

**Arlene M. Lemiszki  
Peter J. Lemiszki, Ph.D.  
7516 Brittany Drive  
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October 10, 2016

Knoxville-Knox County Metropolitan Planning Commission  
Suite 403 City County Building  
400 Main Street  
Knoxville, TN 37902  
(via email: [commission@knoxmpc.org](mailto:commission@knoxmpc.org))

Re: File No. 10-SB-16-C/Oakland LLC

Dear Commissioners:

I am writing to address some concerns I have regarding the above-referenced proposed development.

The subject property lies on a portion of Emory Road that based on the grade of the road and the already diminished visibility available from Chartwell Road will not support a subdivision entrance that will adequately provide for the safety of the current residents of the surrounding subdivisions and community at large.

Under Subdivision Variances Required, Numbers 4 and 5 reduce the stated 400 feet minimum to 172 feet and 309 feet respectively. The posted speed limit on W. Emory Road is 40 miles per hour, but anyone who lives or drives in this area knows all too well that the reality is the speed limit is almost never observed. Driving 50 mph will likely result in someone riding your bumper and then passing you illegally. The Minimum Subdivision Regulations for Knoxville and Knox County provide that sight distance is based on the design speed of the road. These variances would suggest that the speed limit would be either 30 mph or less. I must respectfully disagree with the assertion that these variances will not create a traffic hazard. Adding an additional 80 cars per day from this portion of W. Emory Road in and of itself will create a traffic hazard.

Additionally, the new traffic pattern (vehicle circulation plan) for Karns Elementary School which takes effect on October 17 will dramatically and adversely affect the traffic on this portion of West Emory Road. All traffic will now enter from the west end of Beaver Ridge Road. The beginning of Beaver Ridge Road is at the intersection of West Emory, within close proximity to this proposed development.

The only experience many of the residents of Camelot II have had with developers/development was with Scott Davis/Eagle Bend and the construction of the Copper Ridge subdivision located adjacent to Camelot II. Unfortunately, the bank ended up with the property, Mr. Davis walked away, and the residents of Camelot II were left to deal with some of the aftermath. It has become clear that the storm water flow from the Copper Ridge property was disturbed and has caused

significant issues for the residents of our subdivision, particularly those on Brittany Drive. For example, a sewer line that tied into the existing sewer line in Camelot II was installed through a storm water basin. As a result, storm water in the catch basin infiltrates into the ground and follows the path of least resistance. It flows along the sewer line and emerges on the roadway in front of 7514 Brittany. During any rainfall event, water would flow (not trickle) from this “spring” in the street for at least three days unabated. This was particularly hazardous during the winter months, because the pavement would be completely covered by ice.

In approximately March of this year, I was able to locate someone with the County Highway Department to look at this problem. Mr. Jamey Jones arrived, took photos and commented to me that while he had seen some underground springs, this was the worst he had ever come across. Thereafter, he and a crew of approximately six to eight men with several pieces of heavy equipment worked for three straight days digging up the road and installing a French drain to direct the water to the existing natural storm water drainage system. This seems to have alleviated the problem for the time being, but I fear this is a temporary solution to a long-term storm water problem. More to the point is the fact that the county was required to foot the bill to remediate the problem that was caused by improper planning, oversight, and implementation of the concept and development plan.

I give you the above information because the middle reach of an area-wide storm water conveyance flows through the subject property. This tributary system conveys storm water runoff from the entire adjacent Camelot II and Copper Ridge subdivisions and drains into Beaver Creek (see Figure 1A). Flow in the lower reaches of this stream system can be continuous during wet seasons, but regardless of the time of year, when a storm does occur, the amount of discharge throughout the system increases rapidly and can last for days (see Figure 1B). Although the proposed subdivision plan does take the trunk channel of the storm water conveyance into consideration, the tributary channels shown in Figure 1A also conveys storm water to the trunk stream during major rainfall events. Properties 14, 15, and 18 would be subject to this storm water flow in these tributary channels. Alterations to these tributary channels and throughout the middle reaches of this stream, where the proposed development is located, if not done correctly, could cause flooding or other unintended consequences to occur in both the upper and lower reaches of the tributary system. If and when they do occur, will the county step in again and take care of the problem regardless of cost?

In addition, according to the Northwest Sector Plan, a portion of the subject property is designated “HP” (Hillside Protection) (see Figure 2). I would contend that appropriate steps should be taken to ensure adherence to the recommendations of the Knoxville/Knox County Hillside and Ridgetop Protection Plan. Per the Protection Plan, there are proposed limits to the density of residential development in these areas. Protecting hillsides is not only an aesthetic issue, but there is also the potential slope instability that can occur when vegetation is removed and storm water runoff and infiltration patterns on the hillsides are modified. Some homes in the adjacent subdivisions are on the upper parts of the hillside and could be impacted by downslope movement that is triggered by modifications to the slope during site development and home construction.

Finally, considering the previous existing conditions on the property, it is also important to acknowledge that the entire site is underlain by bedrock that has formed a karst groundwater system and has the potential for forming sinkholes (see Figure 3). There have been many instances throughout the county where modifications to stream drainages and hillsides have impacted the natural equilibrium between the infiltration of surface water and the movement of groundwater, which has led to the occurrence of sinkhole subsidence and collapse. ***Sometimes the adverse impact affects***

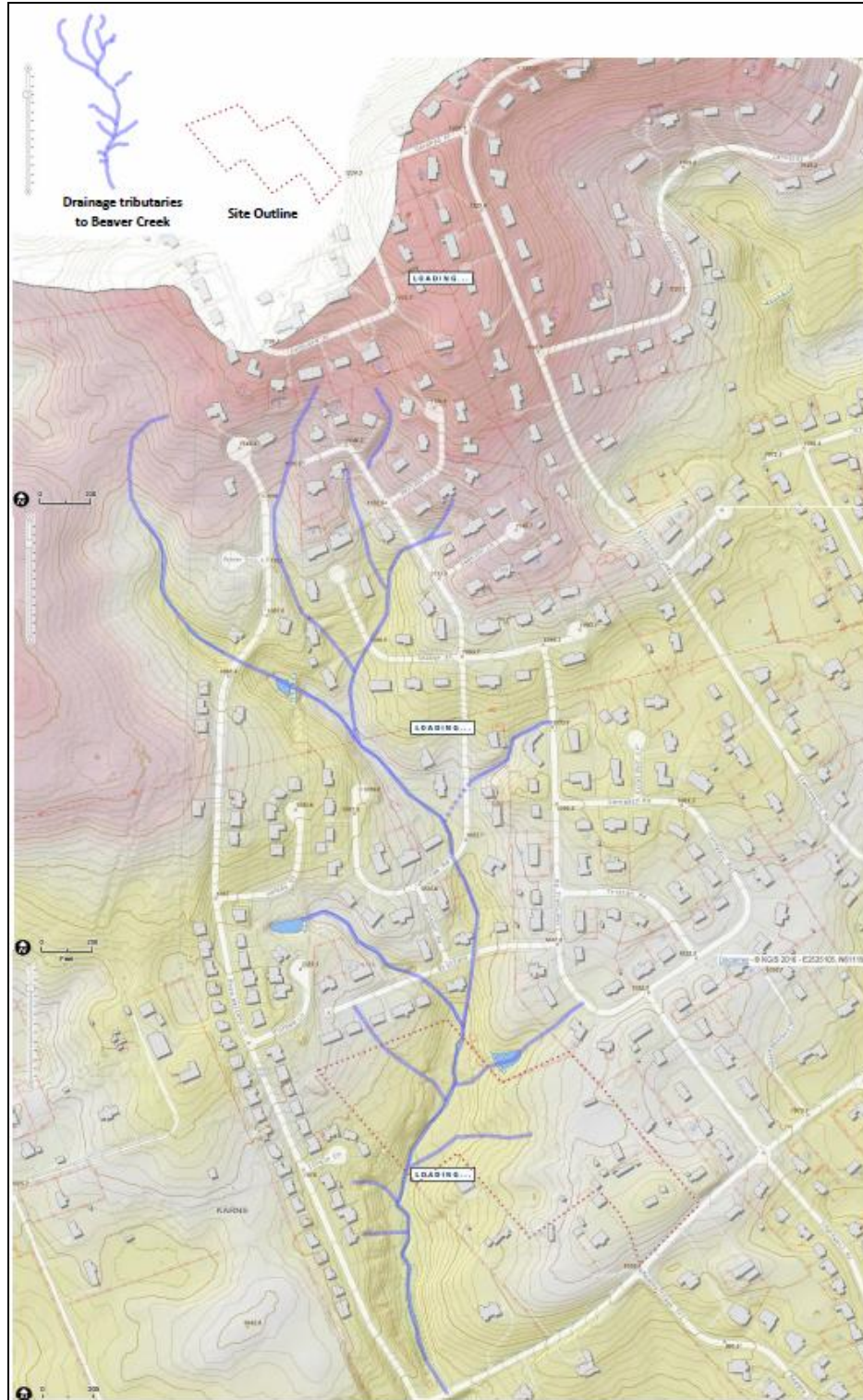
**adjacent land and not the site itself.** Therefore, please consider the importance of minimizing the proposed modifications of the existing landscape in order to protect the residents in the area.

Thank you for your consideration of the above concerns. If you have any questions, please feel free to call me at 947-5486.

Sincerely,

*Arlene Lemiszki*

cc: Mr. Dan Kelly (via email: [dan.kelly@knoxmpc.org](mailto:dan.kelly@knoxmpc.org))



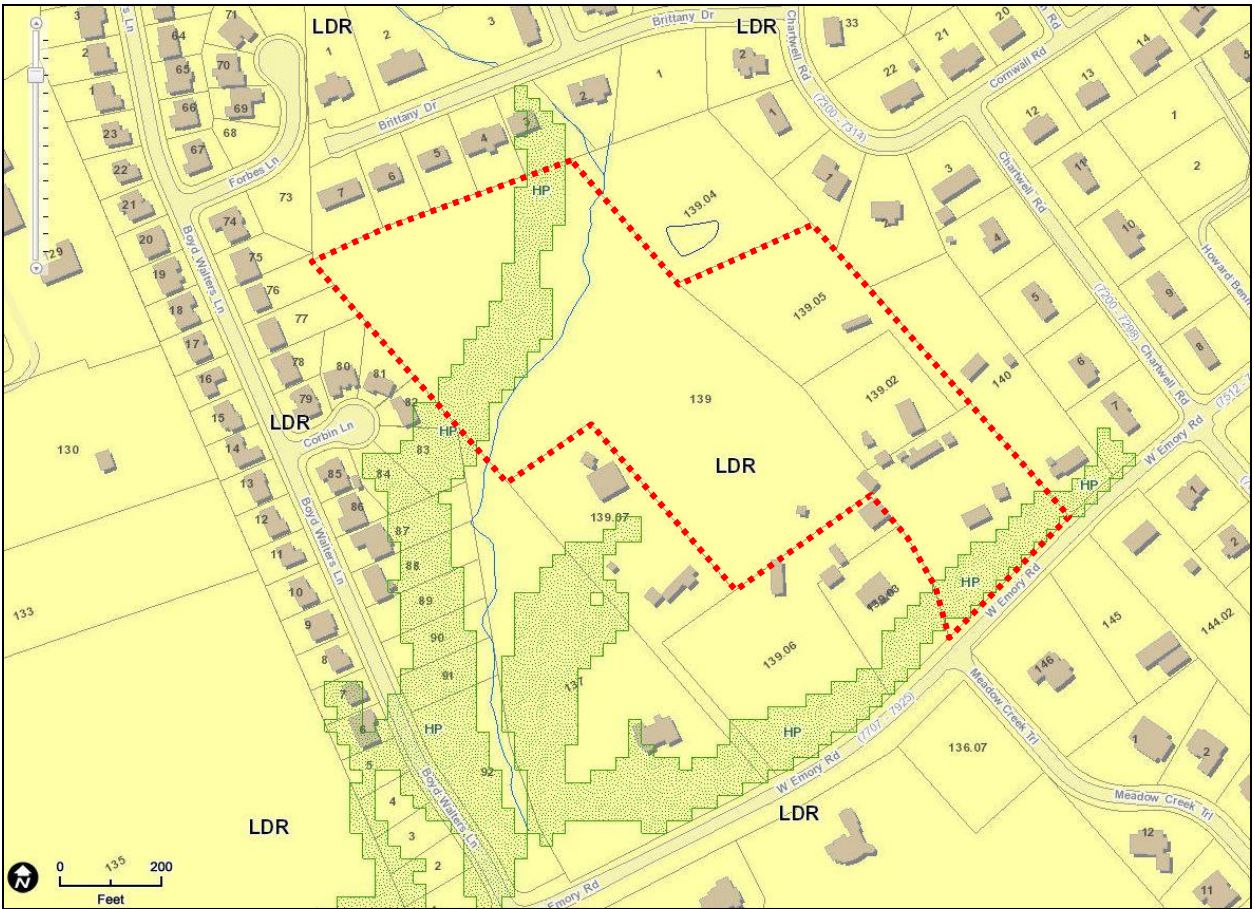
**Figure 1A.** Tributary stream system that is the primary storm water conveyance path in the area. Alterations to the middle reaches of the stream system, where the property is located, if not done correctly, could cause flooding on upper and lower reaches of the system.



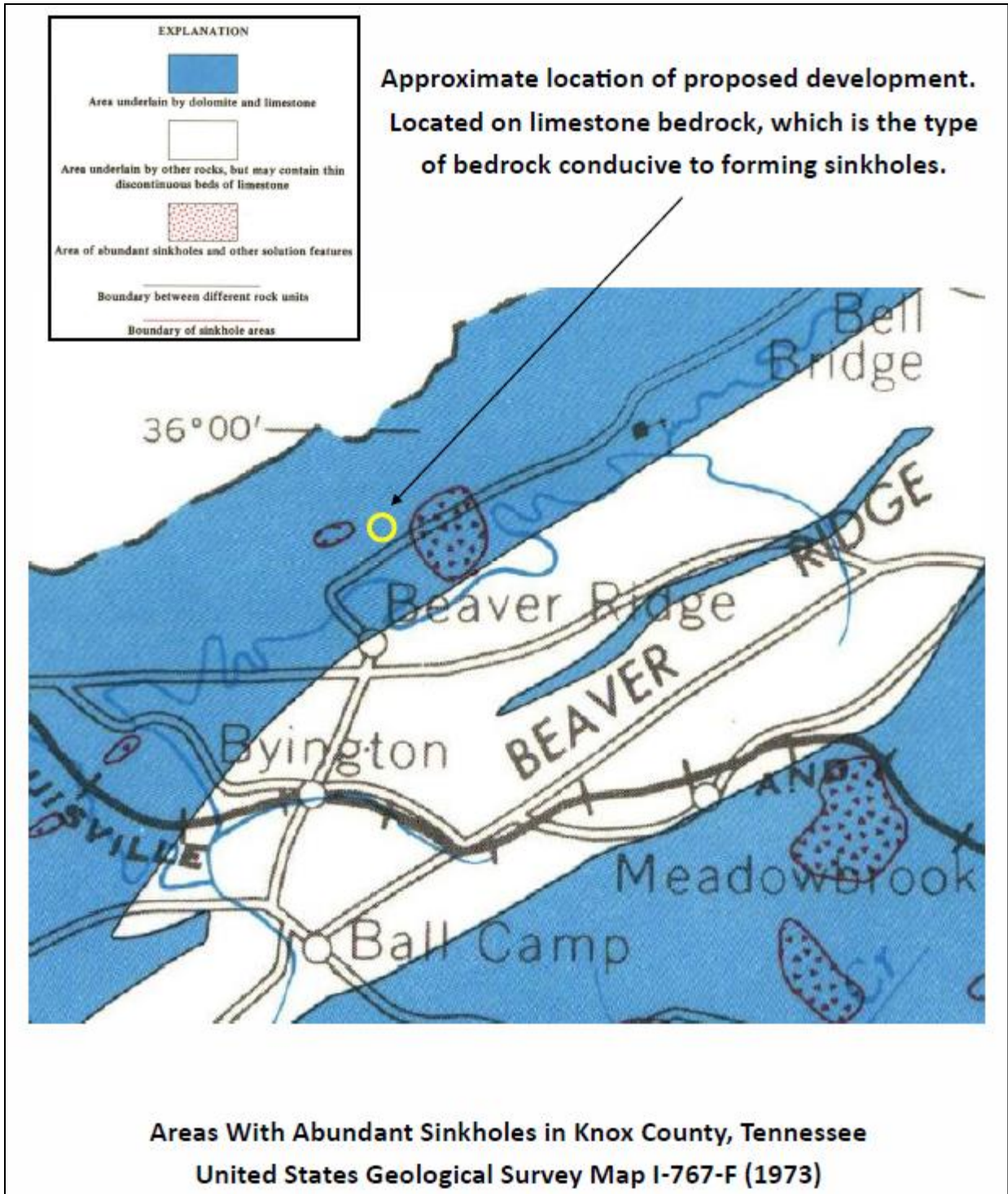


**Figure 1B.**Photos 1-6 depict high discharge flow in the main trunk stream after a major rainfall event. Photo 7 depicts pond overflow into the tributary that flows through Properties 14 and 15. Photo 8 depicts normal flow in the trunk stream during wet weather seasons. Photos taken in Jan/Feb 2016.





**Figure 2.** Northwest Knox County sector plan showing the Hillside Protection (HP) designation area within the proposed subdivision.



**Figure 3.** Map showing that the proposed development lies within a karst terrain.



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

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**[MPC Comment] Oakland LLC, File Nos.10-SB-16-C, 10-K-16-UR**

1 message

**KIM** <ksenkler@comcast.net>

Sat, Oct 8, 2016 at 8:41 AM

Reply-To: ksenkler@comcast.net

To: commission@knoxmpc.org, brad.anders@knoxcounty.org

Cc: KIM &lt;ksenkler@comcast.net&gt;

Good morning.

We are writing to voice our concerns about the newly proposed development off of West Emory Rd by Oakland, LLC.

Our concerns are summarized below:

- No traffic study required:
- Lack of sight line
- Geographical impacts

There continue to be developments in this area that fall below the threshold for a traffic study. However when you combine the impact of these developments it is very clear a traffic study is needed for this area.

- Average traffic on West Emory is at a rate much higher than the posted speed limit. Not only is there heavy traffic but we have semi-truck traffic as I.
- No visibility: there is a lack of sight line between this newly proposed neighborhood and Camelot 2 traffic.
- Additional impacts for traffic stemming from the new traffic pattern for Karns Elementary School

Geographical considerations need to be taken into consideration. The proposed subdivision backs up against Camelot 2 homeowners and run-off will continue to be an issue.

We appreciate your attention to our concerns. The Karns community and the 6th District voters are not against growth, however we are for smart growth. Let's maintain our community's features and appeal and not think only of additional revenue dollars.

Sincerely,  
Bret & Kimberly Senkler  
7404 Wickam Rd  
Knoxville, TN 37931