



Betty Jo Mahan &lt;bettyjo.mahan@knoxmpc.org&gt;

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**[MPC Comment] Thank you for the opportunity to speak**

1 message

Paul Mandel &lt;paul@paulmandel.net&gt;

Fri, Jan 15, 2016 at 10:49 AM

Reply-To: paul@paulmandel.net

To: commission@knoxmpc.org

Madam Chairperson,

First, thank you for the time to air my concerns about the property, Westland Oaks. I feel that a swale on the western boarder of the property is a substandard solution and will appeal based on the fact that swales by their nature are not maintained, have gardens planted in the swales, outbuilding set in the swale and over time the swale just becomes flat yard. The only solution is a permanent catchment system that directs the water to the detention areas.

One other note. One the of the commissioners made a point to me that the job of the MPC is to determine the best use of land. I contend that the job of the MPC and of all county employees is to protect the interests of the citizens of the county. If the MPC believes that they are there to serve the county government as an agency to increase tax revenue I suggest that you rethink your charter.

Best regards,

Paul Mandel

12620 Pont Express Dr

Farragut, TN 37934

Owner of 960 Gothic Manor Way, 37923

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)

RE: 12-G-15-UR (Mesana Investments, LLC)

I have grave concerns about this project going forward without an extensive review of the hydrology. The two projects that preceded this development have left a number of issues unsolved that has caused extensive damage to homes west of the development.

My concerns are two folds. First, that the hydrology plan takes into account the issues that exists with the runoff from the plan development land and second that in the past developers have not been held to the hydrology plan when building. Westland Manor that is just to the west of the intended development is such a development.

The original hydrology plan required that all of the water from hard surface areas (roofs, driveways, sidewalks, etc.) were to be directed to the street so that the detention areas could collect the water. Just a quick drive though the subdivision shows that most of the houses built on the west side of Gothic Manor Way do not follow this plan. Both the grading and the actual water discard have caused downstream issues for homeowners in Charlestown Landing the development to the west of Westland Manor. No one at the codes administration stopped the project; in fact the developer was allowed to build home after home even though each new home violated the development plan. What assurances do we have that this will not happen again? What recourse will Westland Manor or Charlestown Landing homeowners have if the plan is not followed? This development is a LLC and as in most cases at the end of the development all that is left is an empty corporate shell.

In addition to the problems with the previous developments, a number of homeowners in Westland Manor have suffered extensive water damage from uncontrolled runoff from the farm that is the subject of this Use on Review. In my own case, I had the developer put a catch basin on our property to stop the erosion from the uncontrolled farm runoff. Even with the catch basin it only takes a moderate rain to cause erosion. South of our house two residents were forced to spend tens of thousands of dollars in repair and remediation of water intrusion from the runoff. This is all without adequate recourse for recovery.

I would like MPC to require the developer to acquire a \$5,000,000 bond that would inure to any homeowner that is harmed by the developer's non-adherence to the development plan or damage caused by inaccurate design. This bond would be a prerequisite to beginning the development and remain in effect for five (5) years after the development is completed.

I am not against the development that is planned but I am concerned that we have the makings of another Harrill Hill development. The homeowners of Westland Manor and Charlestown Landing have suffered substantial financial harm from the lack of proper code enforcements. I ask you to give us a vehicle for redress if the developer fails to plan properly or build to the approved plan.

Paul Mandel  
960 Gothic Manor Way,  
Knoxville, TN 37923