

Northshore PR Rezoning10SE18C/10E18UR

Paul Ambrose <psambrose@gmail.com>

Oct 4, 2018 9:29 PM

Posted in group: **Commission**

My name is Paul Ambrose. I am writing to alert MPC to the adverse geological and drainage problems on this property. My property is "down stream" from this property and is severely affected by the water run off from the creek and numerous sink holes on this property. This is a property that should remain agricultural as loss of every foot of grass on this property from development means more run off to properties below. Building residences on this parcel will lead to sinking foundations and flooding problems such has already occurred in Dunbarton Oakes Subdivision which is on the next parcel above this property ("up stream") and is beset with the same sink holes and flooding problems. We are asking that you not disregard the stories from the Dunbarton Oakes owners who have suffered and are suffering the consequences of PR zoning on this type of property.

Google Groups

Fwd: Photo of property for rezoning

Paul Ambrose <psambrose@gmail.com>

Oct 5, 2018 8:22 AM

Posted in group: **Commission**

Concerning rezoning 10se18c/10e18ur This is a diagram of the flooding that passes down to my property from the creek and multiple sink holes on the subject property. Dunbarton Oakes members have photos of the sink holes and flooding on the subject property that affects them. Hope this info can be included in the planning session. Please note that the property below the subject property was recommended by MPC to be changed from agricultural to PR-4 in 1997 but when it came before county commission in Feb.1997 this recommendation was rejected by the commission because of all the drainage and sinkhole problems. Thank you Paul Ambrose (using wife's phone!)

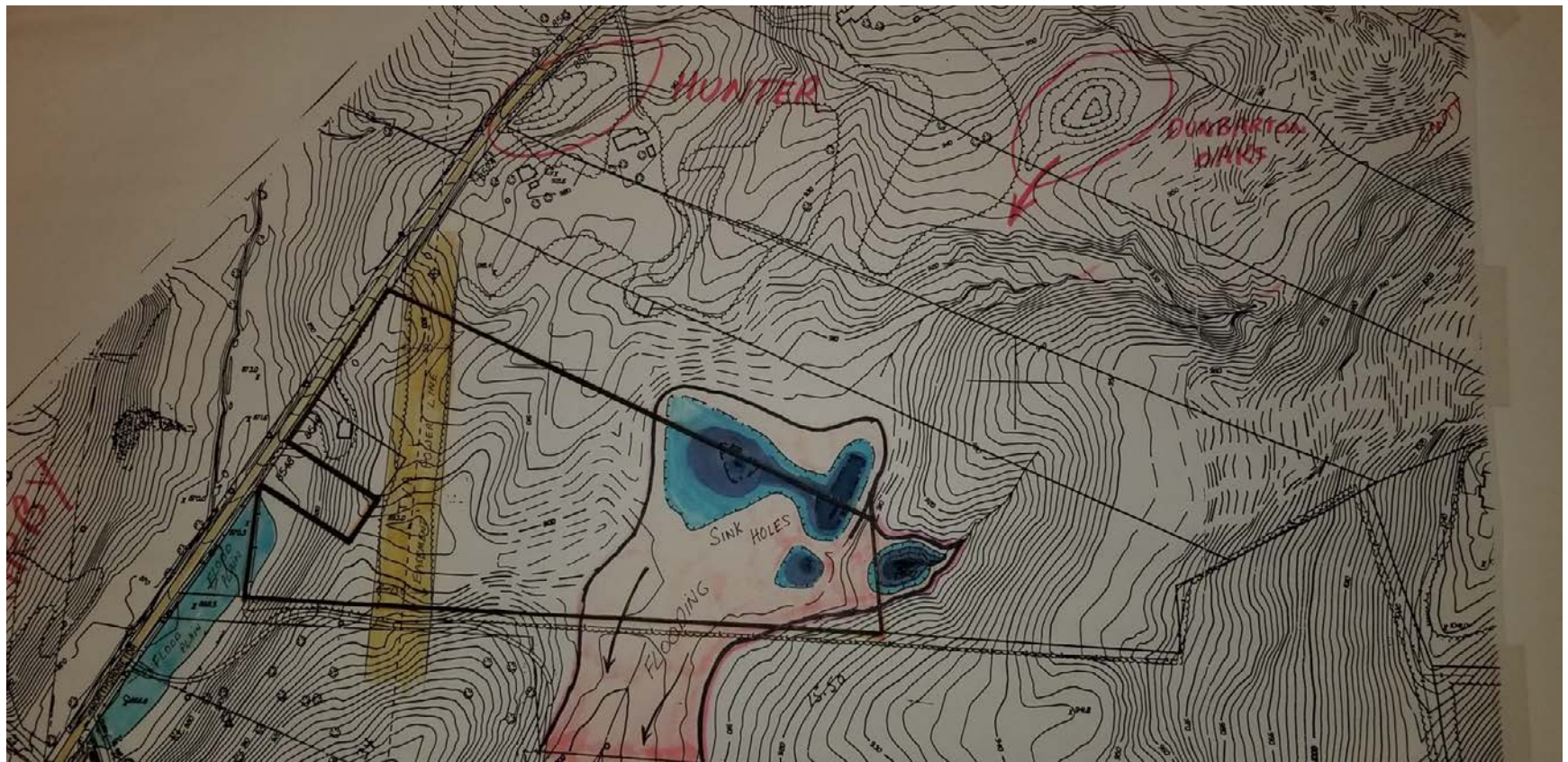
----- Forwarded message -----

From: **Kathy Ambrose** <kathyambrose@gmail.com>

Date: Fri, Oct 5, 2018 at 7:13 AM

Subject: Photo of property for rezoning

To: Paul Ambrose <psambrose@gmail.com>



Proposed Development 10-SE-18-C, 10-E-18-UR

Lavelle, Amy E. <aelavelle@pstcc.edu>

Oct 3, 2018 3:54 PM

Posted in group: **Commission**

Dear Mr. Archer and MPC staff,

I am writing in reference to the proposed development by Briar Rock Partners, LLC off of Northshore Drive. I have several concerns with this proposed plan, as I will list below.

1. First and foremost, is the **environmental impact** that the development of this property may have on current property owners. The proposed plan backs up to Dunwoody Blvd., which I live off of and have property that backs up to the property that is for-sale. The property that is up for rezoning has serious water issues, many sink-holes and caves, and a major creek running through it that drains into the fields and into the back of several of our properties. We made the developers aware of this issue (as they had not walked the property) and presented them with evidence of the flooding, caves, and sink-holes when we met with them a few weeks ago. They were not aware of these issues. Several of us property owners have spent thousands of dollars (literally, we have the bills to prove it) to correct flooding issues in our yards and homes. Many of us have suffered from foundational issues due to this improper water drainage in the neighborhood. In a nutshell, the water from our neighborhood and another neighborhood further down Northshore Drive ends up in the property directly behind Dunwoody Blvd. As stated, this has already created many issues for us property owners and we are concerned that water will be re-directed back onto our property by the creation of this development. We have several pictures of the flooding from the creek and in the property directly behind Dunwoody Blvd and in our own yards. We would be happy to share this evidence with any of you upon request. We feel that this is an issue that **must** be addressed.
2. **Density:** Since the back of the property is not buildable, the density of all the houses is planned to be up front, which puts 5 or so homes per acre on the front portion of the property. Once again, this is a concern due to the environmental issues stated above. Furthermore, the plan puts houses and streets within a 25 foot buffer (basically right up to the property line) of many of the properties off of Dunwoody Blvd.
3. **Safety:** Having streets back right up to the property lines of our houses creates a great safety concern for many of us, as our neighborhood is full of children. This issue would have to be addressed by the property owners with fences or a tree buffer, if possible.
4. **Traffic:** As you all are well aware of, Northshore Drive near Wallace Rd. intersection is a very busy road already. Traffic issues have been made worse at this intersection by the apartments off of Wallace Road, as well as the overall increase of traffic down Northshore Drive. The proposed development would have an entrance almost directly across from Lyon's Crossing entrance and approx. 100 feet from Wallace Rd and our neighborhood entrance. With no turn lanes on Northshore, this creates even more of a safety and traffic concern. If you look at the plan, it is a head-on collision nightmare in the making.
5. **Neighborhood schools:** As more developments are made along Northshore Drive, it is putting a strain on our local schools, which already report that they are at or above capacity. Specifically impacted is Rocky Hill Elementary school. Many of us chose to live in this area because of the excellent school system, particularly the elementary school. At some point, some consideration has to be taken to the potential impact to the quality of the school resulting from the over-development of Northshore Drive.

Thank you for taking your time to read my concerns. As the October MPC meeting is scheduled over Knox County Schools fall break, myself and many of my neighbors will be out-of-town and unable to attend the meeting. Please do not let our absence be mistaken for us not caring as a community. Please address our concerns.

Thank you,

Amy Lavelle
Associate Professor
Pellissippi State Community College
865-694-6402

Northshore PR Rezoning10SE18C/10E18UR

Paul Ambrose <psambrose@gmail.com>

Oct 4, 2018 9:29 PM

Posted in group: **Commission**

My name is Paul Ambrose. I am writing to alert MPC to the adverse geological and drainage problems on this property. My property is "down stream" from this property and is severely affected by the water run off from the creek and numerous sink holes on this property. This is a property that should remain agricultural as loss of every foot of grass on this property from development means more run off to properties below. Building residences on this parcel will lead to sinking foundations and flooding problems such has already occurred in Dunbarton Oakes Subdivision which is on the next parcel above this property ("up stream") and is beset with the same sink holes and flooding problems. We are asking that you not disregard the stories from the Dunbarton Oakes owners who have suffered and are suffering the consequences of PR zoning on this type of property.

Google Groups

Fwd: Photo of property for rezoning

Paul Ambrose <psambrose@gmail.com>

Oct 5, 2018 8:22 AM

Posted in group: **Commission**

Concerning rezoning 10se18c/10e18ur This is a diagram of the flooding that passes down to my property from the creek and multiple sink holes on the subject property. Dunbarton Oakes members have photos of the sink holes and flooding on the subject property that affects them. Hope this info can be included in the planning session. Please note that the property below the subject property was recommended by MPC to be changed from agricultural to PR-4 in 1997 but when it came before county commission in Feb.1997 this recommendation was rejected by the commission because of all the drainage and sinkhole problems. Thank you Paul Ambrose (using wife's phone!)

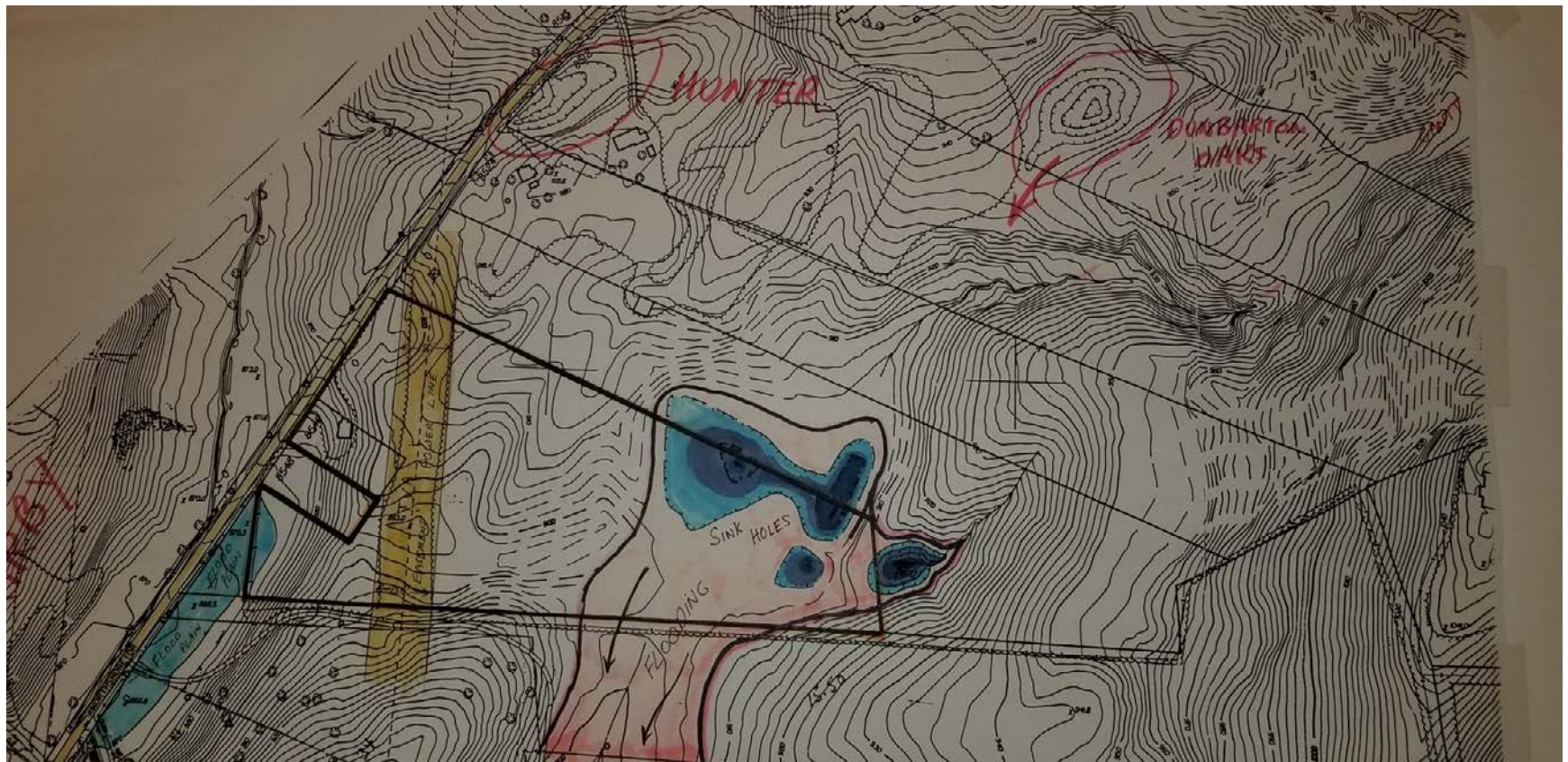
----- Forwarded message -----

From: **Kathy Ambrose** <kathyambrose@gmail.com>

Date: Fri, Oct 5, 2018 at 7:13 AM

Subject: Photo of property for rezoning

To: Paul Ambrose <psambrose@gmail.com>



Proposed Development 10-SE-18-C, 10-E-18-UR

Lavelle, Amy E. <aelavelle@pstcc.edu>

Oct 3, 2018 3:54 PM

Posted in group: **Commission**

Dear Mr. Archer and MPC staff,

I am writing in reference to the proposed development by Briar Rock Partners, LLC off of Northshore Drive. I have several concerns with this proposed plan, as I will list below.

1. First and foremost, is the **environmental impact** that the development of this property may have on current property owners. The proposed plan backs up to Dunwoody Blvd., which I live off of and have property that backs up to the property that is for-sale. The property that is up for rezoning has serious water issues, many sink-holes and caves, and a major creek running through it that drains into the fields and into the back of several of our properties. We made the developers aware of this issue (as they had not walked the property) and presented them with evidence of the flooding, caves, and sink-holes when we met with them a few weeks ago. They were not aware of these issues. Several of us property owners have spent thousands of dollars (literally, we have the bills to prove it) to correct flooding issues in our yards and homes. Many of us have suffered from foundational issues due to this improper water drainage in the neighborhood. In a nutshell, the water from our neighborhood and another neighborhood further down Northshore Drive ends up in the property directly behind Dunwoody Blvd. As stated, this has already created many issues for us property owners and we are concerned that water will be re-directed back onto our property by the creation of this development. We have several pictures of the flooding from the creek and in the property directly behind Dunwoody Blvd and in our own yards. We would be happy to share this evidence with any of you upon request. We feel that this is an issue that **must** be addressed.
2. **Density:** Since the back of the property is not buildable, the density of all the houses is planned to be up front, which puts 5 or so homes per acre on the front portion of the property. Once again, this is a concern due to the environmental issues stated above. Furthermore, the plan puts houses and streets within a 25 foot buffer (basically right up to the property line) of many of the properties off of Dunwoody Blvd.
3. **Safety:** Having streets back right up to the property lines of our houses creates a great safety concern for many of us, as our neighborhood is full of children. This issue would have to be addressed by the property owners with fences or a tree buffer, if possible.
4. **Traffic:** As you all are well aware of, Northshore Drive near Wallace Rd. intersection is a very busy road already. Traffic issues have been made worse at this intersection by the apartments off of Wallace Road, as well as the overall increase of traffic down Northshore Drive. The proposed development would have an entrance almost directly across from Lyon's Crossing entrance and approx. 100 feet from Wallace Rd and our neighborhood entrance. With no turn lanes on Northshore, this creates even more of a safety and traffic concern. If you look at the plan, it is a head-on collision nightmare in the making.
5. **Neighborhood schools:** As more developments are made along Northshore Drive, it is putting a strain on our local schools, which already report that they are at or above capacity. Specifically impacted is Rocky Hill Elementary school. Many of us chose to live in this area because of the excellent school system, particularly the elementary school. At some point, some consideration has to be taken to the potential impact to the quality of the school resulting from the over-development of Northshore Drive.

Thank you for taking your time to read my concerns. As the October MPC meeting is scheduled over Knox County Schools fall break, myself and many of my neighbors will be out-of-town and unable to attend the meeting. Please do not let our absence be mistaken for us not caring as a community. Please address our concerns.

Thank you,

Amy Lavelle
Associate Professor
Pellissippi State Community College
865-694-6402

Fwd: property on Northshore before MPC

Jeff Archer <jeff.archer@knoxmpc.org>

Oct 3, 2018 7:11 AM

Posted in group: **Commission**

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

From: **Paul Ambrose** <psambrose@gmail.com>

Date: Tue, Oct 2, 2018 at 8:58 PM

Subject: property on Northshore before MPC

To: <kensunzeri@gmail.com>

Mr. Sunzeri, My name is Paul Ambrose. I am a 74 years old and have lived in close proximity to the subject property since 1982. I am very concerned about your proposed development because I am well acquainted with the water drainage problems that come from this property. The water problems start on the south side of Northshore Drive as it crests the hill at Buckeye and Aldenwood Drives, going steeply down hill all the way past the Kensington development.

Aldenwood and Buckeye developments simply passed their water drainage down the hill to the property that became Dunbarton Oaks. Dunbarton Oaks had sinkhole problems that were ignored and it appears that the storm drains in that development were not hooked up to any drainage as all the water from the streets and storm drains flows across the front and back of your property,

After Dunbarton Oaks was completed there was so much water that drained across the FRONT of your subject property that the water was trapped and a lake was formed. I was told that Mrs. Hunter said it came up to the driveway to the house on your property. It is my understanding that Mrs. Hunter had to obtain legal regress to address the problem.

Either the developer of Dunbarton Oakes or the county paid for a large drainage culvert, positioned at the northwest corner of your property, to be drilled diagonally under Northshore Drive all the way to a creek behind Lyons Crossing. The diameter of this culvert will give you an idea of the amount of water that was calculated that it would have to handle.

You should also know that the property adjacent to your property on the west side, zoned agricultural and owned by Scott Davis, was recommended by MPC for PR 1- 4 units/acre. This MPC recommendation was rejected by Knox County Commission when it came before them on Feb. 24,1997 because of the sinkhole and drainage issues from your property. The property retained it's agricultural zoning.

The reason your property has remained undeveloped all these many years is that local developers and residents know this past history and the water problems which will be exacerbated by your development.

--

Jeff Archer, AICP

Principal Planner

Knoxville / Knox Metropolitan Planning Commission

400 Main St, Suite 403

Knoxville, TN 37902

(865) 215-3821