



[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

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This message was directed to commission@knoxmpc.org