



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

[MPC Comment] Fwd: Koontz Project 6-N-18-UR

5 messages

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

Mon, Jun 4, 2018 at 3:59 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

----- Forwarded message -----
From: Doug Bailey <bailey5312@bellsouth.net>
Date: Sun, Jun 3, 2018 at 4:34 PM
Subject: Koontz Project 6-N-18-UR
To: "gerald.green@knoxmpc.org" <gerald.green@knoxmpc.org>

Dear Mr. Green,

My name is Doug Bailey, and I am sending these short videos to you to document the reason for my communities opposition to Gary Koontz's proposed development that would be integral to our community here at Fountainhead Condominiums. In one video I mistakenly say I am a resident of Fountaingate. These videos are of the main road, Fountainhead Lane, in Fountainhead Condos, where I have been a resident for 14+ years. Not only would this proposed development negatively impact our community, but we believe it would also create a major drainage/flooding problem for Fountaingate subdivision. We therefore ask the MPC to deny approval for this Koontz project, 6-N-18-UR.


Respectfully,

Doug Bailey (on behalf of Fountainhead Condos)

Sent from [Mail](#) for Windows 10

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This message was directed to commission@knoxmpc.org

 Koontz Project 1 Low Res.MP4



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

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Knoxville-Knox County
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400 Main Street, Suite 403
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865.215.3758
gerald.green@knoxmpc.org

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

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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