



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

---

[MPC Comment] Fountainhead Village File 6-N-18-UR

1 message

---

'Paul Eydam' via Commission <commission@knoxmpc.org>

Tue, Jun 12, 2018 at 9:20 AM

Reply-To: beydawfb@yahoo.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

The above project is on the agenda for this Thursday meeting. Today (Tuesday) you will be discussing this project. I am a resident at 5259 Fountainhead Lane and have some concerns regarding the Koontz project.

There are contingencies that are of concern:

1. The proposed retention pond TO BE BUILT BY KNOX COUNTY before this project can continue. Is there really going to happen??
2. This area that is to be developed has sinkholes; and more in the future
3. Drainage/flooding is a common occurrence after rains. The natural drainage flows DOWN this area, across other properties and eventually to the neighboring subdivision of Fountain Gate. Matter of fact, a new sinkhole has developed behind 5255 Fountain Gate Rd.

I urge you, in your discussion today, **do NOT consent to this project until ALL contingencies are met!** There are multiple other issues that need attention.

Thank you

Mary Eydam

5259 Fountainhead Lane

Sent from [Mail](#) for Windows 10

--

---

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



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

---

[MPC Comment] Item #14 File 6-SB-18-C, 6-N-18-UR

1 message

---

ombroligo via Commission <commission@knoxmpc.org>

Tue, Jun 12, 2018 at 9:59 AM

Reply-To: ombroligo@aol.com

To: commission@knoxmpc.org

TO: Metropolitan Planning Commissioners  
FROM: Fountain City Town Hall, Inc.  
DATE: June 12, 2018

RE: Item 14, File 6-SB-18-C, 6-N-18-UR

The Board of Fountain City Town Hall, Inc., unanimously voted to request the variance reducing the Peripheral Boundary Setback from 35 feet to 25 feet be denied and that the density be reduced.

The Knox County Zoning Ordinance, 5.13.06, allows the MPC to reduce the setback, but the setback reduction is not automatic. And, MPC has the ability to approve a development with lower density if density and impervious surface would negatively impact the surrounding areas.

The history of serious flooding events in this area is well documented. And, a network of sinkholes has been identified in this area, as well as on this specific property. Allowing the maximum amount of development possible on the usable portions of this site makes no sense.

County taxpayers will be paying for the construction and long-term maintenance of the regional detention pond proposed to be built immediately upstream from this property. In fact, construction of that regional detention pond is a condition of the approval of this development.

It is the practice of over-development of flood-prone properties with known engineering challenges, that has necessitated the construction of this regional detention facility--an after-the-fact attempt at a stormwater solution at the expense of the taxpayers.

The over-development of this condo site will result in additional flooding problems and the need for additional public investment.

We ask that you deny the variance to reduce the Peripheral Boundary Setback and that you reduce the density.

Yours truly,  
Charlotte Davis, Carlene Malone, Land Use Co-Chairs

--

---

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



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

---

## [MPC Comment] Fwd: Koontz Development Project

1 message

---

**Gerald Green** <gerald.green@knoxmpc.org>  
Reply-To: gerald.green@knoxmpc.org  
To: Planning Commissioners <commission@knoxmpc.org>

Wed, Jun 20, 2018 at 2:45 PM

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](mailto:gerald.green@knoxmpc.org)

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

From: **Doug Bailey** <[bailey5312@bellsouth.net](mailto:bailey5312@bellsouth.net)>  
Date: Tue, Jun 19, 2018 at 3:13 PM  
Subject: Koontz Development Project  
To: "[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)" <[gerald.green@knoxmpc.org](mailto:gerald.green@knoxmpc.org)>

Dear Mr. Green,

I wanted to rebut a statement Mr. Koontz made at the June 14<sup>th</sup> MPC meeting. He stated he had met with Fountainhead's HOA regarding his project. No such meeting ever occurred. He did call our President of the Board, and gave him some details of the planned development, but that's all. I have been on the board since February, and our President reported their phone conversation and described it as a "sales job". I also encountered Mr. Koontz on Fountainhead Lane a few weeks ago as he was removing the curbing at the end of our street to access his property. I argued with him that he was crossing our property, and he said that he owned it. It's hard to stop a bulldozer. The end of our very civil conversation was when I stated that we would oppose his development, which we are doing.

I am attaching a couple of short videos to illustrate the steep gradient of the development's property, and the sinkhole that is developing at Fountain Gate subdivision, in case you haven't seen it. Mr. Koontz's property already has two large sinkholes partly inside and partly outside his project that seem dormant, if that is the proper description of their status. My question to the MPC is, why risk future significant problems by letting Mr. Koontz handle his own drainage engineering solution? I am preparing a document that describes Fountainhead Condos own experience with Mr. Koontz's drainage problems after construction. His new project presents many more serious challenges in this area that could be left behind for the county and new residents to deal with after he has finished developing.

Sincerely,

Doug Bailey