



Dori Caron <dori.caron@knoxmpc.org>

[MPC Comment] Item #25 on the Preliminary Agenda for the November 8, 2018 MPC meeting (Application 9-F-18-RZ):

Richard Rife <richard_rife@bellsouth.net>

Fri, Nov 2, 2018 at 12:46 PM

Reply-To: richard_rife@bellsouth.net

To: commission@knoxmpc.org, jtocher.mpc@gmail.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, gerald.green@knoxmpc.org, contact@knoxmpc.org, jeff.archer@knoxmpc.org, tom.brechko@knoxmpc.org, hugh.nystrom@knoxcounty.org

Cc: htipton@watsonroach.com

Good Afternoon,

As a resident of Dunbarton Oaks, I wish to express my concerns about the subject MPC agenda item to be discussed on November 8th. Given past problems which appear to stem from drainage, water runoff, topography, and general soil conditions of the Hunter property, I am opposed to changing the zoning of this land.

It is my understanding that the geotechnical and topographic data required has not been obtained, thus the true cost and impact from development can not be known.

As a retired engineer and project manager, I have seen multiple examples of the impacts from construction efforts that began without adequate understanding of existing soil conditions. I believe others have pointed out to the MPC the history of sinkholes and flooding that have occurred on the Hunter property. Flooding has also repeatedly occurred in the Dunbarton Oaks development; in fact the county had to install improved drainage a few years ago to address flooding on Dunwoody Blvd.

Development of the property next to Dunbarton Oaks is likely to exacerbate these problems. Even if the Hunter property is elevated, this will simply push the drainage problem to the land on both sides of that property. In my view, this land is simply not suitable for development. The natural terrain is such that the property in question receives too much rainwater and runoff to be used as real estate for building a housing development. Any attempts to modify or improve it for such use are likely to cause significant harm to folks living on either side of the Hunter property.

Again, I oppose the change in zoning for the subject agenda item.

Sincerely,
Richard Rife
691-1525

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This message was directed to commission@knoxmpc.org



Dori Caron <dori.caron@knoxmpc.org>

Fwd: Item #25 on the Preliminary Agenda for 11/8/18 MPC Meeting (Application 9-F-18-RZ):

1 message

Marc Payne <marc.payne@knoxmpc.org>
To: Dori Caron <dori.caron@knoxmpc.org>

Mon, Nov 5, 2018 at 2:19 PM

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

From: **Tina Piatt** <tina.piatt@knoxmpc.org>
Date: Mon, Nov 5, 2018 at 1:50 PM
Subject: Fwd: Item #25 on the Preliminary Agenda for 11/8/18 MPC Meeting (Application 9-F-18-RZ):
To: Marc Payne <marc.payne@knoxmpc.org>
Cc: Terry Gilhula <terry.gilhula@knoxmpc.org>

As we discussed. Thanks!

Tina

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

From: **Ashley Wade** <acrickwade@gmail.com>
Date: Mon, Nov 5, 2018 at 1:28 PM
Subject: Item #25 on the Preliminary Agenda for 11/8/18 MPC Meeting (Application 9-F-18-RZ):
To: <commission@knoxmpc.org>, <jtocher.mpc@gmail.com>, <eason.mpc@gmail.com>, <mgoodwin.mpc@gmail.com>, <gerald.green@knoxmpc.org>, <contact@knoxmpc.org>, <jeff.archer@knoxmpc.org>, <tom.brechko@knoxmpc.org>
Cc: <hugh.nystrom@knoxcounty.org>

Dear MPC Board Members,

I am a resident of Dunbarton Oaks and I oppose the rezoning of the Hunter property from Agricultural to Residential. I plan on attending the meeting tomorrow to show opposition to this application.

Our neighborhood directly backs to the proposed property. Our neighborhood has experienced significant drainage issues due to the topography and development of our neighborhood. This is especially evident at the front of our neighborhood, which is adjacent to the Hunter property. Our neighbors there have flooding in their yards and in the street when we have heavy rains. The Hunter property currently serves as a drainage area for our neighborhood. I am sure developing the property will create more issues for our neighborhood.

There are also many geo-technical issues with the development of the property. There are many sinkholes, and a creek running through the property. Our neighbors have many pictures of them. The Bivens, Lavelles, Haydens, Copes, Meehans, Dorstins, and Tiptons have been forced to spend significant amounts of money to attempt to repair issues on their homes and lots due to the sinkholes and draining issues.

I am a realtor, and I am in favor of smart development. I have seen much of the agricultural land along Northshore be developed for residential use. We live in a beautiful city which has experienced significant growth. I am concerned about the development costs the county and the developer will incur due to the issues with this property that we are aware of and the many issues that may potentially be discovered. A geotechnical survey should be completed before this moves any further. All parties involved should do their due diligence to ensure the safety of the residents of the community. This developer is not local, and he may not be around when issues occur related to the development of the land. Many local developers have passed on this parcel of land.

Knoxville and Knox County have come a long way since the developments of the 1990s, and many of the previous mistakes can be prevented.

I believe that due to the reasons, this land should remain zoned AGRICULTURAL. Thank you for your time and attention!

Ashley Wade

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Tina M. Piatt
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Knoxville/Knox County Metropolitan Planning Commission
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