



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

[MPC Comment] Fwd: Koontz Development Follow Up

1 message

Gerald Green <gerald.green@knoxmpc.org>

Mon, Jul 9, 2018 at 1:48 PM

Reply-To: gerald.green@knoxmpc.org

To: Planning Commissioners <commission@knoxmpc.org>, Tamara <tamaraboyer@charter.net>, Lou Browning <lbrowning@summitsouthmortgage.com>

FYI

Gerald Green AICP

Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

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From: **Doug Bailey** <bailey5312@bellsouth.net>

Date: Mon, Jul 9, 2018 at 11:44 AM

Subject: Koontz Development Follow Up

To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Mr. Green,

I know you are busy, but I hope this email and attached document have found it's way to the commissioners attention. Just last week during a heavy thunderstorm, Tazewell Pike, around the entrance to Fountain Gate subdivision, was blocked with barriers by state highway crews until the water receded. This is a known problem area for flooding, and the Koontz development would only add to the problem, or the retention pond condition would not have been included before any construction could be started. Please don't let Mr. Koontz convince the commission otherwise.

Doug Bailey

Dear Mr. Green and MPC Commissioners,

I have attached a document that gives the history of significant water drainage problems at Fountainhead Condos, which is a development of Gary Koontz and Tom Smith. Mr. Koontz is proposing a new development adjacent to us called Fountainhead Village, that has the potential for more severe drainage problems than we ever experienced. So, I thought it to be necessary to inform you of his past ability or willingness to address these types of problems as construction proceeded, or more accurately, after construction had completed and the home owner's association took responsibility for these matters.

When Fountainhead Condos began experiencing drainage problems shortly after our HOA took responsibility for the property in 2005, Tom Smith performed some initial remedies to correct improper drainage around some of the units, but this quickly ended. Neither he or Mr. Koontz responded to further appeals to fix these drainage problems. It became

clear to us that we were on our own to correct these issues. You see, the Condominium or PUD type of development, which Fountainhead Village will be, is the best protection a developer could have after construction is finished. The new HOA through it's Master Deed is charged with maintaining the property. So, I appeal to you all to review this document describing our problems, and consider the potential problems Mr. Koontz could leave behind for his new development and it's HOA, and the county taxpayers.

Sincerely yours,

Doug Bailey

P.S. I have corroborating documents and HOA records to substantiate the information contained in the attached document.

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org

 **Fountainhead Drainage Costs.odt**
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