

#10
1-SC-05-C

The Norwood Homeowners Association
Lynn Redmon, President
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Knoxville, TN 37912
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865.771.6428 -cell

Thursday, April 9, 2009

RE: We urge MPC Commissioners to vote no on the following agenda item. Agenda item 10.
1-SC-05-C Graham Corporation - Lakeview Pointe - West side of Fredonia Rd., north of
Merchant Dr., Council District 3.

To all MPC commissioners:

Our homeowners group is not opposed to a developer building single-family houses on
property zoned R-1 as long as all zoning regulations and building codes are met.

We are strongly opposed to the four-acre plus detention/retention pond that is proposed for
this small subdivision for the following reasons:

1. This oversized lake is next to Norwood Elementary School and is a dangerous attractive nuisance posing a danger to the children who attend this school. Former long-time educators tell us that never in the history of the Knox County school system has anyone ever built a lake or large pond this close to an elementary school.
2. The purpose of this entire project is to convert this parcel of residential property to a commercial use – the detention of water runoff from the large commercial Graham Corporation land surrounding the Expo Center at Clinton Highway And Merchants Road.
3. The developer plans to get a commercial use from residential property without going to the trouble of having the property rezoned to a commercial zoning.
4. If the developer is successful, he will shift the tax burden from himself to be picked up by the taxpayers of Knoxville and Knox County because his taxes on the residential property will be much lower.
5. Even worse than that, the developer plans to form a homeowners association of the new residents of his project and force them to not only own this lake/detention pond but also to be responsible for the maintenance and any liability arising from this body of water.
6. Maintenance alone will be very expensive because of the fact that the dam and lake area contains at least six springs that make it a continuous wet area that poses a clear danger to a child or adult that becomes mired in the deep mud of this property. In the past four years of this pond's/lake's existence the developer has been unable to grow grass in the pond/lake area as is required in a normal detention pond.
7. The liability that the new homeowners might face in the event of a tragedy can potentially be more that all their equity of all their homes put together.

We have heard much in the last several months about naïve homeowners being tricked into taking out sub-prime mortgages that they had no hope of repaying.

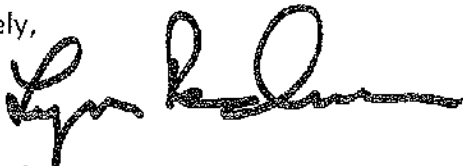
Likewise, no potential buyer of a house in this subdivision, if they secured legal advice, would ever take on such potentially high maintenance and liability risk as a part of owning one of these homes. The only potential buyers of these homes will be people who do not fully understand the risks.

Why would the MPC staff or commissioners want to be a part of allowing such a scheme?

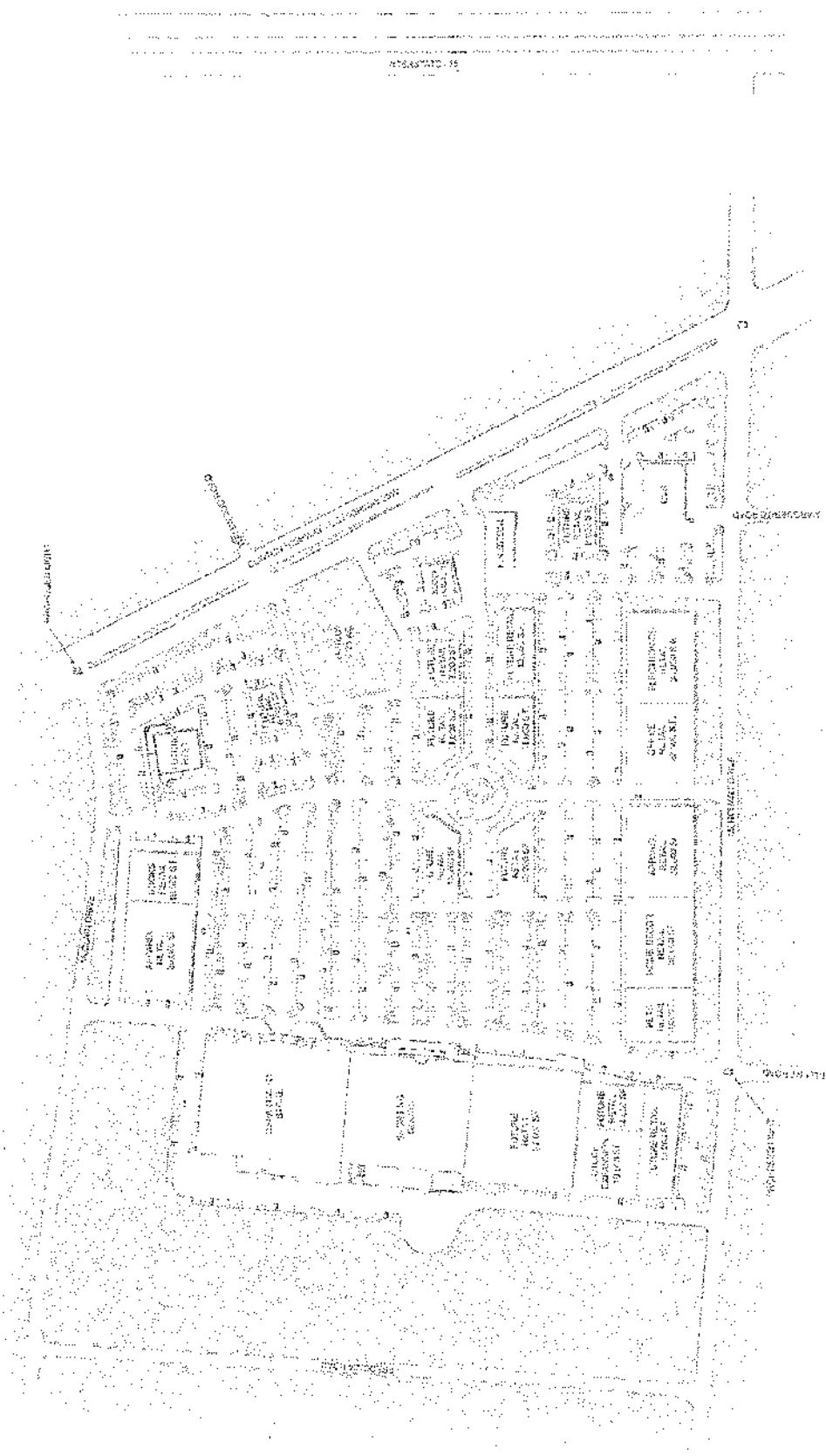
When this project was proposed four years ago, the developer quickly tabled his application when protests arose from neighboring residents and elected officials. Without any approval from MPC he went ahead with his project and installed a massive dam and the existing pond/lake. He is before you today to ask for forgiveness instead of permission.

We urge you to vote no on this subdivision plan.

Sincerely,

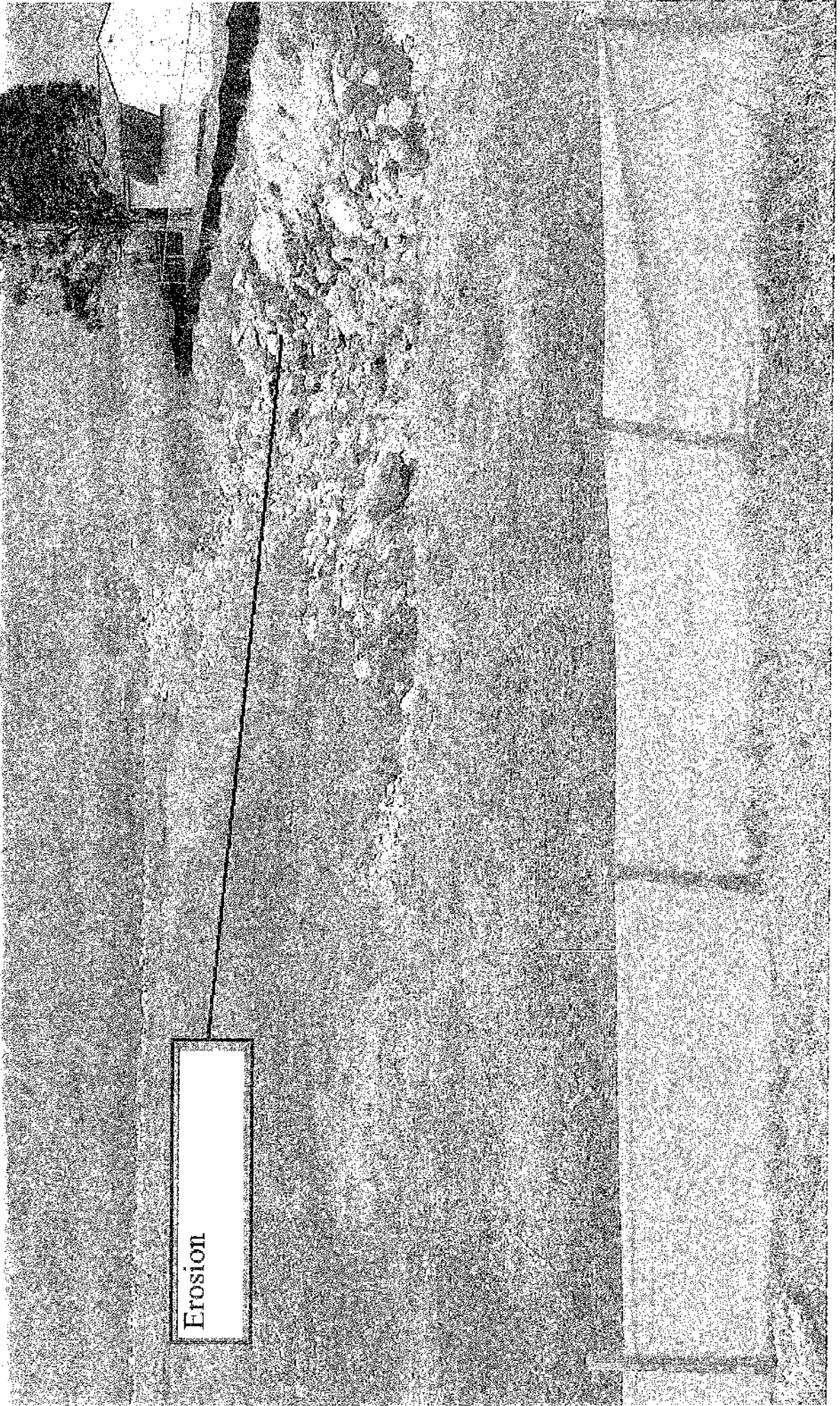
A handwritten signature in black ink, appearing to read "Lynn Redmon". The signature is fluid and cursive, with a large initial "L" and "R".

Lynn Redmon
President, Norwood Homeowners Association



Top of man-made hill
of Graham Expo/Hwy
25W

Erosion

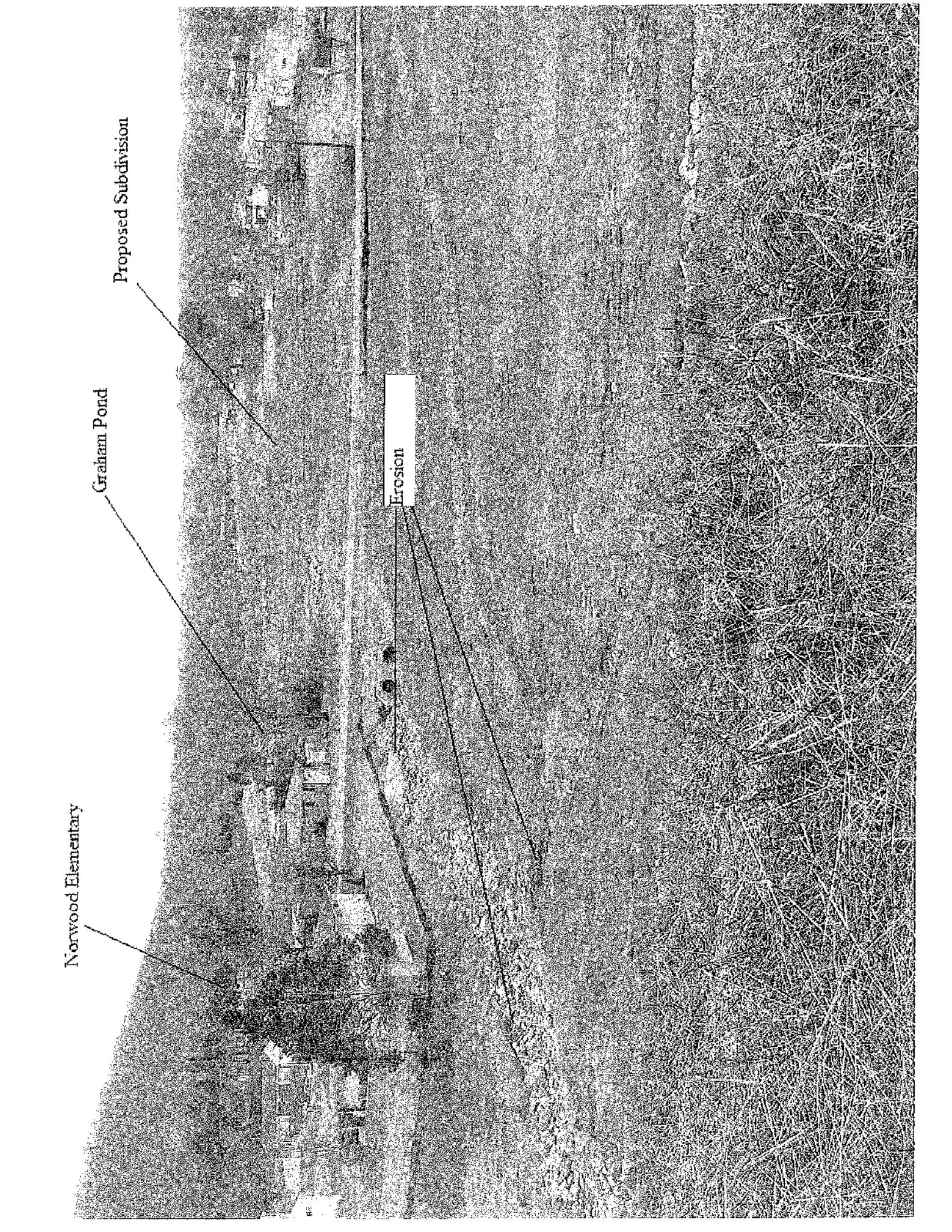


Norwood Elementary

Graham Pond

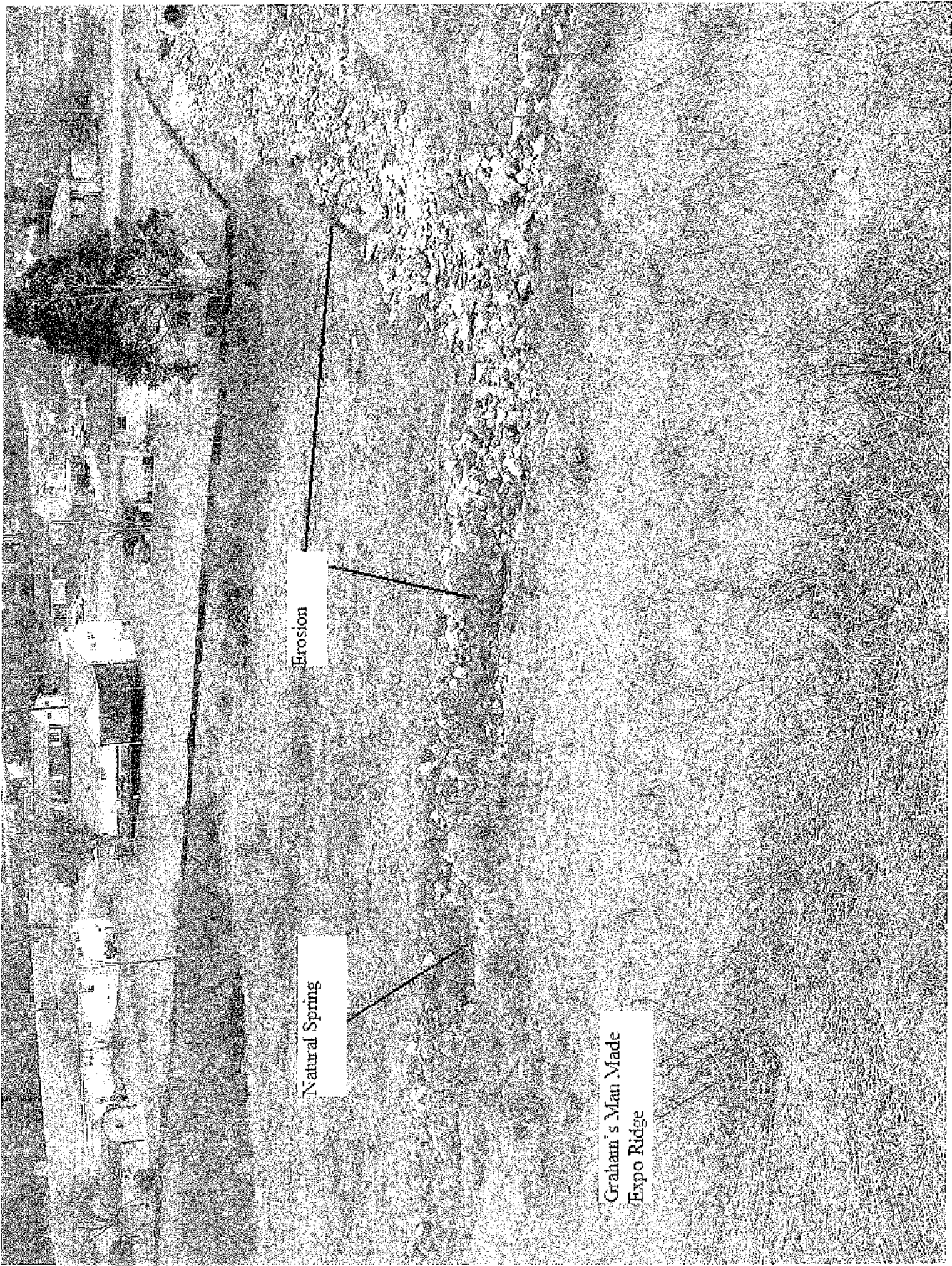
Proposed Subdivision

Erosion



Erosion at base of Graham's
Expo Man Made Ridge





Erosion

Natural Spring

Graham's Man Made
Expo Ridge

Erosion

Standing water

SUBDIVISION

MPC PUBLIC HEARING
CITY - COUNTY BLDG.

MAR 12 1:30 P.M.

215-2500

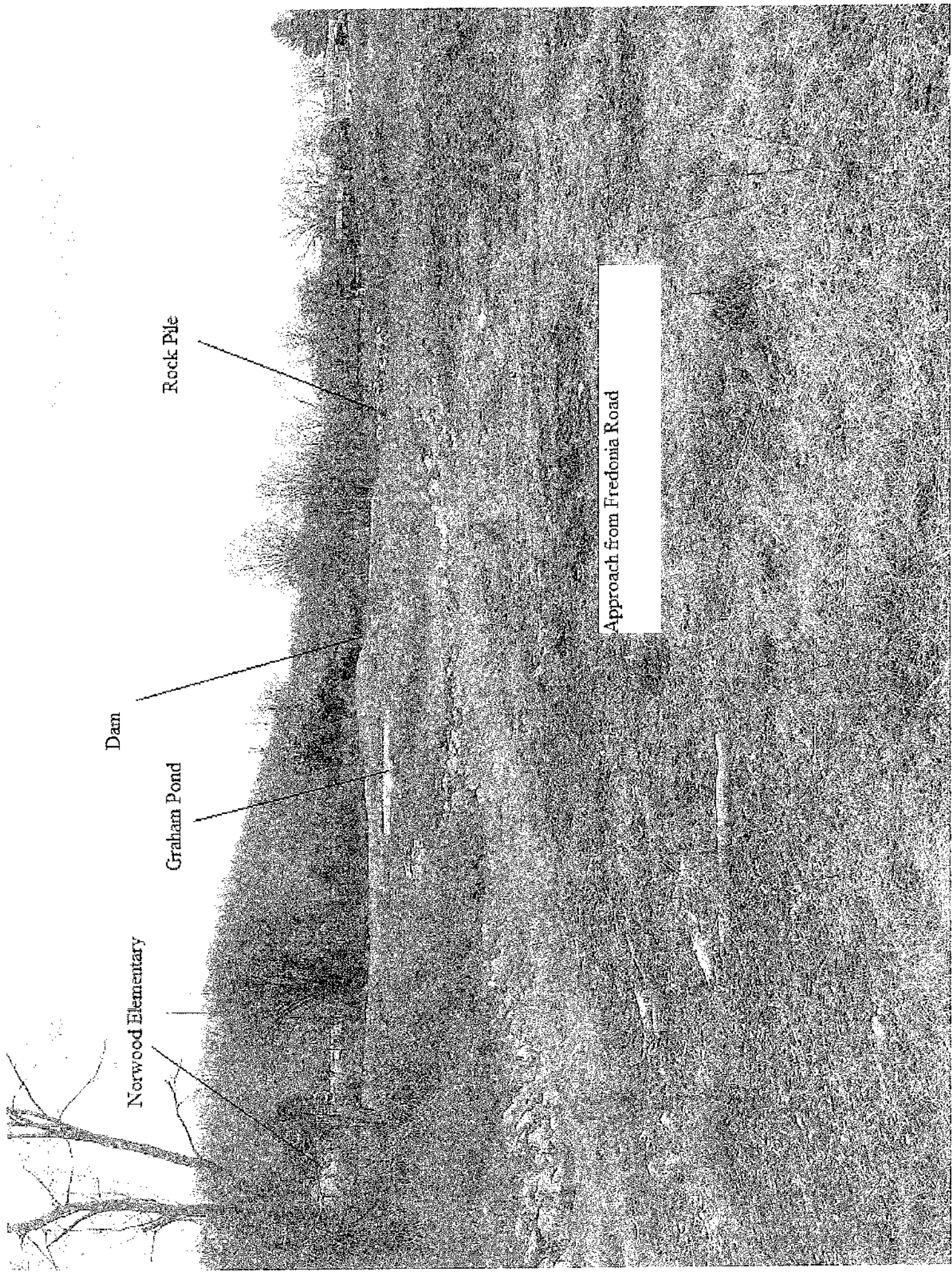
Norwood Elementary

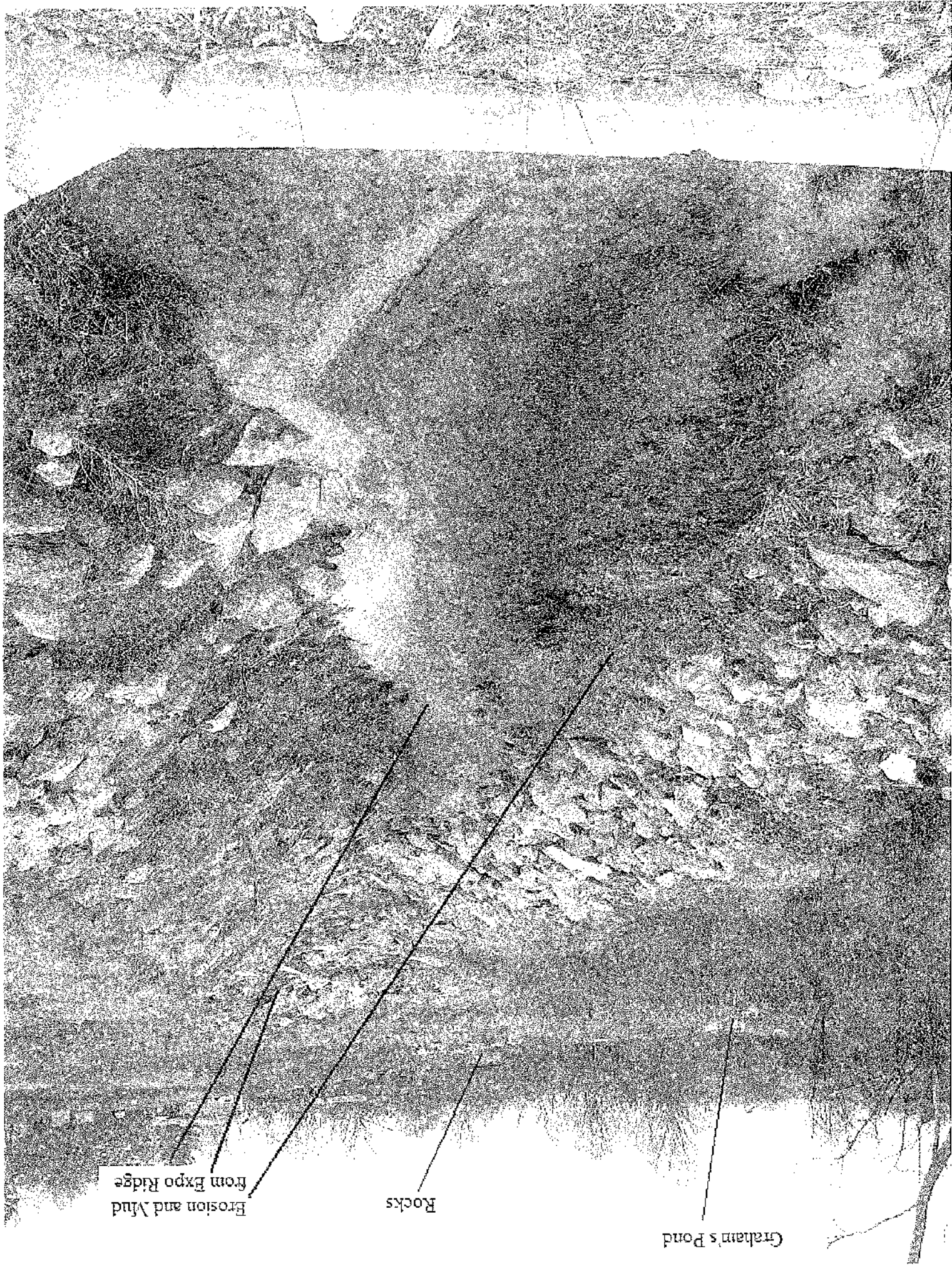
Dam

Graham Pond

Rock Pile

Approach from Fredonia Road

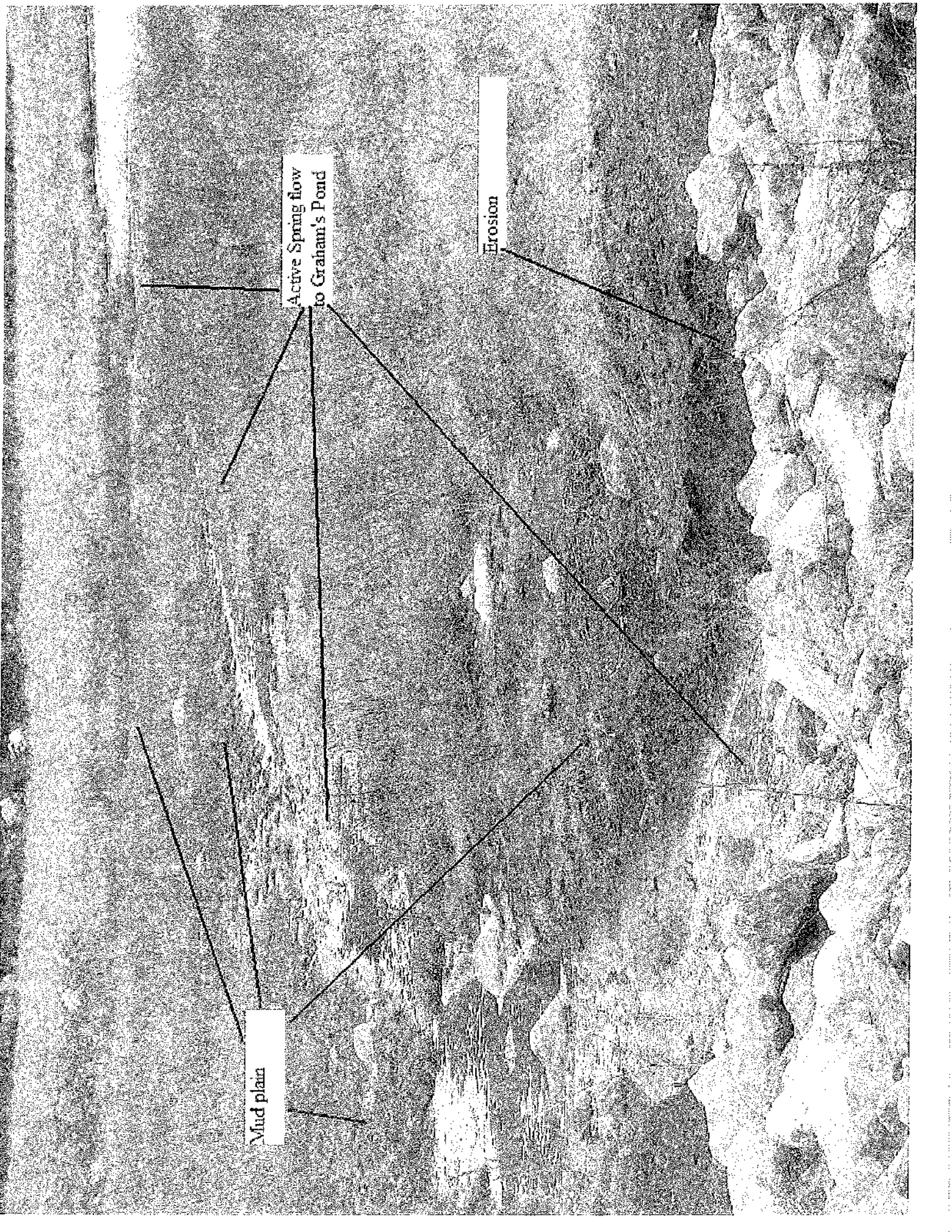




Erosion and Mud
from Expo Ridge

Rocks

Graham's Pond



Active Spring flow
to Graham's Pond

Erosion

Mud plain

Norwood
Elementary

Erosion

School Ridge with several Springs at base

Active water flow to
Graham's Pond





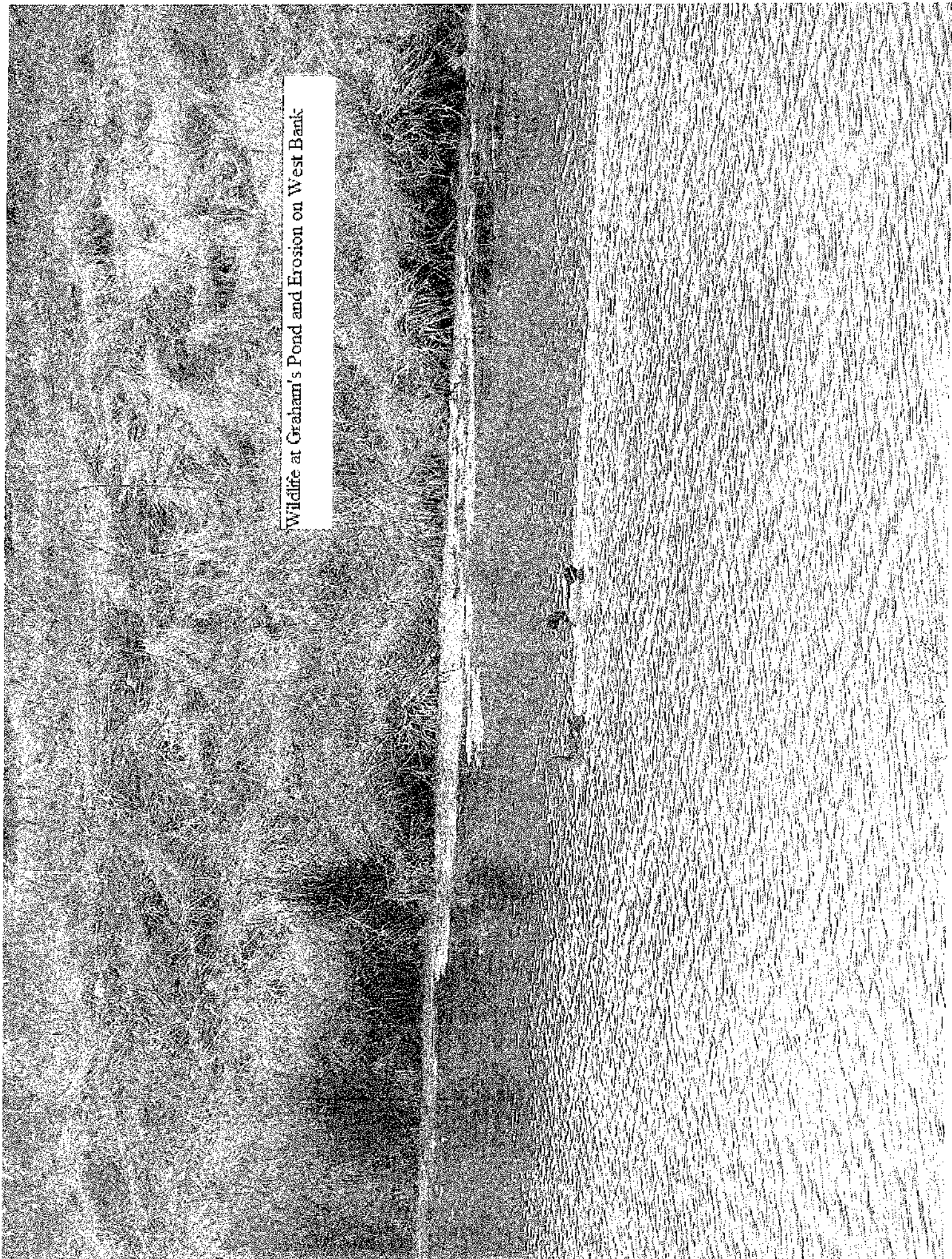
Norwood Elementary

East Bank

Dam

West Bank

Wildlife at Graham's Pond and Erosion on West Bank



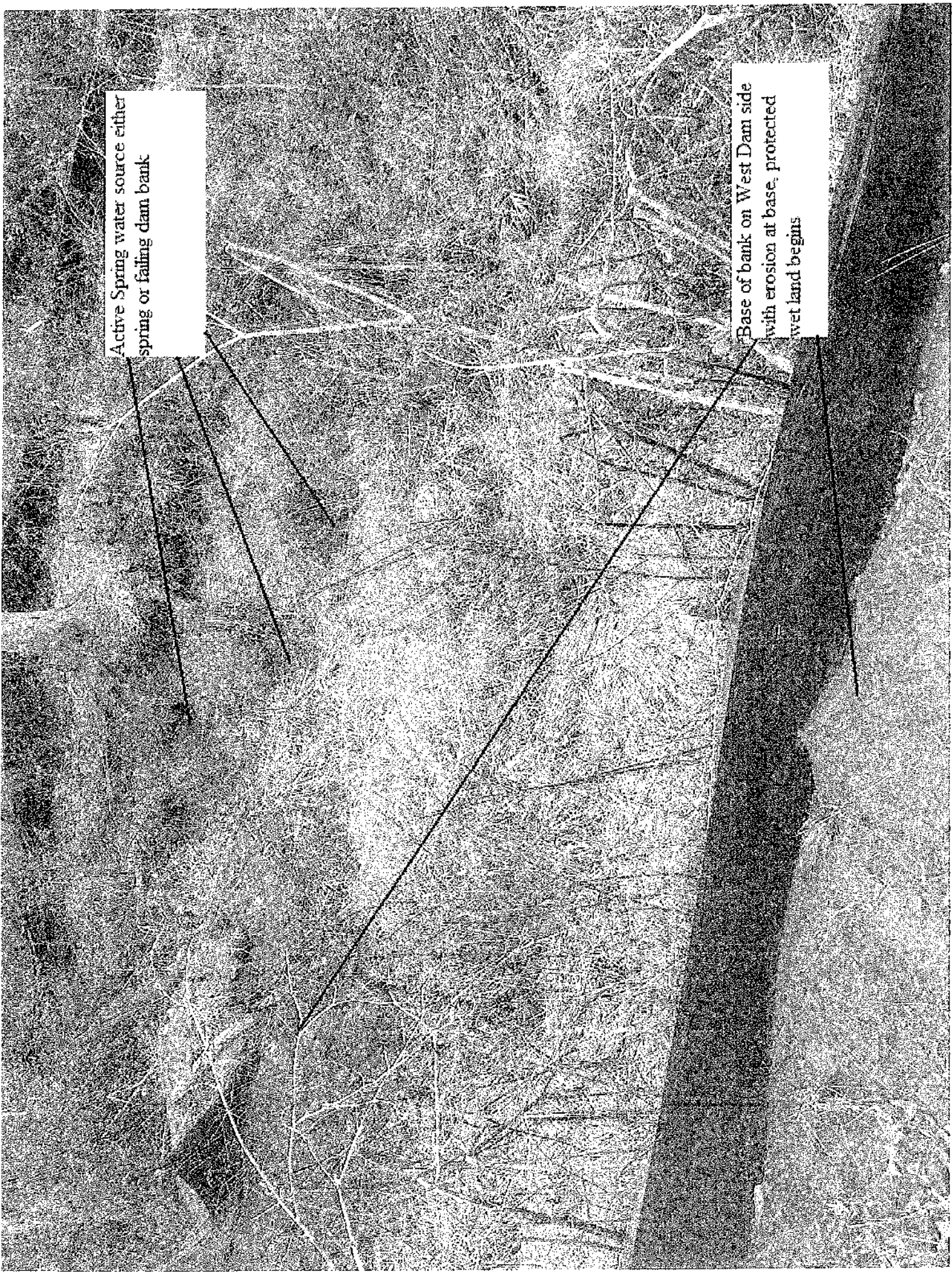
Norwood Elementary
Playground

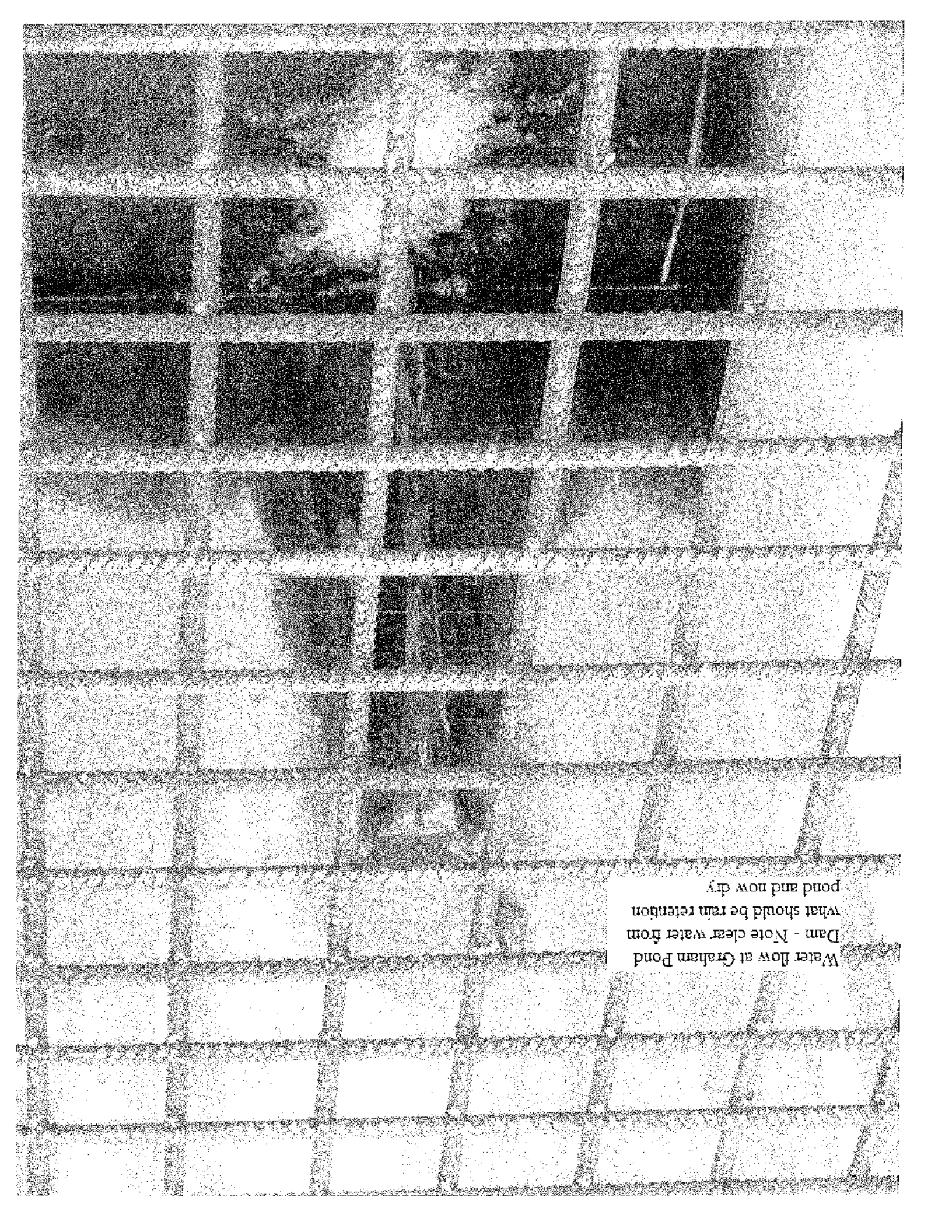
Clear pond water



Active Spring water source either
spring or falling dam bank

Base of bank on West Dam side
with erosion at base, protected
wet land begins





Water flow at Graham Pond
Dam - Note clear water from
pond and now dry

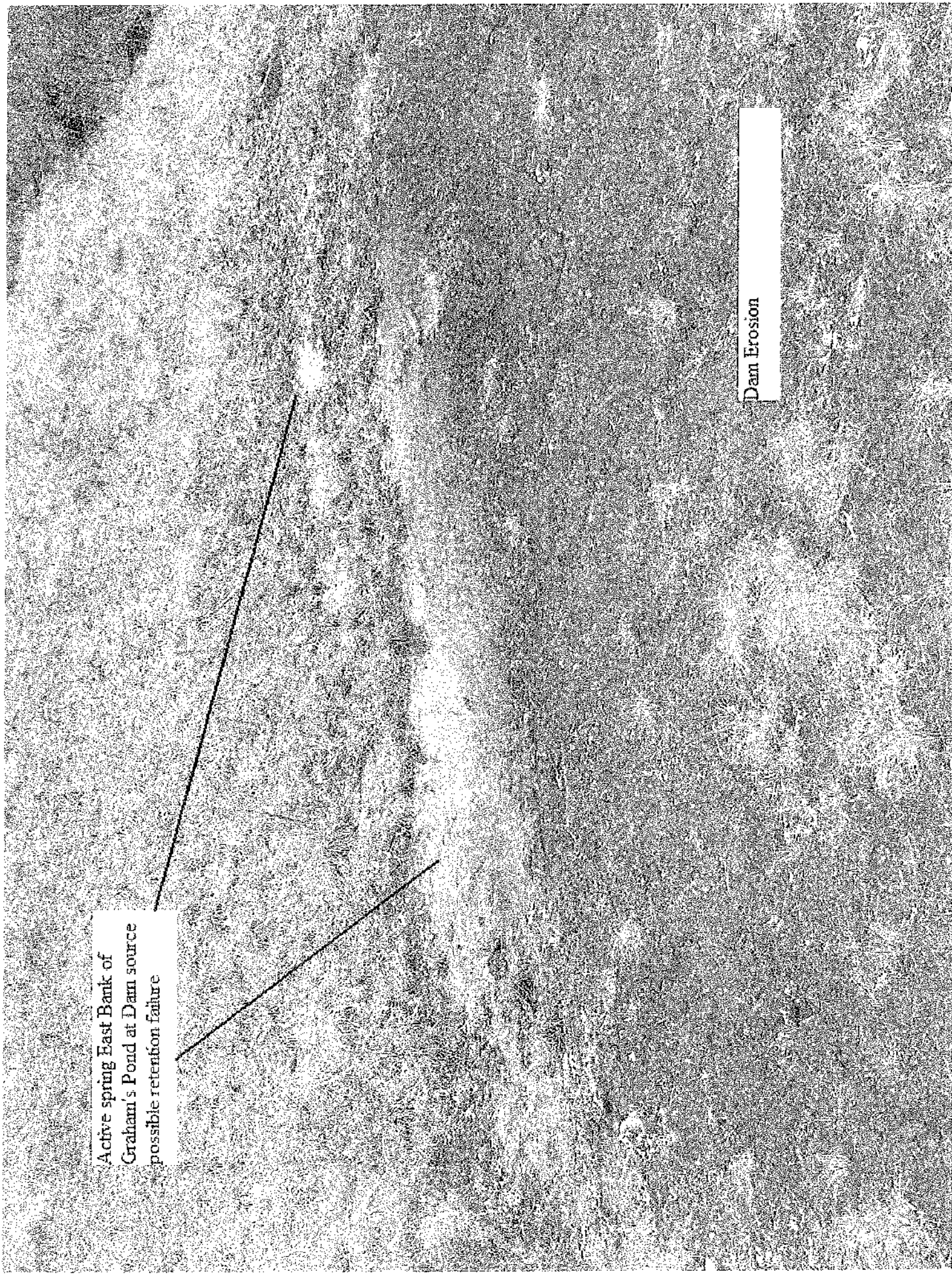
Blue water spring line, never
dry constant flow

Graham Pond Dam tailing
beyond protected area line



Active spring East Bank of
Graham's Pond at Dam source
possible retention failure

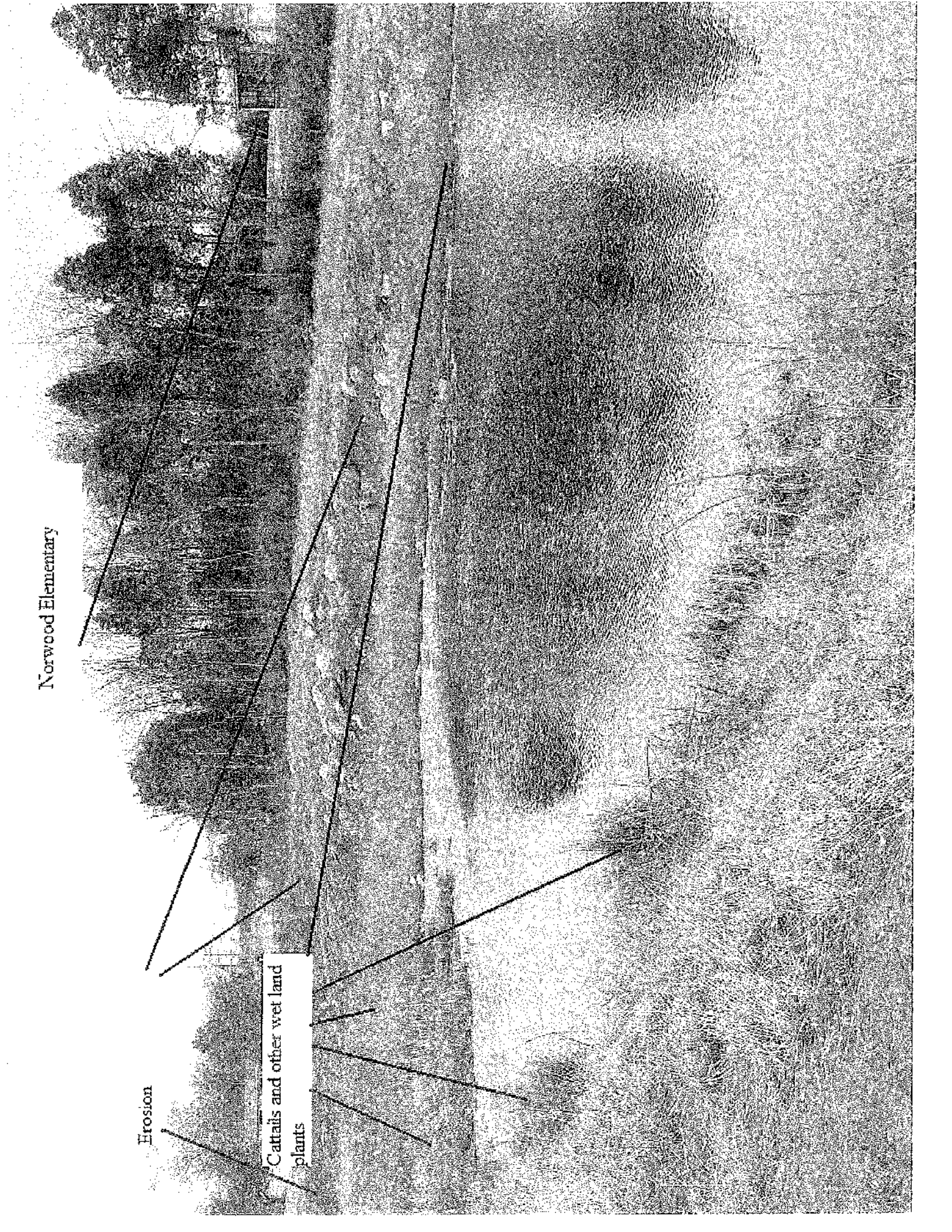
Dam Erosion

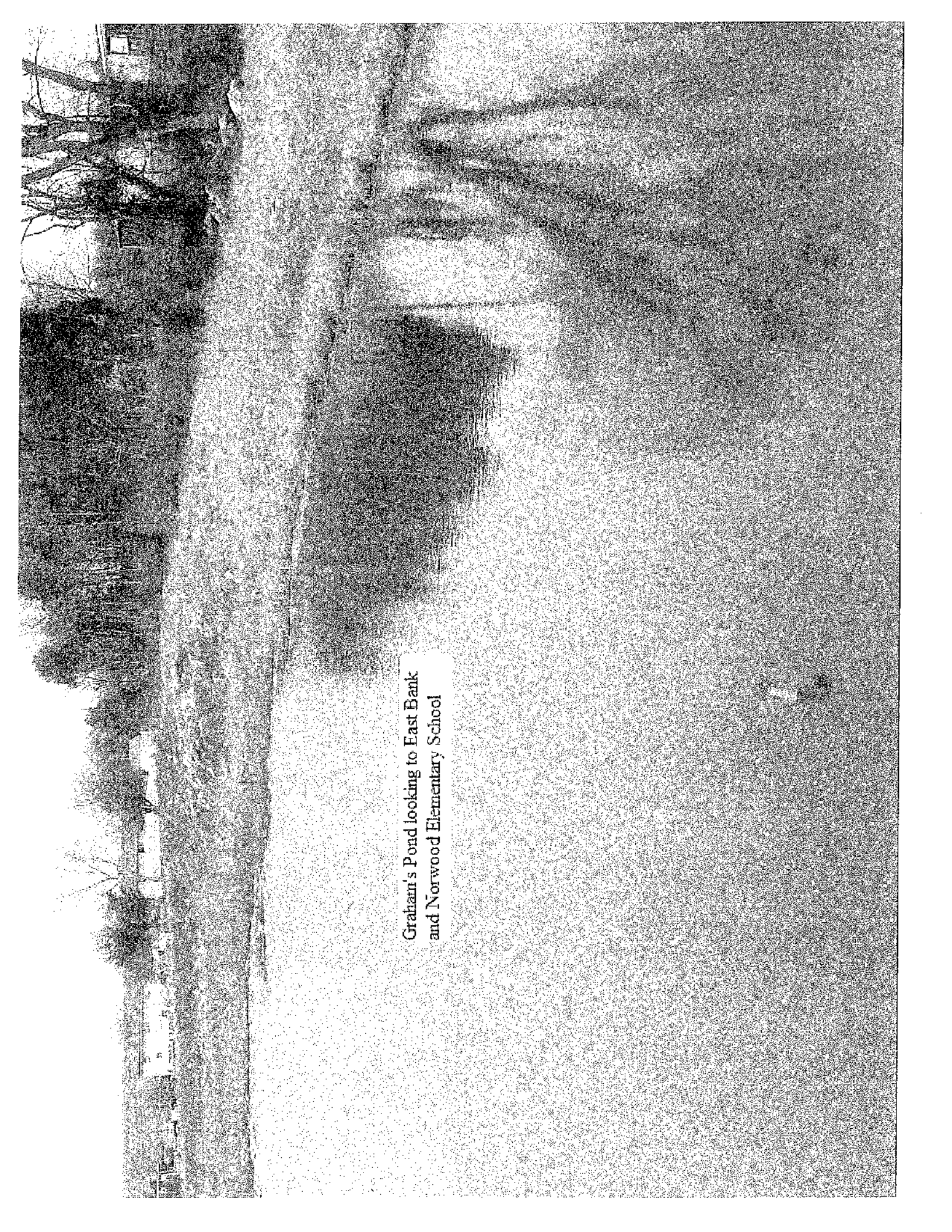


Norwood Elementary

Erosion

Cattails and other wet land plants

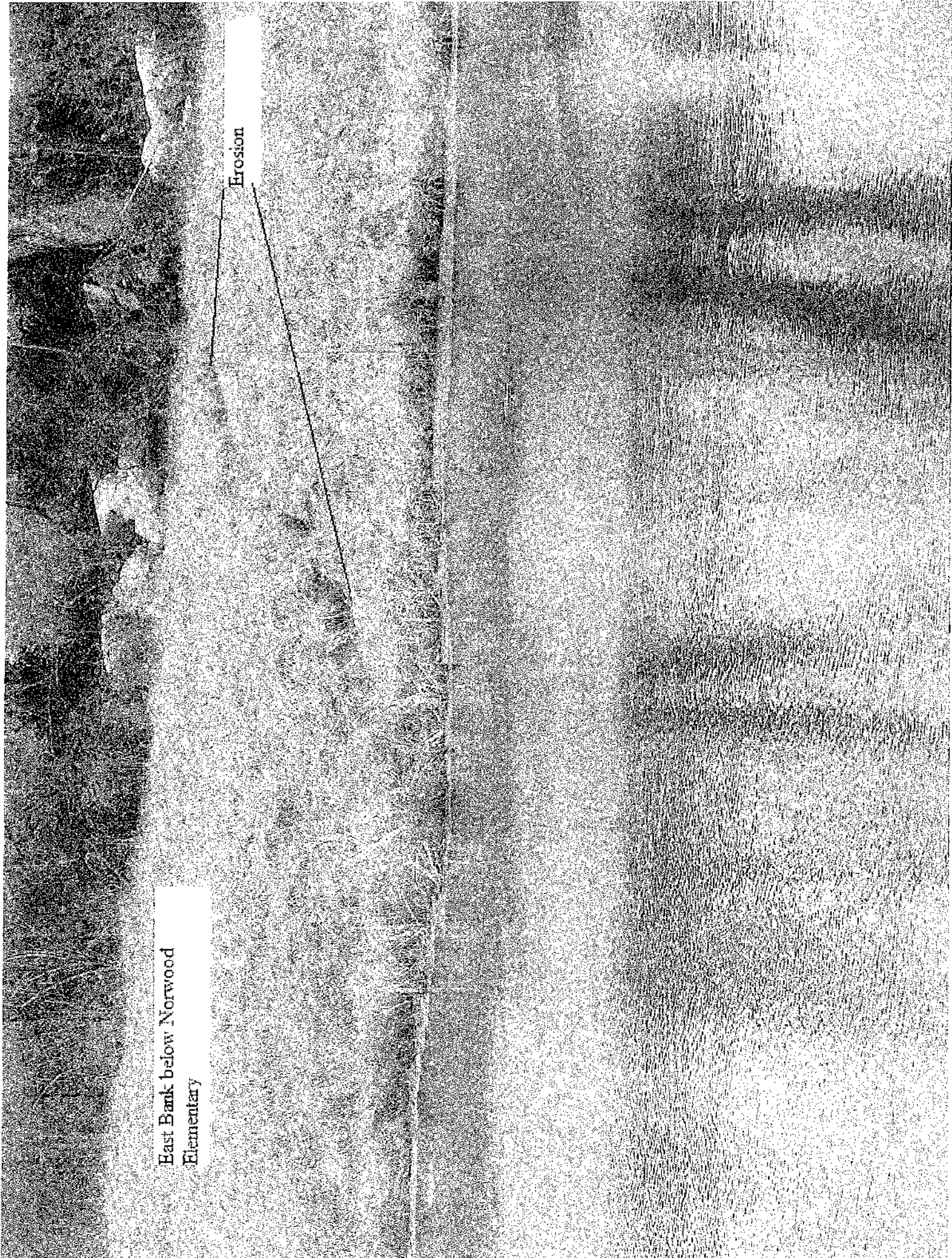


A black and white photograph of a pond. The pond is in the foreground, with a building and trees visible in the background. The image is oriented vertically on the page.

Graham's Pond looking to East Bank
and Norwood Elementary School

East Bank below Norwood
Elementary

Erosion



Close up of Erosion from Center
of Norwood Elementary into
Graham's Pond

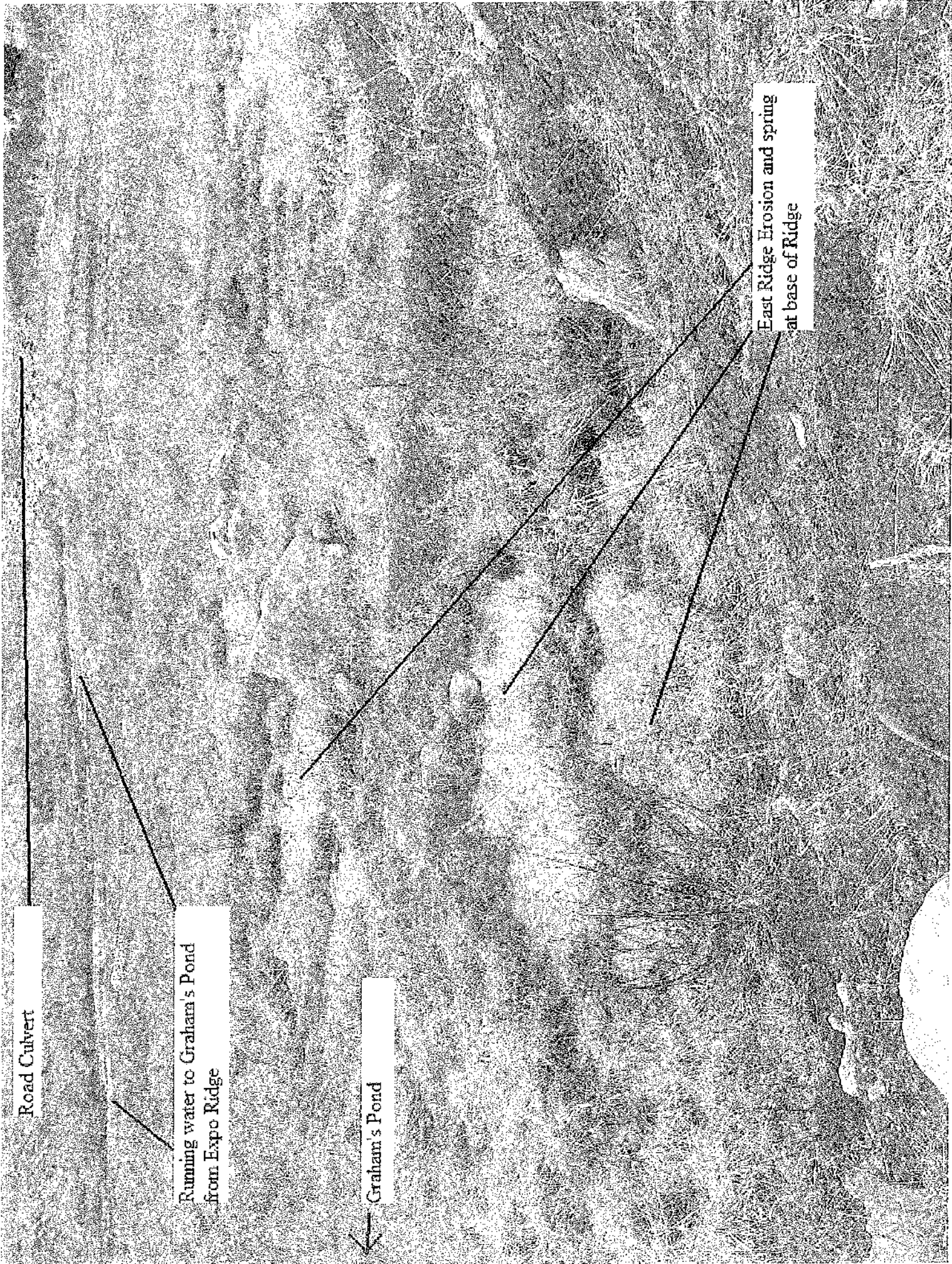


Road Culvert

Running water to Graham's Pond
from Expo Ridge

← Graham's Pond

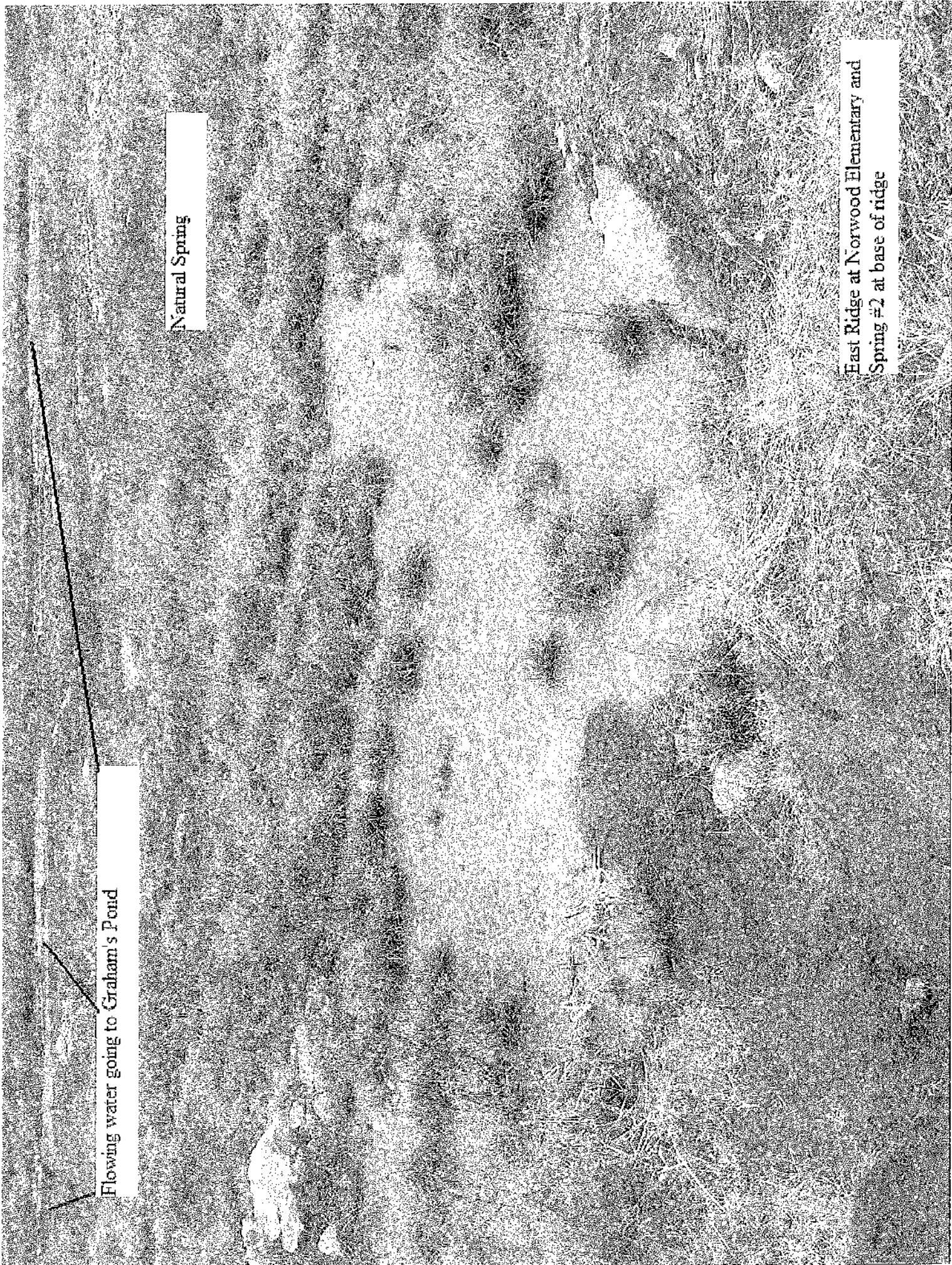
East Ridge Erosion and spring
at base of Ridge



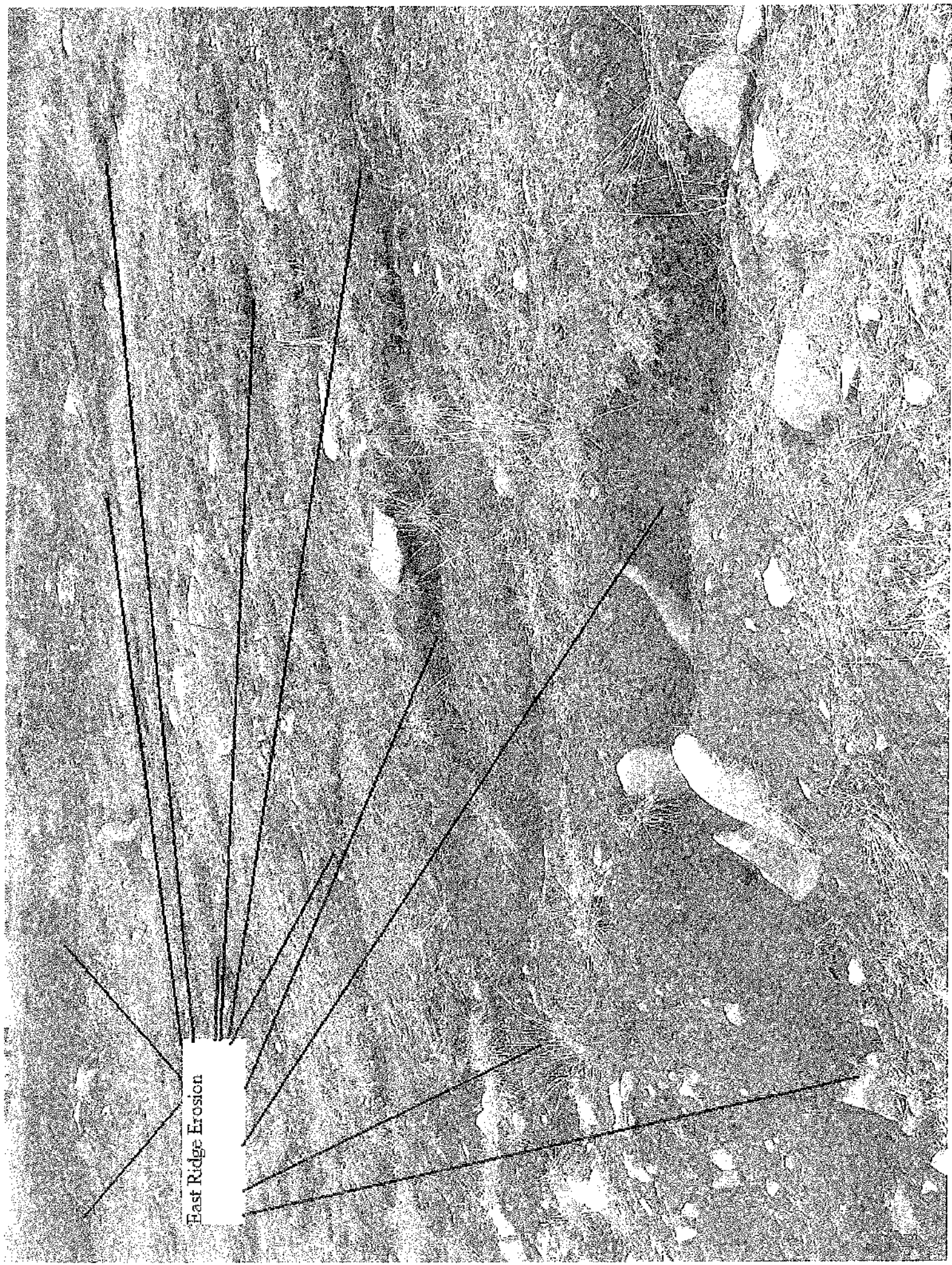
Flowing water going to Graham's Pond

Natural Spring

East Ridge at Norwood Elementary and Spring #2 at base of ridge



East Ridge Erosion



East Ridge Erosion





Graham's Pond

Norwood Elementary

East Ridge wet lands

East Ridge Erosion

Graham's Pond

Norwood Elementary

Water Flow to Pond from Expo
Ridge - East side

Erosion

