow the stated condition and *require* that Helen Drive be widened prior to developing this property.

Second, the agenda package briefly addresses storm water by stating the approval condition that a homeowners association must be created to maintain the storm water drainage system. Currently, there are two wet-weather streambeds on the property; please require that both be maintained to minimize flood impacts upstream and downstream of the development. Also, please note that most of the property fronting Granville Conner is in the flood zone of those streams; consequently, grading and filling on that portion of the site should be monitored closely to minimize impacts on property owned by others.

My interest in this proposed development is personal. I have lived on Shady Lane for twenty-five years; it is a two-block-long, dead-end street that intersects Granville Conner close to the Helen Drive intersection. Most of the surrounding property continues to be zoned agricultural, with most lots containing one acre or more per dwelling. I think that this development is inappropriate for the site and the surrounding neighborhood.

I had planned to attend the April 12 hearing to object to the rezoning from agricultural to planned residential, but a last-minute family emergency precluded my attending. I will be out of town on May 10, so I cannot represent my views in person at that hearing.

If the actions are approved, please require the developer to widen Helen Drive, as well as create and implement a plan that does not adversely affect the stream flows and flooding upstream or downstream. Thank you for considering my views.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sue Sewing".

Sue Sewing  
8108 Shady Lane  
Powell, Tennessee 37849-3358  
865-938-6066

cc: Ivan Harmon, Knox County Commissioner  
Sharon Cawood, Knox County Commissioner  
Greg Lambert, Knox County Commissioner