



7-B-09-UR

July 30, 2009

David C. Campbell
3225 Wodded Lane
Knoxville, Tennessee 37922

Subject: **Class V Injection Well – Response to Knox County Engineering Concerns**
GEOServices Project Number: 21-09226

Dear Mr. Campbell:

GEOServices has recently completed and obtained approval, by the Tennessee Department of Environment and Conservation, a Class V Injection Well Permit to allow the injection of stormwater into the closed depression located at 513 N. Cedar Bluff Road. We understand that the Knox County Engineering maintains some concern over the development surrounding and the partial filling closed depressions in the Cedar Bluff area due to the potential and past observance of flooding. During our permitting request, GEOServices has become aware of particular items which should be considered by Knox County as part of the approval of the development. A brief summary of these items is listed below:

1. During the flood study (dated September 25, 1998) performed by Ogden for Knox County on the subject area, numerous remedial options were discussed. One options which was limitedly discussed was “Find and improve sinkhole throats” on page 20.
2. Well Log information for the area indicates uppermost aquifer depth in excess of 55 feet with an average depth in excess of 75 feet for wells located within 1 mile of the subject site.
3. The condition of the closed depression as it currently exists is relatively poor for infiltration. Debris and sediment, likely from the adjacent development, was observed and likely impeding the infiltration rate.
4. Rock was encountered at shallow depths in the area where the required detention structure will be located.

GEOServices, LLC
500 Maryville Highway
Building 1, Suite B
Seymour, Tennessee 37865

(865) 573-6130
(865) 573-6132 fax

Opinion

Based on our review and understanding of the Knox County Engineering concerns, it is the opinion of GEOServices that the development of this site and the mitigation of the closed depression at this site will actually decrease the potential for flooding in this area. As stated in the Ogden flood study, locating, improving and maintaining sinkhole throats are a method of improving infiltration rates and subsequently decreasing the potential for flooding. *The mitigation planned for the sinkhole at the subject property will include excavation and protection of the sinkhole throat as well as permanent sediment controls which will most assuredly improve and protect infiltration rates over the existing poor condition of the sinkhole.* This will allow more rapid infiltration to the aquifer system, which well data indicates is at least 55 feet below the surface at adjacent sites. Further, the removal of rock in the adjacent detention facility will allow for additional surface area for direct infiltration, further improving the rate of stormwater infiltration. In summary, it is our opinion based on our limited information, that the flooding that periodically occurs in the Cedar Bluff area could be reduced by simply improving the infiltration rates and protection of throats of the numerous sinkholes in the area, and the sinkhole improvements planned for this development should be considered an acceptable way of increasing these infiltration rates.

Sincerely,
GEOServices, LLC



Lloyd R. Monday, P.E.
Principal
IN 104964

Dear Commissioner,

As president of the Council of West Knox County Homeowners, I am writing the commissioners on behalf of the neighbors of Gulf Park and Belmont West regarding the pending Use on Review request for a drive thru Popeye's Fried Chicken restaurant at Cedar Bluff and Fox Lonas Roads. The Council has voted unanimously to support these neighbors in their adamant opposition of said Use.

A recent meeting with the 2 property owners and the potential developer revealed several issues:

1. These men have been willing to listen to the adjacent neighbors' concerns and make some promises regarding perimeter privacy fencing, dumpster screening, landscaping, exterior appearance, control of grease odor, lighting, and drainage.
2. The neighbors oppose this Popeye's Restaurant with its drive thru primarily because of safety fears for the large number of children who walk, bike, are driven, and drive past this property. Cedar Bluff Elementary, Cedar Bluff Intermediate, Tate's School, and Catholic High School students pass this intersection daily to and from school.
3. Cedar Bluff area traffic flow is presently one of the worst in Knox County during school traffic hours, rush hours, and especially during storms, when the road routinely floods. The developer has stated the Popeye's operating hours of 10am- 9pm will be extended in the future to include breakfast, resulting in hours from 6am- 9pm. This will complicate all high traffic and pedestrian periods.
4. Traffic studies predicting no increase in vehicle numbers due to the addition of this restaurant say nothing of the actual impact on the traffic flow of the predicted 600 customers per day. Turns in and out of this parking lot will tremendously slow traffic flow and threaten the safety of all of the children and adults who walk and drive these roads.
5. A drive thru restaurant will result in more customers and faster movement through the parking lot, increasing traffic problems more than an office, service, or retail business would.
6. This property is immediately in front of Gulf Park subdivision's pool. The possibility of smells of grease or food is also a concern.
7. Numerous fast food restaurants, including a Kentucky Fried Chicken, currently operate within several blocks of this property. The neighbors do not want another.

Neighborhood Commercial zoning exists specifically to "limit retail and service uses in a manner convenient to and yet not disruptive to established residential neighborhoods." The Neighborhood Commercial requires a Use on Review for both a restaurant, and to have a drive thru. These limitations are surely for instances such as these, where safety, traffic, and duplication of services should preclude this restaurant's approval.

The Council respectfully asks the MPC to deny this and any future requests for a drive thru restaurant at this location. We hope the commissioners will take this opportunity to opt for extreme caution when considering this and future requests for commercial development in this area. Currently, the strip of fast food restaurants on Cedar Bluff Rd. ends a block and a half before this property. The block north of these restaurants is wooded. An electrical substation and a new office building are the first two properties in this block. The properties north and across the street from this are not developed. Offices, retail shops, or service businesses are certainly more appropriate for this location than another fast food restaurant.

Thank you for your time.

Sincerely,

Debra Van Meter, President
690-1414