

Google Groups

Fwd: Item #34 on the Preliminary Agenda for the October 11, 2018 MPC meeting (Application 9-F-18-RZ)

Terry Gilhula <terry.gilhula@knoxmpc.org>

Posted in group: **Commission**

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

From: **Valerie Cox** <valmcox@yahoo.com>

Date: Sun, Oct 7, 2018 at 11:00 AM

Subject: Item #34 on the Preliminary Agenda for the October 11, 2018 MPC meeting (Application 9-F-18-RZ)

To: Valerie Mire <valmcox@yahoo.com>

- My name is Valerie Mire and I live in Dunbarton Oaks which is adjacent to the property you are reviewing. I am honestly not big on letter writing to public officials because I can't read these emails and read the reviews for each meeting. I would much rather meet with you in person without a 5 minute clock ticking above my head, but I guess that's not going to happen.

The land you are reviewing is full of running water, sink holes AND water run off from all developments that surround it. Properties that are adjacent to it all had sink hole and water issues (ASK THEM). Eventually the water has to go somewhere and the CITY and the COUNTY apparently think they can build a dam to hold it back.

First and foremost, I implore you and the rest of the committee to LEARN the history of this property. You will be surprised how much there is. It dates back to a time before it was Northshore. A man that lives on Rudder Lane (behind the property in question and behind our neighborhood), Dr. Ambrose, knows it all. He will be at the MPC hearing if you are.

Steve Williams was the developer and he wasn't the best. When Steve made this neighborhood he made a "deal" with the County and the City to get the rights to develop. Half the city. He cut corners everywhere. People (inspectors) knew it then and now. Numerous complaints about water issue have been hashed out over the last 20 years. The last one was to spend a substantial sum of money to repair the drainage systems under the main roads in the neighborhood - apparently Steve did not adhere to city codes (inspectors knew that).

Why is this the Hunter's problem? They just want to go from Ag to Planned Neighborhood

Well let's face it. It's not. BUT, if you allow the change in zoning - you are opening this up to development.....so you should know that ANY developer is going to have their hands in the County are going to fly.

FOLLOW the MONEY

Did you know that Mrs Hunter has passed and one of the sons still lives and wants to stay. He is fighting with his brother (impending lawsuit) because if you change the zoning, it will be able to sell the land for development. Again, not your issue, but an interesting fact.

Another interesting fact, **LOCAL DEVELOPERS have all quickly passed on this property.** It's not "buildable" to make the numbers make sense. The current developer is out of CA and wants to try to put a bunch of cheap homes on this property and sell it to unsuspecting young families who live here! **Your job is to protect them.** It's been hard on all of us in this neighborhood. I can't imagine the repairs that these new houses will need within 5 years.

A FRESH IDEA

So what are you to do? If people want to change the zoning of their property, they can. I agree - **PROVIDE AN ALTERNATIVE.** The County caused this problem. They knew it at the time and paid the Hunter's a fair price for the land to **make it a park.** The density of the properties up and down that road is heavy. You allowed an apartment complex on Wallace Road recently. Crossing that is an embarrassment. An Assisted Living Center down the street. More to come I am sure.....but there is no GREEN SPACE. There is park at Westland and the park at that's it.

You could even make it a private pay dog park. Other cities have that all over the place. People would pay a quarterly park pass to the county to use the park. **Wow, A REVENUE**

You are the planning committee, you can do what you want. DO YOU WANT TO PROTECT the current property tax payers and the future property tax payers? Do something positive.

Water Issues in Dunbarton Oaks that effect the adjacent property.

Main Road - Dunwoody Blvd.

The drainage was not cement and had collapsed over the years. When the city fixed the problem all they did was open up the water to cause drainage problems on 2 homeowners. They have spent more than \$25K each trying to fix the issues on their properties TO NO AVAIL. It can't be fixed without a major overhaul. We expect to find this problem all over the neighborhood. The originally used was only meant to last 20 years!

Thornbury Court

Again, check with City offices of storm drainage they have the records. Almost every house on this road now has foundation issues due to water drainage. We have all "jacked up" the drainage at 8410 (wayne blasius' home- prior owner, friend of Steve Williams, worked at the city in development.....hmmm i wonder how Steve got the deal with the city...hmmm caused lawsuits - check the records. The house was a blight on the neighborhood because the problems couldn't be fixed without big money. The house ended up falling apart on a contractor who is slowly fixing what he can.

My house on 8419 was supposed to be fixed by the previous owners and to their credit they did add a sump pump and fixed the foundation. I have lived here for 4 years and have no problems. The only answer according to the city, contractors, and engineers is for me to excavate the land. This will get the water off my property but it will cause huge problems for my neighbors.

Hurstbourne Court

My last house 8413 Hurstbourne Court was built by someone other than Steve - but that didn't matter because it is the land that is the problem. That cul de sac apparently was diverting the water, they paved over it in a "dry spell". That water dumps into the property in question also. Where will all this water go???????

Ask the Hunter's. After Dunbarton Oaks was developed, they were flooded out of their property. They sue the city/county. The city/county had to build a culvert to divert water under Northshore to dump it across the street into the properties!

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Google Groups

Fwd: Brooke Duncan commented on Knoxville-Knox County Metropolitan Planning Commission's post.

Terry Gilhula <terry.gilhula@knoxmpc.org>

Oct 10, 2018 8:07 AM

Posted in group: **Commission**

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From: **Facebook** <update+mh33j13d@facebookmail.com>

Date: Fri, Oct 5, 2018 at 7:48 AM

Subject: Brooke Duncan commented on Knoxville-Knox County Metropolitan Planning Commission's post.

To: <contact@knoxmpc.org>



Facebook

Brooke Duncan commented on [Knoxville-Knox County Metropolitan Planning Commission's post](#).



Brooke Duncan

October 5 at 7:48 AM

RE: Item #34 on the Preliminary Agenda for the October 11, 2018 MPC meeting (Application 9-F-18-RZ):

My family has lived in Dunbarton Oaks for the past 12 years. During that time, I have witnessed most of my neighbors experiencing foundation issues and flooding. Why is this? Our neighborhood was built by Steve Williams on land filled with sinkholes that the builder filled in, covered up and hid. This has been well documented.

Our neighborhood floods frequently at its lower points. Recently the county discovered the storm drains weren't even connected to the property drainage ponds.

When our neighborhood was built in the 1990s, it also caused substantial flooding problems for the Hunters. The County was forced to build a culvert under Northshore to deal with these issues. Building on similar land again will compound these problems and directly harm our property as well as land downstream from the Hunter property. Addressing these issues will cost the County significant money.

Now the Hunter property behind us has a request to be rezoned from agricultural to residential. I am 100% opposed for two reasons. First, since building on this property will further compromise the stormwater drainage system and will cause further drainage

issues in our neighborhood. Second, the poor people who buy houses on the Hunter property will have the same issues as it is filled with sinkholes.

If the land directly downhill from us is developed (and those sinkholes filled in,) it will directly harm our property and cause even MORE flooding problems for us and others in the surrounding area.

It is my understanding that there has been no geotechnical survey conducted. That calls into question the builder's concern for his own money and, more importantly, the fate of his future buyers.

As a taxpayer and resident of Dunbarton Oaks, I implore you to keep the Hunter property zoned agricultural.

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Facebook, Inc., Attention: Community Support, 1 Facebook Way, Menlo Park, CA 94025

Google Groups

Fwd: Amy Lavelle commented on Knoxville-Knox County Metropolitan Planning Commission's post.

Terry Gilhula <terry.gilhula@knoxmpc.org>

Oct 10, 2018 8:06 AM

Posted in group: **Commission**

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From: **Facebook** <update+mh33j13d@facebookmail.com>

Date: Fri, Oct 5, 2018 at 1:42 PM

Subject: Amy Lavelle commented on Knoxville-Knox County Metropolitan Planning Commission's post.

To: <contact@knoxmpc.org>



Facebook

Amy Lavelle commented on [Knoxville-Knox County Metropolitan Planning Commission's post](#).



Amy Lavelle

October 5 at 1:41 PM

This is a follow-up to emails myself, my husband, and numerous neighbors have sent regarding item #34 on the Preliminary Agenda for the Oct 11 meeting (9-F-18-RZ). Since this meeting is over Knox County fall break and many of us concerned are out of town, we want our voice heard.

I live in Dunbarton Oaks subdivision, adjacent to the property up for rezoning. I am strictly opposed to this re-zoning to PR for a number of issues. This property should stay zoned Agricultural.

First and foremost, my opposition to this property arises from the fact that development of this property may impact my own property as well as my neighbors due to the numerous flooding issues our neighborhood, as well as myself personally, have had to deal with. The water from my own back yard drains directly onto the property in question and into the flowing stream that is on the property behind our house. I am aware of numerous sinkholes and caves, and a large flowing stream across the Hunter property which have historically served as a stormwater drainage system for the whole valley south of Northshore Drive, which includes our neighborhood as well as my house (one sinkhole and the stream, which floods out of its bank during a heavy rain, can be seen from my backyard). Just to make you aware, the water flows downhill from East to West and we are upstream of the proposed development property. I have spent thousands of dollars having to bring in several dumptrucks full of dirt to regrade the back yard and fill in a depression (pictures were sent with my emails). When we bought the house, on the first

rain the depression served as a small lake. Not a good thing in a backyard. My neighbors had likewise had major flooding issues and have likewise had to spend thousands of dollars fixing them.

Just as for background information, Our neighborhood was built by Steve Williams on top of similar sinkholes and has suffered numerous issues and damage as a result of sinkholes and drainage problems in Dunbarton Oaks. The bottom portion of our neighborhood now floods multiple times a year with big rain storms. We have pictures and video of this flooding. When our neighborhood was built in the 1990s, it also caused substantial flooding problems for the Hunters, who own the property in question of rezoning. The County was forced to build a culvert under Northshore to deal with these issues. Building on similar land again will compound these problems and directly harm my property as well as land downstream from the Hunter property. If the land directly downhill from us is developed (and those sinkholes filled in,) it will directly harm our property and cause even MORE flooding problems for myself and others in the surrounding area. When my wife met with the developers, their attorney, and few others from the neighborhood, the developers promised lots of things (lots to appease the crowd) but one of the promises was to do a geotechnical survey, which has not yet been conducted. Many of the sinkholes, like the one I can stand in and is still over my head, is not shown on the current TOPO map. If this land is not developed properly, it will be a nightmare for all involved. For all of these reasons, this land needs to STAY ZONED AGRICULTURAL.

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Facebook, Inc., Attention: Community Support, 1 Facebook Way, Menlo Park, CA 94025

Google Groups

RE: [EXT] Re: Hunter Property rezoning

Johnson, Greg (APAC-Harrison) <cgjohnson@harrisoncc.com>

Oct 10, 2018 8:09 AM

Posted in group: **Commission**

Believe me we will be there but we need those in charge to do what is in the best interest of the community.

From: Hugh Nystrom [mailto:Hugh.Nystrom@knoxcounty.org]

Sent: Wednesday, October 10, 2018 12:51 AM

To: Johnson, Greg (APAC-Harrison); 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

Subject: [EXT] Re: Hunter Property rezoning

Greg, thank you for your email please make sure the neighborhood is well represented at the MPC meeting on Thursday. I've been out of state for the past week I'll be getting back to Knoxville Wednesday night. You are welcome to call my cell phone at 308-3565.

Hugh

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On Fri, Oct 5, 2018 at 12:10 PM -0700, "Johnson, Greg (APAC-Harrison)" <cgjohnson@harrisoncc.com> wrote:

As a resident of Dunbarton Oaks I am against the recent building upstarts in our area. As a 30 year employee of a highway construction company, I have seen the nightmare of constructing new roads to meet overcrowded areas. There were new apartments recently constructed across from us and huge building projects are being planned. We fight every day to get to and from work and school on an overcrowded and unsafe road with only one way out. More people and cars can only increase the problems that currently exist. What was once a great place to reside is becoming a huge parking lot. Getting thru Rocky Hill is often overcrowded and folks are detouring thru subdivisions and thru school zones to try to bypass this area.

The Hunter Property right beside us also offers other problems like drainage which we already have in our area. Our subdivision was built over creeks and no regard for water flow. My neighbors below me often get flooding in their yards. I myself get a big pool of water and mud with each big rain. Not to mention the caves under the ground in the area. Our flat yard now has two big low spots due to settlement.

The new development will in all likely hood increase drainage problems. The water has to go somewhere.

Please do some preplanning for all these folks that you are allowing to move into this area and us! I moved here from Alcoa Highway and now are seeing the same problems creeping in that I moved away from.

Greg Johnson

City of Knoxville Taxpayer

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