



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

Fwd: Kroger Development at Powell Airport

1 message

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

Tue, Feb 12, 2013 at 5:24 PM

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

From: **Teresa Montgomery** <tmmontgomery163@comcast.net>
Date: Tue, Feb 12, 2013 at 5:22 PM
Subject: Kroger Development at Powell Airport
To: contact@knoxmpc.org

Attached are several emails that were sent to the MPC concerning the Kroger Development which will be discussed on February 14. I can not be present at the meeting but want to make sure my concerns are presented.

Debbie Sauls and Sherron Smith will be representing our community at the February 14 meeting.

We had a community meeting on January 31 which we meet with Larry Smith and Mark Campen. The second attachment has a list of the residents that attended and were concerned about the development.

Also attached are pictures during January that shows two separate flooding, week of January 15 and also January 31.

If you have any questions, please do not hesitate to call or email.

Teresa Montgomery

163 Overton Lane

Powell, TN 37849

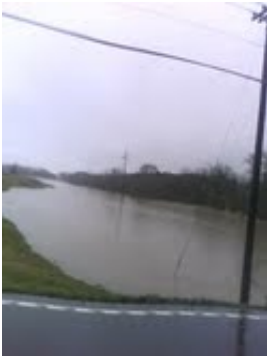
865-740-1008

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8 attachments



75 S ramp.jpg
14K



Central Ave.jpg
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Emory Road.jpg
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Photo0158 Jan 31.jpg
58K



Photo0159 Jan 31.jpg
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Rocky Top .jpg
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Overton Lane, Powell, TN 37849
Meeting concerning Powell Airport

Mark Campen, City Council and Larry Smith, Commissioner

Name <u>Teresa Montgomery</u>	Address <u>163 Overton Ln</u>
<u>Tommy Montgomery</u>	Email and Phone <u>tmontgomery163@comcast.net</u> <u>240-1008</u>
Name <u>RUSSELL WHITE</u>	Address <u>113 OVERTON LN</u>
<u>MARGARET WHITE</u>	Email and Phone <u>RUSSELLMARGO@YAHOO.COM</u> <u>938-1808</u>
Name <u>C. A. Harits</u>	Address <u>110 OVERTON LN.</u>
	Email and Phone <u>385-6363 (CASHAITS@JUNO.COM)</u>
Name <u>Carol M. Mung</u>	Address <u>7619 Herkell Rd</u>
	Email and Phone <u>865-947-6716</u>
Name <u>Mike Adams</u>	Address <u>12 W Emory</u>
	Email and Phone <u>865-938-1834</u>
Name <u>Mary Adams</u>	Address <u>7525 Central Ave</u>
	Email and Phone <u>865-947-6294</u>
Name <u>Bob Cummings</u>	Address <u>154 OVERTON LANE</u>
	Email and Phone <u>bcummings154@comcast.net</u> <u>865-859-0888</u>
Name <u>Deborah Jenkins</u>	Address <u>151 Overton Ln.</u>
	Email and Phone <u>dkj151@comcast.net</u> <u>865-938-3474</u>
Name <u>SHERRON SMITH</u>	Address <u>159 OVERTON LANE</u>
	Email and Phone <u>pooky55@aol.com</u>
Name <u>Debra Sauls</u>	Address <u>159 Overton LN</u>
	Email and Phone <u>Pooky55@aol.com</u>
Name <u>Ann L. LaCava</u>	Address <u>158 Overton home</u>
	Email and Phone <u>alacava@frontier.net</u> <u>9384180; 726390</u>
Name <u>Rusty + Angie Nicely</u>	Address <u>127 Overton Lane</u>
	Email and Phone <u>anicely@absconsulting.com</u> <u>865-607-9677</u>
Name <u>Betty & Les</u>	Address <u>7516 Central Ave. N.</u>
	Email and Phone <u>947-7130</u>
Name <u>D. C. Barber</u>	Address <u>7578 Central Ave. Pike</u>
	Email and Phone <u>385-9802</u>
Name <u>Spis Russell</u>	Address <u>111 Overton Ln</u>
	Email and Phone <u>947-1076</u>

Overton Lane, Powell, TN 37849
Meeting concerning Powell Airport

Mark Campen, City Council and Larry Smith, Commissioner

Name GARY NELSON

Address 167 OVERTON LANE
Email and Phone GLTLNELSON@COMCAST.NET

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Concerning Krogers at Powell Old Airport

From : Teresa Montgomery <tmmontgomery163@comcast.net>

Tue, Jan 15, 2013 12:34 PM

Subject : Concerning Krogers at Powell Old Airport**To :** mike busseau <mike.busseau@knoxmpc.org>, bettyjo mahan
<bettyjo.mahan@knoxmpc.org>, buz johnson <buz.johnson@knoxmpc.org>, mark donaldson
<mark.donaldson@knoxmpc.org>, dan kelly <dan.kelly@knoxmpc.org>

I own land behind the old Powell Airport and recommend that someone from the Planning Commission come and look at the area later today after all of this rain. I believe Mr. Mays is telling everyone that that area does not flood but if you come during all of this rain and see how much the area floods. Also you need to come over to Overton Lane and also see that we do not flood. We have owned this property for 13 years and have never had flooding on our side but it looks like a lake on the airport side.

I believe you need to also walk the Overton Lane side to see that we do not flood after all the rain. We are very concerned that after Krogers builds up the old Airport land that the flooding will be pushed over to our side. Krogers will have to build that side up to keep from flooding which will come over on us.

We even caught Mr. Mays one evening trying to make some adjustments to his land so that the flooding would be on us.

I understand you had a meeting last week and I was unable to attend because I work. If this is out of your hands please send on to the next division that will be reviewing. Some of my neighbors said that it would be Knoxville City next to review. If could tell me where I need to go next to get someone to look at this land today while there is flooding.

We will be taking pictures to confirm that there is no flooding on our property. Hopefully I will never need the pictures or an attorney.

Teresa Montgomery, CPA
865-740-1008
163 Overton Lane
Powell TN

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2nd. with pictures

tmontgomery163@comcast.net

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Fwd: Powell Airport Development**From :** Teresa Montgomery <tmontgomery163@comcast.net>**Subject :** Fwd: Powell Airport Development**To :** mike brusseau <mike.brusseau@knoxmpc.org>

Tue, Jan 15, 2013 08:06 PM

5 attachments

Just thought I would send you the pictures that we are sending to the City Council. This is just today.

From: "Teresa Montgomery" <tmontgomery163@comcast.net>**To:** cmitchell@cityofknoxville.org**Sent:** Tuesday, January 15, 2013 3:00:36 PM**Subject:** Fwd: Powell Airport Development

Ms. Mitchell,

This is an email that I sent to Mr. Stair. Can you make sure all the other Knoxville City Council members receive the pictures? Thank you.

From: "Teresa Montgomery" <tmontgomery163@comcast.net>**To:** "Marshall Stair" <marshallstair@cityofknoxville.org>**Sent:** Tuesday, January 15, 2013 2:36:26 PM**Subject:** Re: Powell Airport Development

Mr. Stair,

Attached are the pictures that will show you the problem of flooding at Powell Lake (Sorry Airport). This is a flooding zone and will always be a flooding zone unless the City makes our subdivision a flooding zone and lets anyone development this area. As I mention earlier we do not flood on our side of Beaver Creek. My neighbor can not get to the creek because she is on a walker but my husband will get some pictures later which I will send. She did get one picture from our side which is Picture 1.

This is just today if it keeps raining than it will worse.

Thank you for listening.

Picture 1 This is from our side at Beaver Creek looking over to the airport

Picture 2 Central Ave at Beaver Creek Bridge

Picture 3 On 75 S ramp off Emory Road

Picture 4 Emory Road

Picture 5 Rocky Top Gas Station

From: "Marshall Stair" <marshallstair@cityofknoxville.org>**To:** tmontgomery163@comcast.net**Sent:** Tuesday, January 15, 2013 10:15:09 AM**Subject:** Powell Airport Development

Thank you for the email.

Would you be able to take pictures of the flooding for those of us who cannot make it out there today?

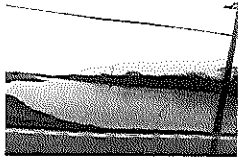
Thank you.

Marshall Stair

771-9215



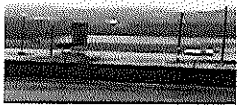
Our property.jpg
25 KB



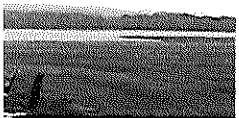
Central Ave.jpg
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75 S ramp.jpg
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Emory Road.jpg
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Rocky Top .jpg
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tmmontgomery163@comcast.net

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Powell Airport

From : Teresa Montgomery <tmmontgomery163@comcast.net>

Fri, Feb 01, 2013 01:27 PM

Subject : Powell Airport

3 attachments

To : buz johnson <buz.johnson@knoxmpc.org>**Cc :** Gary Nelson <gltinelson@comcast.net>, Sharon Smith <pooky55@aol.com>

Mr. Johnson,

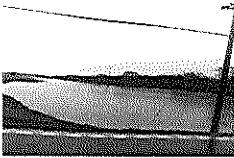
I am Teresa Montgomery and I live at 163 Overton Lane, Powell TN which is on the other side of Beaver Creek from the Powell Airport.

We meet with Mark Campen and Larry Smith concerning the council meeting for Tuesday February 5 concerning the Airport being rezoned for development.

Can you give me any information on why the Planning Commission decided to approve the rezoning for the Powell Airport when it has flooded for the last month? I have included pictures showing the flood of Jan 15 and Jan 30.

Any information that you can pass on to me would be appreciated.

Thank you for your time.



Central Ave.jpg
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Emory Road.jpg
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Photo0159 Jan 31.jpg
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*Email Before
City Council*

tmmontgomery163@comcast.net

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Re: Response to your email

From : Teresa Montgomery <tmmontgomery163@comcast.net>

Mon, Feb 04, 2013 02:41 PM

Subject : Re: Response to your email

2 attachments

To : Michael Brusseau <mike.brusseau@knoxmpc.org>

Cc : Buz Johnson <buz.johnson@knoxmpc.org>, Mark Donaldson <mark.donaldson@knoxmpc.org>, Gary Nelson <gltnelson@comcast.net>, Sharon Smith <pooky55@aol.com>

Mr. Brusseau,

I appreciate you answering all our questions. But the attachments were what we received on Friday from MPC. These plans are from Paulson Mitchell Inc. for Kroger. There has been alot of reviewing by our residents of Overton and Central Avenue and yes Kroger will be in the flood zone and the wetlands.

We see these floods monthly and know where the water stands. In January we had plenty of time to see where the water floods and compare to the plans attached.

I understand you and the MPC committee do not see this daily. That is what we as residents are trying to help all the committees understand.

From: "Michael Brusseau" <mike.brusseau@knoxmpc.org>

To: tmmontgomery163@comcast.net

Cc: "Buz Johnson" <buz.johnson@knoxmpc.org>, "Mark Donaldson" <mark.donaldson@knoxmpc.org>

Sent: Monday, February 4, 2013 8:57:47 AM

Subject: Response to your email

Teresa,

Below is a response written by the MPC Executive Director to Mark Campen, the City Council representative for the district including the Powell airport site. As we have discussed, City Engineering reviewed the current FEMA floodplain maps, and informed MPC staff that the proposed Kroger site is located outside of the Floodway designated area, and therefore suitable for removal of the F-1 zoning designation. Future permitting and development will be subject to the City's stormwater permitting process, as administered by City Engineering. The updated flood study that this recommendation was based on was actually effective on Jan 11, 2010, according to the map provided by City Engineering, that was included in the MPC agenda package.

Mike Brusseau

Hi Mark,

A 2005 flood study established a new boundary for the floodway of Beaver Creek (and the F-1 zone district). That 2005 floodway boundary does not include any of the Kroger property under consideration for a change of zoning. The MPC recommends that the old F-1 zone district boundary be adjusted to correspond with the recent flood study, which for now will create a boundary that corresponds with the Kroger property of a portion of it. As the rest of the old airport site requests a change in zoning the 2005 flood study boundary will be used.


The balance of the Kroger property outside the old F-1 zone district is currently zoned A-1 (where the old runway is located), C-3 and PC-1. The MPC recommends that all of the land on the Kroger site be zoned PC-1, which is consistent with the future land use plan of the North County sector plan. The proposed building site for Kroger is located outside the revised F-1 zone district, as shown in the 2005 flood study, but still within the 100 year floodplain. Most all of the property, including the part of the property currently zoned C-3 and PC-1 is located within the floodplain.


Property owners are allowed to develop within the floodplain provided they meet criteria established by the city storm water permitting process. Approval by City engineering will be a condition of approval for any development plans that are approved by MPC. Engineering approval of permits is required before any actual development occurs. Permit approval

within the floodplain requires a demonstration that the proposed storm water detention system has the capacity to assure that there will be no rise in rain event flood levels. I think I am saying that right. Anyway, all of the permitting process is still to come - after the zoning has been changed and after a site plan has been approved. If you need any further information, please let me know.
Regards,
Mark

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Michael A. Brusseau, AICP, Senior Planner
Knoxville-Knox County Metropolitan Planning Commission
City-County Building, Suite 403
400 Main St.
Knoxville, TN 37902
Phone: (865) 215-2500
Fax: (865) 215-2068
www.knoxmpc.org

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