

December 8, 2015

Lisa Starbuck
6233 Babelay Road
Knoxville, TN 37924

Knox County Metropolitan Planning Commission
400 Main St, Suite 403
Knoxville, TN 37902

RE: Agenda Item 12-SA-15-C Whelahan Farm Subdivision

Dear MPC Commissioners,

I am writing concerning the re-subdivision of the Whelahan Farm, Unit 2 on Babelay Road.

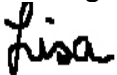
My concern is that the development will encroach upon a large portion of McAnnally Ridge, which is heavily wooded and has a very steep slope. McAnnally Ridge is a very prominent ridge in Northeast Knox County and this subdivision will go up to the very top of the ridge. It deserves our protection and is a perfect example of the type of property the Hillside and Ridgetop Plan was designed to protect. However, there is no mention of the Hillside Plan in the staff report.

I was glad to see that there are 8 conditions recommended for approval and that the developer will be working with Knox County concerning a conservation corridor along the top of the ridgeline, but I would like to see an additional condition added. I would like you to require the developer to follow the development guidelines set forth in the Hillside and Ridgetop Plan. I understand that the new subdivision has fewer lots than the previous plan and that the proposed subdivision makes the ridge lots larger. However, there is no requirement that they stay off of slopes greater than 25%, nor is there any discussion of grading and clearing limitations.

The entire Whelahan Farm property is in an environmentally sensitive area, with a blue line stream running through it and it is prone to flooding. During the development of Phase I, there were complaints by neighbors about mud and water that was diverted onto their property and this was without even touching the property that is on the ridge.

Please consider adding language which would limit clearing and development on the slopes of McAnnally Ridge.

Best regards,



Lisa Starbuck
President
Northeast Knox Preservation Association

Cc: Dave Wright, Knox County Commission Chair
Bob Thomas, At-Large Knox County Commissioner
Ed Brantley, At-Large Knox County Commissioner