



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: MPC Rezoning on Bob Kirby Rd.

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 13, 2013 at 11:59 AM

----- Forwarded message -----

From: **blackfordvet** <blackfordvet@bellsouth.net>

Date: Wed, Feb 13, 2013 at 11:58 AM

Subject: MPC Rezoning on Bob Kirby Rd.

To: contact@knoxmpc.org, mike.brusseau@knoxmpc.org, LeeAnn Blackford <blackfordvet@bellsouth.net>, debbiegoddard@bellsouth.net

I am writing about my objection to any development on Bob Kirby Rd. There is already extreme flooding issues across Chesney at the corner of Bob Kirby Rd. that causes a 50-yard river of water to flood across the front of my property and the private residence south of me at 1501 Bob Kirby Rd. Many of these floods results on wrecks and roll-overs at this intersection. Please don't hesitate to call me if you have any questions.

Sincerely,

LeeAnn Blackford, DVM,, DACVS

1505 Bob Kirby Rd.
Knoxville, TN 37931
865-670-9185 (office)
865-755-1475 (cell)



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: Rezoning Proposed for Bob Kirby Road

1 message

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 13, 2013 at 1:33 PM

----- Forwarded message -----

From: <ultimateauto@knology.net>
Date: Wed, Feb 13, 2013 at 1:10 PM
Subject: Rezoning Proposed for Bob Kirby Road
To: contact@knoxmpc.org
Cc: debbiegoddard@bellsouth.net, jaccifletcher@gmail.com

Our names are Ken and Jacci Fletcher and we own the property at 1408 Bob Kirby Road, Knoxville, TN. We can be reached at [865-567-9667](tel:865-567-9667) (Ken) or [865-567-1610](tel:865-567-1610) (Jacci) if you need any more information from us.

We are very concerned about the proposed rezoning of the property just up the street from us on Bob Kirby Road, which will be the subject of a rezoning hearing you are having tomorrow afternoon, February 14 at 3:00. We are both business owners and cannot be absent from our businesses on the short notice that was given from the hearing.

Our understanding is that there is a request being made to rezone this property so that condominiums and/or apartments may be constructed. We are very concerned and opposed to this use of this property. All of the homes in the area are single family homes. There is currently a huge drainage issue coming from Chesney Hills and affecting the two properties on the opposite side of the road from us resulting in unusually high flooding to both of those properties. We believe that any attempt to pack more homes into the area will make this problem even worse (especially in light of the fact that Chesney Hills is not even currently 25% of its full development capacity.)

In addition, Bob Kirby road can't take any more traffic. The number of accidents at the curve in front of my home (in between 1408 Bob Kirby and the split at Chesney Road) are already increasing in frequency resulting in many injuries and multiple visits by the fire department, ambulances and the police department. These frequent accidents cause the road to be closed down for substantial periods of time each time an accident occurs. With the speeding problems, the lack of police presence and the number of accidents in this area it would be highly irresponsible for the County to approve any activity that increases traffic in this area. Additionally, approval of any rezoning that would result in additional traffic will prove to be a huge liability to the county as they will have knowingly allowed a dangerous situation to become even more so, possibly resulting in fatalities that could have been prevented if the County had not allowed more homes, and thus more traffic on this already dangerous road.

Thank you for your consideration.

Ken and Jacci Fletcher

1408 Bob Kirby Road

Knoxville, TN 37931

[865-567-9667](tel:865-567-9667) Ken Fletcher Cell

[865-567-1610](tel:865-567-1610) Jacci Fletcher Cell

[865-670-2888](tel:865-670-2888) Ken Fletcher Work



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Fwd: File Number 2-A-13-RZ (Cynthia R. Baird)

2 messages

Sarah Powell <sarah.powell@knoxmpc.org>
To: "Mahan, Betty Jo" <bettyjo.mahan@knoxmpc.org>

Wed, Feb 13, 2013 at 1:35 PM

----- Forwarded message -----

From: **DEBORAH GODDARD** <debbiegoddard@bellsouth.net>
Date: Wed, Feb 13, 2013 at 1:28 PM
Subject: File Number 2-A-13-RZ (Cynthia R. Baird)
To: mike.brusseau@knoxmpc.org
Cc: contact@knoxmpc.org

Mike,

Per our conversation, I will be forwarding pictures to you of the flooding that occurs on our farm (USDA certified organic) that fronts 1415 Bob Kirby Road and 9922 Chesney Road (both our properties) caused primarily by the development of Chesney Hills subdivision in addition to other developments previously constructed (Delle Mead and others). I also forwarded these pictures to Commissioner Anders (he is looking into the flooding problems) but had difficulty doing so because the files were so large (he didn't reply, so I don't know if he received them or not). Please let me know if you receive them. I will send them in three separate files. Some of the pictures are of the horrible flooding that occurred in February 2011 (I realize that was an unusual rain event), some of typical rain event flooding that not only floods our property but Chesney Road, and some of the farm during dry times. I have over 150 pictures and movies of the flooding and will make copies to bring to the meeting tomorrow afternoon. The neighboring properties that are also directly affected by this are 1401 Bob Kirby Road (Doris Anz), 1501 Bob Kirby Road (Bill and Margaret Swartout), and 1505 Bob Kirby Road (LeeAnn Blackford, DVM).

Reasonable development may be acceptable if the runoff water is handled in such a way that it does not flood, make unusable, and devalue our and neighboring properties and if the existing problem is addressed and corrected first. Unfortunately, it appears the runoff water has not been handled correctly in the past, though, and thus results in the flooding of our and neighboring properties as well as Chesney Road. Prior to development, runoff water would filter naturally through the trees, grasses, etc. (and slowed down/absorbed considerably as compared to now with the addition of much pavement) in locations throughout the property dispersing the water equally. After development, the majority of the runoff water is captured and channeled directly onto our neighbors' properties as well as our property, ultimately devaluing all of our properties and making the flooded areas unusable and Chesney Road unsafe during rain events. With each house built and the addition of pavement/concrete/houses, the flooding problem increases and will continue to. Additional development will only worsen the existing problem if not handled correctly. We owned this property prior to the Chesney Hills subdivision development, and there was very minor flooding in the lower pasture area but nothing like this – it changed dramatically for the worse after that development. The retention pond is not sufficient to handle the volume of runoff water that comes from that development on the ridge even though the engineers may say it is (the flooding below is evidence that it is not sufficient). Further development on yet another ridge/hillside will only add to the existing problem if a solution is not found for the current problem.

Thank you so much for consideration of our concerns and for providing this information to all of the MPC Commissioners.

Sincerely,

Debbie and Jim Goddard
1415 Bob Kirby Road
9922 Chesney Road
Knoxville, TN 37931
[865-382-3047](tel:865-382-3047) (cell)

Michael Brusseau <mike.brusseau@knoxmpc.org>

Wed, Feb 13, 2013 at 1:35 PM

To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Buz Johnson <buz.johnson@knoxmpc.org>, Dan Kelly <dan.kelly@knoxmpc.org>

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