



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 12-E-19-RZ**

1 message

**'Courtney Shea' via Commission** <commission@knoxplanning.org>

Tue, Dec 10, 2019 at 12:13 PM

Reply-To: courtshea@aol.com

To: commission@knoxplanning.org, michele.carringer@knoxcounty.org, michelle.portier@knoxplanning.org

12-E-19-RZ

Dear MPC: I am opposed to the recommendation of the MPC and concur with the many neighborhood groups who have recommended a density of one unit per acre. I live close by on Beverly Place, have lived here since 1983, and I am familiar with the land in question.

Looking at the map showing the Stream Protection Zone, I am concerned about how an access road for the proposed subdivision will impact the creek and the flooding. I can attest that the area where this subdivision is proposed, regularly floods. The proposed entrance will place a huge amount of runoff from impervious surfaces directly adjacent to the flood zone and will both increase flooding and water pollution. The entrance needs to be moved further away from the creek.

If the access point to the subdivision is moved out of the stream protection zone, it would be close to the curve on Greenway which would be low visibility, would also have runoff problems because of the steeper grade. It would make a big big difference how many cars tried to enter Greenway at this dangerous spot. The fewer the better.

There will be only one entrance to this subdivision on a narrow road: This subdivision should therefore be limited to the county standard of 150 units without a second entrance. Can't there be a second entrance required?

The current estimate of 1859 vehicle trips per day would seem to create an unsustainable traffic problem for this area.

The calculations made based on the steepness of slopes in this plan would require fewer units, I believe it to be 153. Because of the proximity of this proposed development to streams and flood prone areas, and because this is a long narrow site, the recommended number of lots (203 by staff) is not justified. This development will disrupt the watershed, especially impacting the Oakland and Beverly Road areas.

I applaud the staff recommendation to use pervious paving wherever possible: However, the entrance road is the area which will probably have the greatest unmitigated impact on flooding and I cannot see that pervious paving can be used for high traffic areas.

What will be the effect of train traffic on this increased use of Beverly Road?

Courtney Shea, 387-7466

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Item 17 for December 12 planning meeting**

1 message

**Deborah Thomas** <deb33immel@gmail.com>

Mon, Dec 9, 2019 at 8:10 PM

Reply-To: deb33immel@gmail.com

To: commission@knoxplanning.org

Cc: michelle.portier@knoxplanning.org, michele.carringer@knoxcounty.org

Dear Commissioners,

Please deny the request for item 17 based on prior staff recommendations of one dwelling unit per acre. Please see attached photos.

Thank you for your time and consideration,


Deborah Thomas  
(865) 742-7119

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Planning\_Dec2019\_DT\_pers.pdf**  
481K




Dear Planning Commissioners,

I am writing regarding the request for rezoning on the above item. Please deny the request based on the MPC professional staff recommendation of 3-18-18 to approve rezoning to Planned Residential at a density of 1 dwelling unit per acre. I have lived in Oakwood for over 20 years and have seen increased flooding during the past 10 years, despite the city spending millions of dollars in flood mitigation.

Responsible development enhances and promotes growth. Development that does not include storm water planning damages existing residential and commercial properties, thus weakening the tax base.

This does not just impact people in the Beverly Road community and the county. It impacts thousands of people that live and work downstream of the proposal in the city. I will give a few examples, as these are not rare flooding events.

### Oakwood Neighborhood Flooding

	<p>House at 630 Banks Ave, located approximately five blocks from First Creek in 2012. Photo courtesy Google Street View</p>
	<p>House at 630 Banks was demolished and the city of Knoxville dredged the area for flood control in 2015. Photo courtesy Google Street View.</p>
	<p>The current natural area at 630 Banks Ave. There was recent additional flood control work at a property adjacent to this area. Storm water mitigation is an ongoing effort.</p>

Broadway Corridor Area Flooding 2011, 2018 and 2019



Photo left-Cecil Ave at Broadway Shopping Center in 2011. North Broadway was closed at I-640 and Woodland Avenue.

Photo right-OLPNA FB page post on June 3, 2018. Henegar St between Banks and Shamrock Avenues, adjacent to Christenberry School, 2-3 blocks uphill from First Creek.



Above photos - Emoriland area in Feb 2019, a business was lost (2011) and the city dredged this area for flood control

Being against a proposal such as this is pro-business, because you are protecting established commercial areas and neighborhoods. Revitalize areas that have sewage, power, and roads, instead of promoting new construction in natural areas that will negatively impact and harm existing developments.

Please deny the current rezoning request for this high-density proposal and support the MPC professional staff recommendation of 3-18-18 to approve rezoning to Planned Residential at a density of 1 dwelling unit per acre.

Sincerely,  
Deborah Thomas  
428 E Burwell Ave,  
Knoxville, TN 37917





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: Agenda item**

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**Terry Gilhula** <terry.gilhula@knoxplanning.org>

Mon, Dec 9, 2019 at 1:36 PM

To: Michelle Portier &lt;michelle.portier@knoxplanning.org&gt;, "Brooks, Amy" &lt;amy.brooks@knoxplanning.org&gt;, Gerald Green &lt;gerald.green@knoxplanning.org&gt;, "Caron, Dori" &lt;dori.caron@knoxplanning.org&gt;

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

From: **Abshna** <abshna@aol.com>

Date: Mon, Dec 9, 2019 at 1:06 PM

Subject: Agenda item

To: &lt;contact@knoxplanning.org&gt;

My name is Ronnie L. Collins. I am President of the Alice Bell/Springhill Neighborhood Association. I am writing in reference to file number 12-E-19-RZ. This is for a zoning change of the property on Beverly Road to PR. The Staff recommendation is for the property to be rezoned to Planned Residential with a maximum density of up to 1 dwelling unit per acre(outside the Floodway). We support the Staff recommendation. The recommendation is for 1 dwelling unit per acre. After being a witness to many floods in this area for many years, including one just a few weeks after the last time this was proposed, we would ask that you support the Staff recommendation.

Thank you,  
Ronnie L. Collins, Pres. ABSHNA



Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 12-E-19-RZ MPC 12.12.10 Agenda #17**

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**Heidi Parunak** <rev.parunak.heidi@gmail.com>  
Reply-To: rev.parunak.heidi@gmail.com  
To: commission@knoxplanning.org, michelle.portier@knoxplanning.org  
Cc: olpna-board <olpna-board@googlegroups.com>

Mon, Dec 9, 2019 at 6:27 AM

RE: 12-E-19-RZ MPC 12.12.10 Agenda #17

On behalf of the Oakwood-Lincoln Park Neighborhood Association (OLPNA), I am submitting the following letter found in the attachment asking that the proposed 12-E-19-RZ rezoning be denied to Randy Guignard/Cafe International/LLC.

Respectfully,

Heidi Parunak  
OLPNA Board Member  
Chair:Zoning, Codes and Blight  
[407 E Morelia Ave](#)  
[Knoxville TN 37917](#)  
865-230-1957

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Rezone\_Beverly\_Dec\_2019.pdf**  
643K

Date: December 6, 2019

Re: Knox Planning File number 12-E-19-RZ, R Guignard at Beverly Road MPC, MPC Agenda #17, 12.12.19

Dear Knoxville Knox County Planning Commissioners,

I am writing on behalf of the Oakwood-Lincoln Park Neighborhood Association regarding concerns over the request by Randy Guignard/Café International for a rezoning to planned residential at Beverly Road. We support the MPC professional staff recommendations of 3-18-18 to approve to Planned Residential at a density of 1 dwelling unit per acre. This property impacts White's Creek, which drains into First Creek, which flows along North Broadway.

The North Broadway area and surrounding neighborhoods have experienced flooding secondary to being in the First Creek Watershed area. Some of this flooding has been helped with the use of city tax dollars, but some rainfalls have come very close to overflowing the area the city improved. Development upstream impacts these areas. The Oakwood-Lincoln Park area has experienced frequent flooding events despite efforts to remedy stormwater. Please see attached photos on page 2.

Downstream neighbors want sustainable development that enhances our area and promotes growth. Development that does not include flood control planning and stormwater retention hurts the revitalization of the North Broadway Commercial Corridor, as well as nearby residential properties.

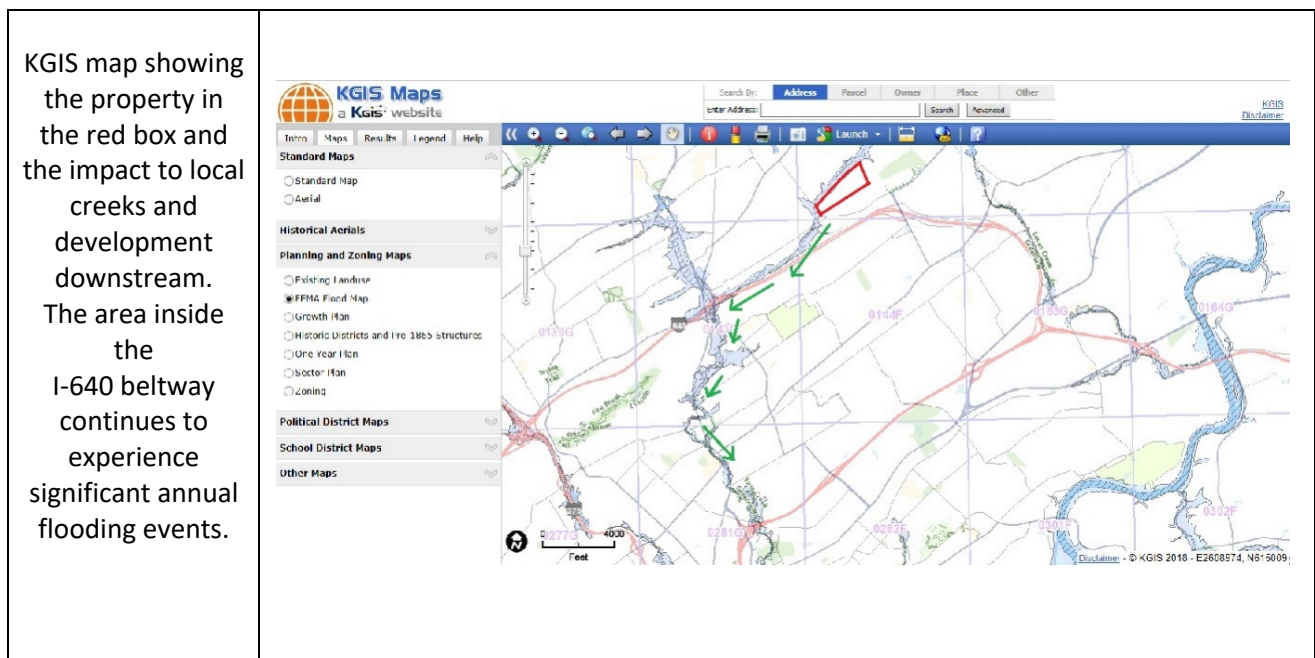
Please support the March 2018 MPC staff recommendation of 3-18-18 to approve rezoning to Planned Residential at a density of 1 dwelling unit per acre and **deny** the request from Mr. Guignard for increased density.

Sincerely,

Heidi Parunak

Board Member OLPNA (Oakwood-Lincoln Park Neighborhood Association)

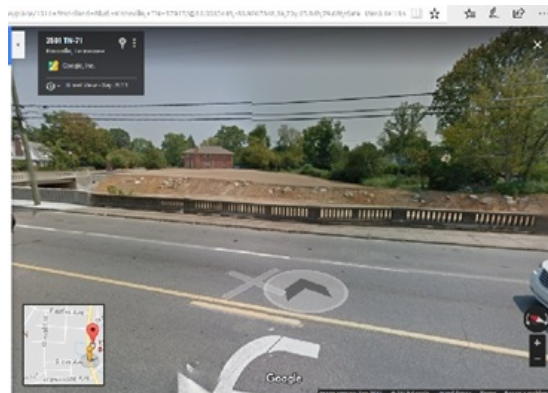
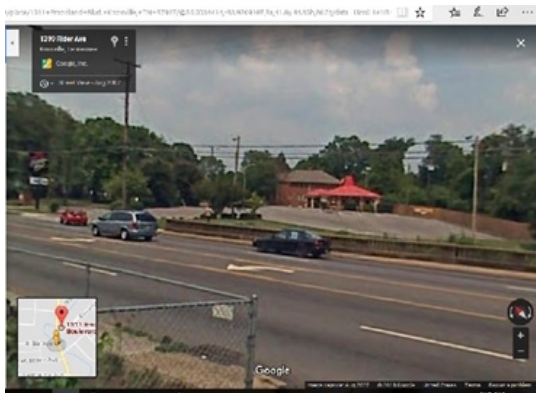
Chair-Zoning, Codes and Blight



Photos below - North Broadway in February 2011. Flooding closed Broadway.



Lost Business at Emoriland and First Creek flood abatement work below.  
Photos courtesy of Google Street View from 2007 and 2011.



Below are photos of Broadway Shopping Center in February 2019, after flood abatement work on First Creek. One lane of North Broadway still needed to be closed for safety.









Laura Edmonds <laura.edmonds@knoxplanning.org>

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**[Planning Commission Comment] Comments on File 12-E-19-Rz**

1 message

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**'James Cotham' via Commission** <commission@knoxplanning.org>  
Reply-To: jascotham@yahoo.com  
To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Thu, Dec 5, 2019 at 10:19 AM

Attached is a response from the Board of the Fairmont Emoriland Neighborhood Association to a proposal for development of property on Beverly Road. Please add our letter to public comments on the matter of Re: File 12-E-19-Rz

Steve Cotham, President  
Fairmont Emoriland Neighborhood Association

[1712 Emoriland Blvd.](#)  
[Knoxville, Tennessee 37917](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Beverly Rd letter.pdf**  
182K

**Knoxville Knox County Planning Commission**

**400 Main Street SW #403**

**Knoxville, Tennessee**

**Re: File 12-E-19-Rz**

For Knox County Planning Commission consideration:

**The Fairmont Emoriland Neighborhood Association continues to support very strongly the recommendation of MPC professional staff on March 8, 2018 for development of this property. Due to the constraints, the property should be rezoned to Planned Residential with a maximum density of up to 1 dwelling unit per acre (outside the Floodway). Nothing has changed on the property or in the surrounding neighborhood since March 2018 that would warrant a change in the previous recommendation.**

Stormwater conditions with flooding and road closures are **already** not uncommon events adjacent to this property. **We strongly urge that any development of this property be limited to one dwelling unit per acre.**

At the March 6, 2018 agenda review meeting (3-D-18-RZ), MPC Director, Gerald Green, said about this property, **“This is the worst piece of property that has ever come before MPC.”**

The staff report for the March 8, 2018 meeting contained the following quotes:

“About 2/3’s of the site is designated for Slope Protection Area on the sector plan. Disturbance of the site for residential lot construction should be limited, to the greatest extent possible, to areas outside the Slope Protection Area and away from the steepest portions of the site, as identified by the staff slope analysis.”

The slope analysis reported by MPC on this property:

Non-Hillside Portions- 14.91 acres

**Hillside and Ridgetop Protection Area:**

Value	Percent Slope	Count	Acres
1	0%-15%	4740	2.72
2	15-25%	15381	8.83
<b>3</b>	<b>25%-40%</b>	<b>38889</b>	<b>22.32</b>
<b>4</b>	<b>greater than 40%</b>	<b>10725</b>	<b><u>6.16</u></b>
<b>Total of</b>			<b>40.03 acres</b>

***(note: The floodway is 17 acres of the total 78 acres. The slope protection area makes up 66% of the remaining property)***

“Because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit density to no more than 1 dwelling unit per acre.”

The staff recommendation March 8, 2018 said, “Reasonable residential development may be permitted under the current agricultural plan designation, which allows consideration of PR (Planned Residential) zoning at a density of 1 dwelling unit per acre or less. **The steep slopes and floodway characteristics of the site make it unsuitable for a density greater than 1 dwelling unit per acre**, therefore the sector plan amendment is not necessary. **The requested PR zoning will allow the residential units to be clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.**”

**“RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1 dwelling unit per acre.”**

Many neighborhood groups including Tazewell Pike-Beverly Station Neighborhood Coalition, Oakwood-Lincoln Park Neighborhood Association, Fairmont-Emoriland Neighborhood Association, Fountain City Town Hall, Inc., as well as neighbors on McCampbell Lane, Oakland, Beverly Road, Acorn Rd., DeMarcus Lane, and Resident Vice-President Government Relations - AL, LA, M, & TN Norfolk Southern Railway (regarding grave concerns for increasing the already present drainage issues where Norfolk Southern track maintenance crews are constantly addressing the track bed to maintain proper condition) wrote letters regarding this property in 2018. Over 70 people attended the County Commission meeting on this site in 2018.

Because this site is on White’s Creek which is a major tributary of First Creek, flooding from this site will impact most of Knox County’s 2<sup>nd</sup> district and will spill over into the 4<sup>th</sup> district in the city where almost three million dollars was spent at Fairmont-Emoriland for flood control.

**Again, as we stated at the beginning of this letter, all of us were and are in agreement with the Planning Commission professional staff regarding Planned Residential zoning at the proposed density of 1 dwelling unit per acre (outside the floodway).**

Submitted by,

Steve Cotham, President

Fairmont Emoriland Neighborhood Association





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] 12-E-19-RZ (Rezoning at Beverly Road)**

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**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Nov 26, 2019 at 2:44 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Cc: aaron.fritts@knoxcounty.org, Curtis Williams &lt;cmwilliams@knoxvilletn.gov&gt;, Leo LaCamera &lt;leo.lacamera@knoxcounty.org&gt;, amanda.purkey@knoxcounty.org

Commissioners,

Ms. Waynette Anderson of 3329 and [3321 New Beverly Baptist Church Rd.](#) (abuts the relevant property on the southeast corner) called today for information on this request.

The roads are in the city, but the property proposed for development are in the county. She outlined the following concerns but does not use email, so I'm summarizing her concerns below.

1. Flooding of Whites Creek after rains
2. The bridge on Beverly Road that spans the creek at the steel plant and railroad is very narrow and has no guard rails. When a tractor trailer is traveling to/from the plant, it is the only vehicle that fits on the bridge and other vehicles are forced to wait. Ms. Anderson states the bridge is too narrow to accommodate the additional traffic 261 residences would generate.
3. The ridge on the eastern side of Beverly Road approaching the bridge comes right up to the road which has no shoulder, making visibility of the road difficult for traffic pulling out of the proposed development and posing a traffic hazard.
4. Traffic issues:
  1. The intersection of Beverly Road and Tazewell Pike (a little over 1/2 of a mile north of this development) sometimes gets backed up as much as 45 minutes as it is.
  2. Traffic also gets backed up at or by the steam plant on Beverly Road.
  3. Greenway Road, leading from Target and that strip mall up to this development is too narrow to accommodate additional traffic (I measured it in KGIS at several locations - it seems to be 18-19' in width).

I notified Ms. Anderson of the public meeting being held by the development team on December 5th. She plans to attend for more information and to relay her concerns.

Thank you,  
Michelle

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**Michelle Portier, AICP**

Planner

865.215.3821



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] 12-E-19-RZ (Beverly Road rezoning)**

1 message

**Michelle Portier** <michelle.portier@knoxplanning.org>

Tue, Nov 26, 2019 at 3:21 PM

Reply-To: michelle.portier@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Commissioners,

I've heard from another neighbor to this property, Mr. Bobby Marine, who lives at [3529 Demarcus Ln](#) (property abutting the rezoning property, centrally located east to west).

Mr. Marine's concerns are as follows:

1. Flooding in the area - it doesn't flood with every rain, but it does flood when there's a lot of it.
2. Bridge is narrow and not safe for the amount of traffic that would be expected from this sized development
3. Traffic gets backed up at times since Beverly Road leads to Target shopping center and I-640.

Mr. Marine is aware of and plans to attend the developer's public meeting.

Thank you,  
Michelle

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**Michelle Portier, AICP**Planner  
865.215.3821

Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 12-E-19-RZ**

1 message

**Randy Guignard** <randy@fourseasonscorp.com>

Mon, Nov 25, 2019 at 11:08 PM

Reply-To: randy@fourseasonscorp.com

To: "michele.carringer@knoxcounty.org" &lt;michele.carringer@knoxcounty.org&gt;, "murphysprings@gmail.com" &lt;murphysprings@gmail.com&gt;, "lrider@knoxvilletn.gov" &lt;lrider@knoxvilletn.gov&gt;, "ombroligo@aol.com" &lt;ombroligo@aol.com&gt;, "commission@knoxplanning.org"

&lt;commission@knoxplanning.org&gt;

Cc: John King &lt;jking@lewisthomason.com&gt;

The development team for the Rezoning application 12-E-19-RZ is having a public meeting at the Lyons Club Building in Fountain City Park on December 5, 2019 at 4:00pm

There will be a preliminary concept plan for this development available to peruse and some of the engineers in attendance. The meeting will be led by John King.

Current zoning is Industrial and RB Requested zoning is PR (planned residential) This is set to be heard at the December 12, 2019 Planning Commission meeting starting at 1:30 pm

Regards

**Randy Guignard | *President*****Four Seasons, Inc | 2109 Dutch Valley Drive | Knoxville, TN 37918**Tel 865.219.7730 Cell 865.244.8050 Email [randy@fourseasonscorp.com](mailto:randy@fourseasonscorp.com)Check out our website! [www.fourseasonscorp.com](http://www.fourseasonscorp.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 12-E-19-RZ**

1 message

**Carlene Malone** <carlene.malone@gmail.com>

Fri, Nov 22, 2019 at 8:17 AM

Reply-To: carlene.malone@gmail.com

To: commission@knoxplanning.org, Gerald Green &lt;gerald.green@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;, michelle.portier@knoxplanning.org

**FOUNTAIN CITY TOWN HALL, INC.**

P.O. BOX 18001, Knoxville, TN, 37928-8001

**November 22, 2019****RE: 12-E-19-RZ, Cafe International--Randy Guignard,**

Dear Planning Commissioner:

The Board of Fountain City Town Hall, Inc., unanimously voted on November 11, 2019, to request that the rezoning to Planned Residential be limited to one dwelling unit per acre.

**Our request remains consistent with, and in support of, the 3-8-18 MPC professional Staff Recommendation to approve the rezoning to Planned Residential at a density of one dwelling unit per acre for this site. The on and off-site conditions which served as the basis of the 3-8-18 recommendation, have not changed.**

As noted in the 3-8-18 MPC Staff Report, Planned Residential at one dwelling unit per acre is appropriate given the physical constraints of this site.

The site is very steep. Of the total 80 acres, only 22 acres are outside the Hillside and Ridgetop Protection area. Thirty-seven (37) acres have slopes above 15%, with more than 28 of those acres having slopes ranging from 25% to above 40%. Additionally, almost 19 acres are floodway.

There is very limited vehicular access from this property to the only street available to enter/exit, Beverly Road. The road network in this area is substandard. The history of serious flooding is well documented.

Thank you for considering our request to limit the Planned Residential zoning to one dwelling unit per acre.

Sincerely,

Charlotte Davis and Carlene Malone, Land Use Committee Co-Chairs

Fountain City Town Hall, Inc.

cc: Gerald Green, Amy Brooks, Michelle Portier

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"To abandon facts is to abandon freedom...If nothing is true, then all is spectacle.  
The biggest wallet pays for the most blinding lights."  
[-Timothy Snyder, *On Tyranny*]

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **FCTH--Guignard 2019.docx**  
13K



**FOUNTAIN CITY TOWN HALL, INC.**

P.O. BOX 18001, Knoxville, TN, 37928-8001

**November 22, 2019**

**RE: 12-E-19-RZ, Cafe International--Randy Guignard,**

Dear Planning Commissioner:

The Board of Fountain City Town Hall, Inc., unanimously voted on November 11, 2019, to request that the rezoning to Planned Residential be limited to one dwelling unit per acre.

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Thank you for considering our request to limit the Planned Residential zoning to one dwelling unit per acre.

Sincerely,

Charlotte Davis and Carlene Malone, Land Use Committee Co-Chairs

Fountain City Town Hall, Inc.

cc: Gerald Green, Amy Brooks, Michelle Portier



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] re: File 12-E-19-RZ**

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**ombroligo via Commission** <commission@knoxplanning.org>  
Reply-To: ombroligo@aol.com  
To: gerald.green@knoxplanning.org, commission@knoxplanning.org

Tue, Nov 19, 2019 at 12:51 PM

Dear Mr. Green and MPC Commissioners,

Please see the links below for

- 1) [report from Dr. James Smoot](#)
- 2) [flooding pictures on Beverly Rd. from Feb 23, 2019](#)

Also attached is a letter from our community.

We wanted you to have these documents in hand as a staff report is being written for the Dec. 12 MPC meeting.

If you have any questions, please feel free to call or e-mail me.


Sincerely, Jamie Rowe  
688-9525

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Guinard - letter for MPC 2019.docx**  
17K

Re: File 12-E-19-Rz

For MPC consideration:

**We continue to support the professional MPC staff's March 8, 2018 recommendation for this property. Due to the constraints, the property should be rezoned to Planned Residential with a maximum density of up to 1 dwelling unit per acre (outside the Floodway). Nothing has changed since March, 2018 that would warrant a change in the recommendation.**

**We have included photos taken February 23, 2019 showing the stormwater conditions with the flooding and road closing, not an uncommon occurrence.**

At the March 6, 2018 agenda review meeting (3-D-18-RZ), MPC Director, Gerald Green, said about this property, **"This is the worst piece of property that has ever come before MPC."**

The staff report for the March 8, 2018 meeting contained the following quotes:

"About 2/3's of the site is designated for Slope Protection Area on the sector plan. Disturbance of the site for residential lot construction should be limited, to the greatest extent possible, to areas outside the Slope Protection Area and away from the steepest portions of the site, as identified by the staff slope analysis."

The slope analysis reported by MPC on this property:

Non-Hillside Portions- 14.91 acres

**Hillside and Ridgetop Protection Area:**

Value	Percent Slope	Count	Acres
1	0%-15%	4740	2.72
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<b>4</b>	<b>greater than 40%</b>	<b>10725</b>	<b><u>6.16</u></b>
<b>Total of</b>			<b>40.03 acres</b>

***(note: The floodway is 17 acres of the total 78 acres. The slope protection area makes up 66% of the remaining property)***

"Because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit density to no more than 1 dwelling unit per acre."

The staff recommendation March 8, 2018 said, "Reasonable residential development may be permitted under the current agricultural plan designation, which allows consideration of PR (Planned Residential) zoning at a density of 1 dwelling unit per acre or less. **The steep slopes and floodway characteristics of the site make it unsuitable for a density greater than 1 dwelling unit per acre**, therefore the sector plan amendment is not necessary. **The requested PR zoning will allow the residential units to be**

clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.”

**“RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1 dwelling unit per acre.”**

Many neighborhood groups including Tazewell Pike-Beverly Station Neighborhood Coalition, Oakwood-Lincoln Park Neighborhood Association, Fairmont-Emoriland Neighborhood Association, Fountain City Town Hall, Inc., as well as neighbors on McCampbell Lane, Oakland, Beverly Road, Acorn Rd., DeMarcus Lane, and Resident Vice-President Government Relations - AL, LA, M, & TN Norfolk Southern Railway (regarding grave concerns for increasing the already present drainage issues where Norfolk Southern track maintenance crews are constantly addressing the track bed to maintain proper condition) wrote letters regarding this property in 2018. Over 70 people attended the County Commission meeting on this site in 2018.

Because this site is on White’s Creek which is a major tributary of First Creek, flooding from this site will impact most of Knox County’s 2<sup>nd</sup> district and will spill over into the 4<sup>th</sup> district in the city where millions of dollars were spent at Fairmont-Emoriland for flood control.

**Again, as we stated at the beginning of this letter, all of us were and are in agreement with the MPC professional staff regarding Planned Residential zoning at the proposed density of 1 dwelling unit per acre (outside the floodway).**

Submitted by,

Jamie Rowe for:

**Tazewell Pike-Beverly Station Neighborhood**

**Beverly Rd area neighbors**

Please find enclosed with this letter, report written by environmental engineer and hydrologist, Dr. James Smoot and the most recent photos showing stormwater conditions, frequent flooding, and street closure at the proposed site.



# James L. Smoot, Ph.D., P.E.

## ENVIRONMENTAL ENGINEER AND HYDROLOGIST

9820 Tallahassee Lane  
Knoxville, Tennessee 37923  
Phone: 865-974-7718  
FAX: 865-974-2669  
E-mail: jsmoot@utk.edu

Surface Water Hydrology  
Ground Water Hydrology  
Stormwater Management  
Soil Erosion and Sediment Control  
Water Quality Assessment  
Contaminant Transport

June 23, 2000

Ms. Jamie Rowe  
4215 Tazewell Pike  
Harrill Hills  
Knoxville, Tennessee 37918-3524

Dear Ms. Rowe:

At your request, I have made a preliminary study of the hydrology and drainage characteristics of the upper portion of the watershed draining onto Cloverdale Lane, under and over Beverly Place and through an unnamed ditch behind houses on the west side of Ada Lane and eventually emptying into Whites Creek (a tributary to First Creek and the Tennessee River). This watershed is located in the Fountain City area in the northern portion of the City of Knoxville on Tazewell Pike about 1.5 miles east of Broadway. Also as requested, I have considered what the possible effect of the construction of the proposed 3.8-acre Turnberry Square subdivision would likely have on the watershed and the receiving drainage system. However, without more detailed information and data and associated computations, my discussions and conclusions should be considered very preliminary.

The headwaters for the subject watershed are along the hilltop just northwest of Tazewell Pike. The southeast slope of this hill drains down to the roadside ditch along Tazewell Pike and, based on City drainage maps (see copy attached), is collected in a 15-inch concrete culvert which collects water from about six or seven acres on the northwest side of Tazewell Pike which includes some drainage from along Briercliff Road and some runoff from the road surface of Tazewell Pike, itself. Also based on City drainage maps, this 15-inch concrete culvert connects to another culvert which takes the drainage under Tazewell Pike and empties in the southern third of the 3.8-acre Turnberry Square property. From this culvert outfall location the drainage flows in a grassed depression to where it discharges onto the northern end of Cloverdale Lane. At this location more runoff enters by way of overland flow and from a plastic culvert carrying runoff and discharge from a wet-weather spring located on property northeast of the Turnberry Square property. Based on the Knox County Soil Series (dated 1955), two natural drainageways drained the area now discharging to the north end of Cloverdale Lane. These natural drainageways (one across the Turnberry Square property and the other draining the wet-weather spring to the northeast) formed a single drainage feature (which apparently has been replaced with Cloverdale Lane) which fed into the ditch which parallels Ada Lane.

- Numerous problems with the existing drainage system have been experienced in the neighborhood and have been discussed with me by local residents. Because Cloverdale

Lane was apparently sited in what used to be a natural drainageway, it frequently experiences a heavy flow of storm runoff whenever runoff-producing precipitation events occur in the contributing watershed. Based on reports by local residents, it also receives drainage from the contributing wet-weather spring(s) on a seasonal basis when groundwater levels are high (typically winter and spring). Photographs taken along Cloverdale Lane in spring of 1994 during an "average" rain attest to the existing drainage problems. The existing drainage network has numerous apparent problem areas with limited flow capacity along much of its length to Whites Creek. The house on the north end of Cloverdale Lane has had "three feet" of water in the lower level of the house and now must run a sump pump for months at a time to keep the lower level dry (according to the owner). Based on the Knox County Soil Series maps, the soils on the Turnberry Square property and the Cloverdale Lane area are either Leadvale or Whitesburg silt loams and Sequoia silty clay loams. These Leadvale and Whitesburg soils are typical of those that lie in and along natural drainageways. According to the Soil Survey, "... internal drainage is slow and during wetter periods the water table is at or near the surface ..."

The existing drainage system in the subject watershed appears to have limited ability to effectively transport existing runoff waters to the natural receiving water bodies (Whites Creek / First Creek / Tennessee River). Based on reports by local residents and on photographs, numerous situations arise following storms of varying magnitudes where stormwaters back up on neighborhood roadways and adjacent properties. The natural drainageway has been impaired in several locations due to development encroachment and road construction. Some enhancements to the natural drainage system have been made in the upper end of the watershed (e.g., culverts along Tazewell Pike), but these enhancements were not continued along the remainder of the drainageway to provide adequate capacity for existing development. Any further development of property in the watershed which would result in increases in either runoff volume or runoff peak flows would likely have a negative impact on downstream properties. These negative impacts would likely consist of an increased frequency of nuisance and/or property-damaging flooding, reduction of aesthetic values associated with the drainageway, channel erosion, and sediment deposition. See Table 1 for a summary of estimates of runoff associated with different size storms and different dwelling unit densities on the Turnberry Square property. Note that the largest changes occur for the smaller but more frequent storms. Even if the stormwater management system for the Turnberry Square property is designed, constructed, and maintained to meet the minimum requirements of the Knoxville Ordinance for property in the Whites Creek basin (attenuation of peak flows up to the 100-year storm), many of the negative impacts listed above would still likely occur. Photographs depicting the current conditions of the receiving drainage area are shown in Exhibits 1 - 6.

Some of my specific concerns relative to the proposed development plan for Turnberry Square (based on plans prepared by Benchmark Associates and dated 6/1/00) are listed below. I did not have access to the engineer's supporting documents to review them for appropriateness of assumptions and methods and accuracy of calculations.

1. The existing 15-inch culvert handling runoff from the north side of Tazewell Pike is shown to be abandoned on the drainage plan. Where will that runoff be handled. The perimeter swale does not appear adequate to carry it.
2. No mention was made of the location of the wet-weather springs on the property or



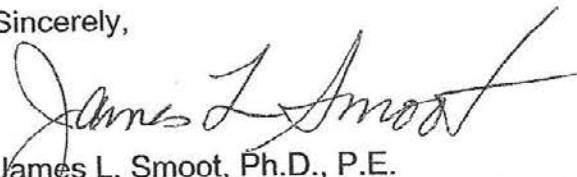
how their discharge would be accommodated.

3. The drainage control structure detail included with the plans showed the use of 2-inch and 3-inch diameter orifices for hydraulic control. No provision to keep these orifices free of debris during severe storms was shown. A well designed trash rack would be needed to insure hydraulic integrity during a severe runoff event.
4. All stormwater discharge from the property (and runoff from the contributing area north of Tazewell Pike) is directed to Cloverdale Lane without any provision to carry this extra runoff. Even if adequately detained, the extra volume of runoff would cause runoff onto Cloverdale Lane to persist for longer durations following each runoff producing storm.

If development and redevelopment in the Whites Creek watershed proceeds it would be prudent, given the extensive history of flooding problems, to limit the increases in imperviousness to the greatest degree possible. This imperviousness typically increases with development density and leads to increased stormwater runoff volumes even with the use of multi-storm-sized detention ponds (such as those required by Knoxville Ordinance). Policies applied to a single development in a watershed may set a precedent and could lead to cumulative significant and detrimental hydrologic changes in the watershed. If the development of Turnberry Square proceeds as planned, the capacity and condition of the receiving stormwater conveyance system should be considered and significantly improved. The density of this development (approximately 1/4-acre lot sizes) is significantly higher than pre-development and surrounding property in the watershed. If that density is adopted for other development and redevelopment projects in the watershed, the cumulative hydrologic effects would be anticipated to be extremely negative and likely consist of increased property-damaging and nuisance flooding magnitude and frequency and channel erosion.

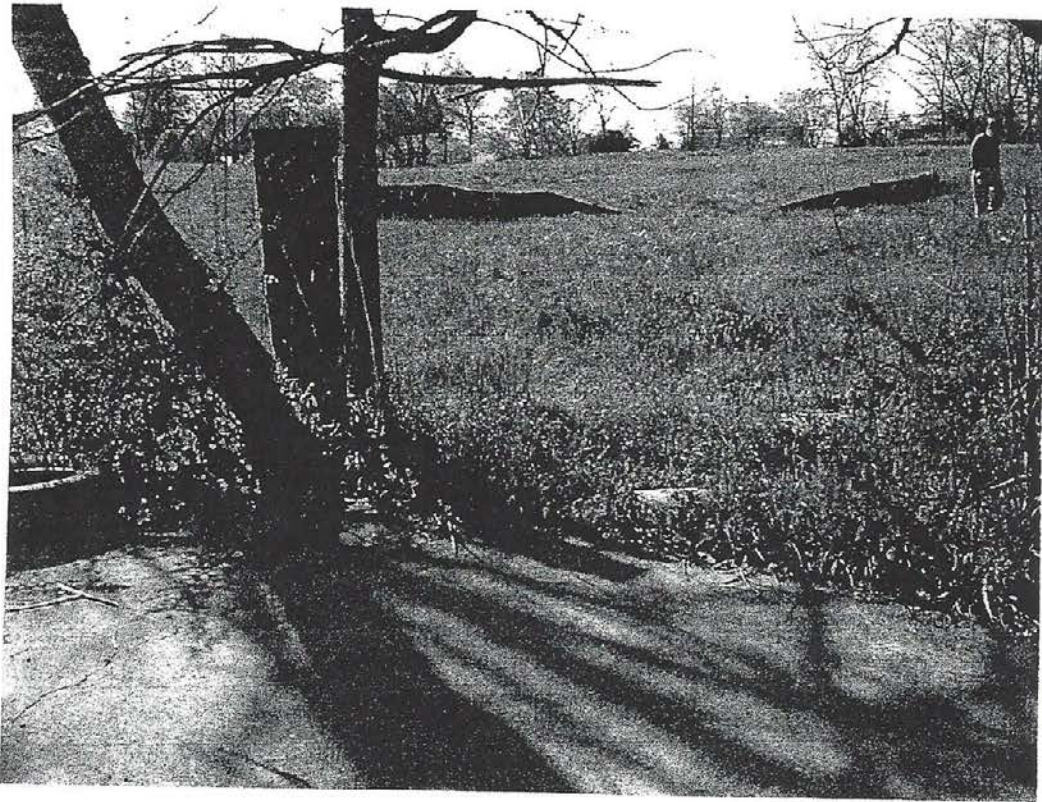
If you should have any questions concerning my above discussion, please do not hesitate to contact me.

Sincerely,



James L. Smoot, Ph.D., P.E.  
Environmental Engineer and Hydrologist



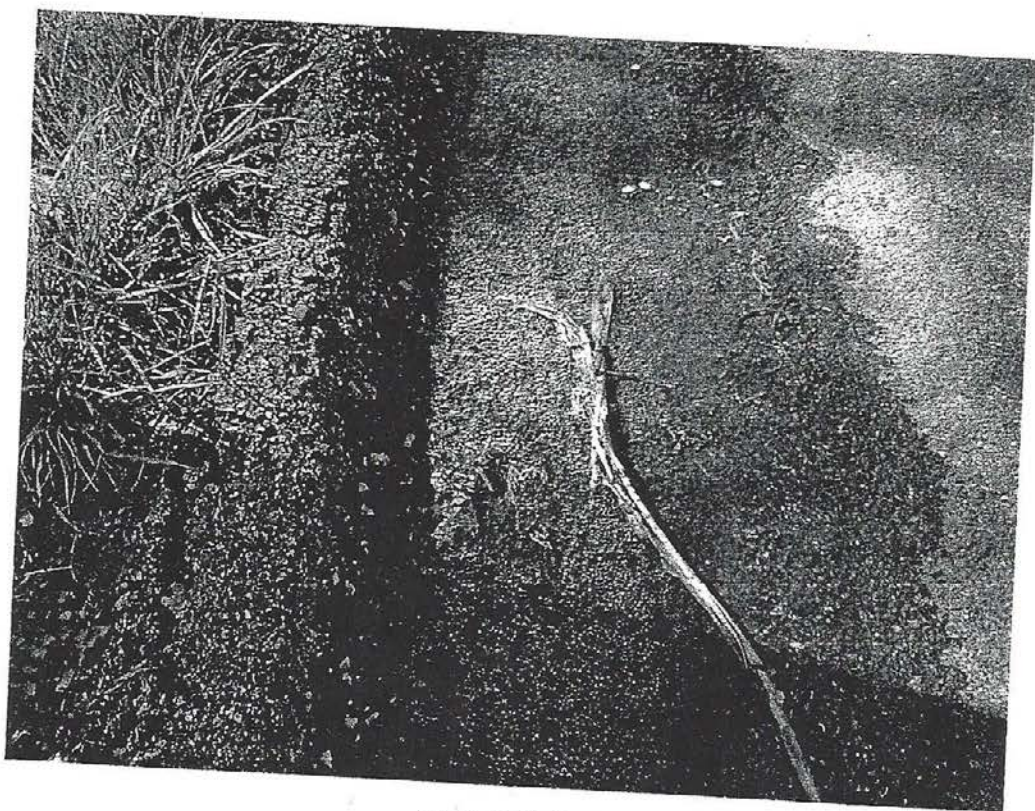


**Exhibit 1**  
**Turnberry Square property looking northwest from Cloverdale Lane**

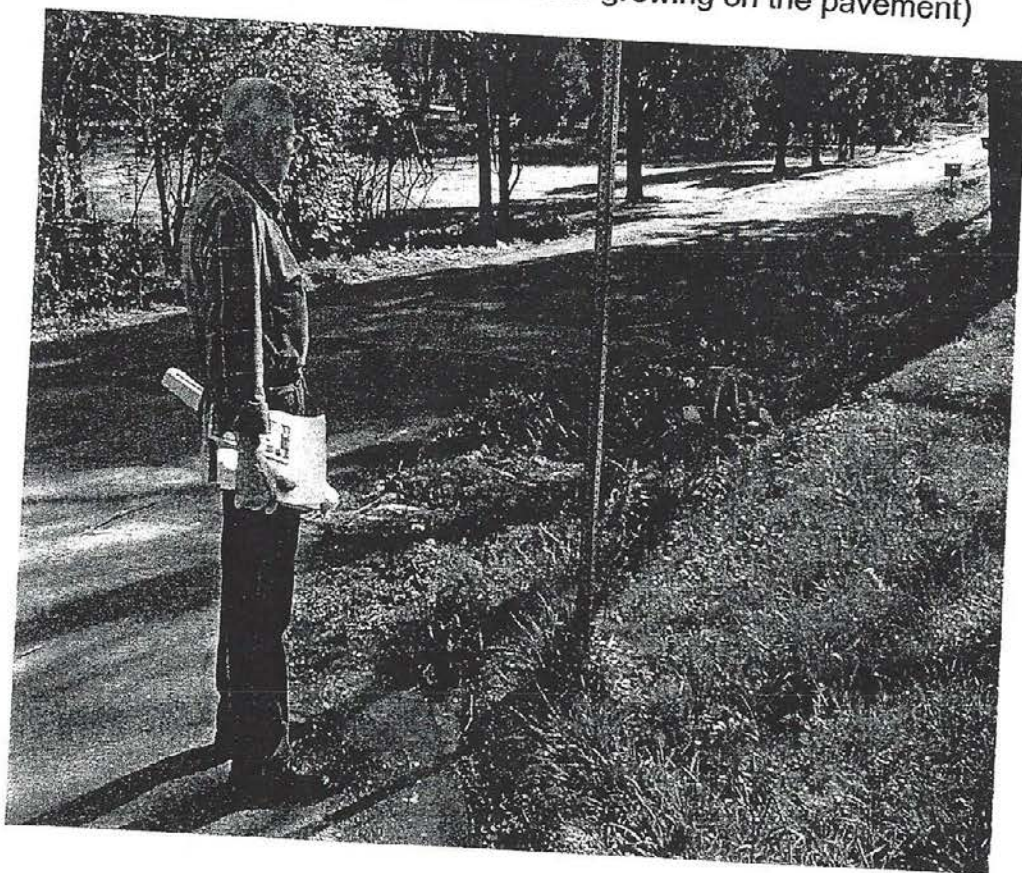


**Exhibit 2**  
**Cloverdale Lane looking east**





**Exhibit 3**  
**Cloverdale Lane pavement**  
(note the buildup of algae and moss growing on the pavement)

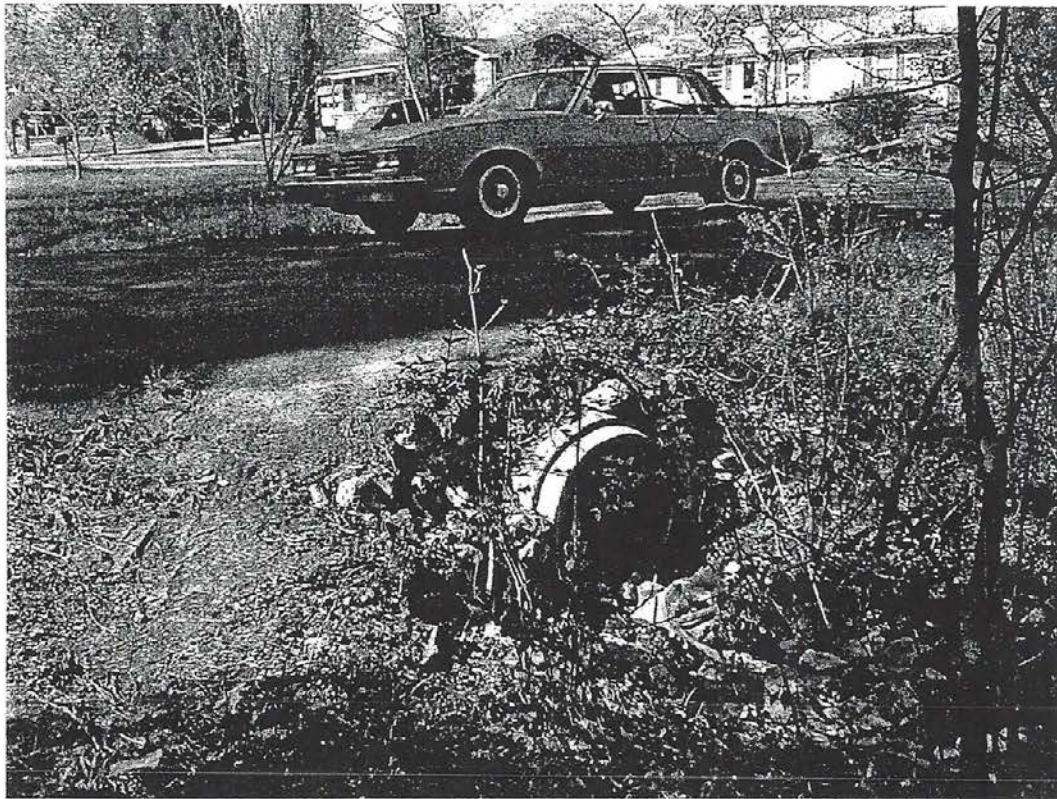


**Exhibit 4**  
**Corner of Cloverdale Lane and [unclear]**





**Exhibit 5**  
**Beverly Place looking west from Cloverdale Lane**  
(note: runoff in ditch needs to make 90-degree turn to pass under road through culvert)



**Exhibit 6**  
**Culvert under Beverly Place looking northeast toward Cloverdale Lane**



**TABLE 1. ESTIMATED RUNOFF CHANGES ASSOCIATED WITH CHANGES IN DWELLING UNIT DENSITY**

DWELLING UNITS IN 3.8-ACRE DEVELOPMENT	ESTIMATED IMPERVIOUS PORTION (percent)	NRCS CURVE NUMBER	ESTIMATED RUNOFF FROM 24-HOUR RAINFALL DEPTH GIVEN (inches)			
			1 inch	2 inch	3.3 inch (2-year)	4.8 inch (10-year)
None (non-grazed meadow)	0	71	0	0.3	0.9	2.0
1	8	76	0	0.4	1.2	2.4
3	20	79	0.1	0.5	1.4	2.6
6	25	80	0.1	0.6	1.5	2.7
9	30	81	0.1	0.6	1.5	2.8
12 (proposed)	38	83	0.1	0.7	1.7	3.0



02/23/2019 13:23





02/23/2019 13:15



A photograph showing a flooded road. In the foreground on the left, a utility pole holds a speed limit sign. The sign is rectangular with rounded corners and contains the text "SPEED LIMIT 30 UNLESS POSTED OTHERWISE". The road is completely submerged in muddy, brown water. In the background, there are trees and a small structure. A timestamp "02/23/2019 13:16" is visible in the bottom right corner.

SPEED  
LIMIT  
30  
UNLESS POSTED  
OTHERWISE

02/23/2019 13:16





02/23/2019 13:16





02/23/2019 13:23





02/23/2019 13:22



DO NOT  
ENTER



02/23/2019 13:39





02/23/2019 13:30



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] re: File 12-E-19-RZ**

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>  
Cc: Gerald Green <gerald.green@knoxplanning.org>

Wed, Nov 20, 2019 at 2:32 PM

Commissioners,

In looking at the images attached to Ms. Rowe's email, I had trouble telling where, specifically, the photos were taken. I used street view/KGIS to match up landmarks and determine the vantage points. Here is a map in case anyone else had that same problem. Ms. Rowe has been furnished with a copy of this as well.

Thanks,  
Michelle  
[Quoted text hidden]

--  
**Michelle Portier, AICP**  
Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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[Quoted text hidden]

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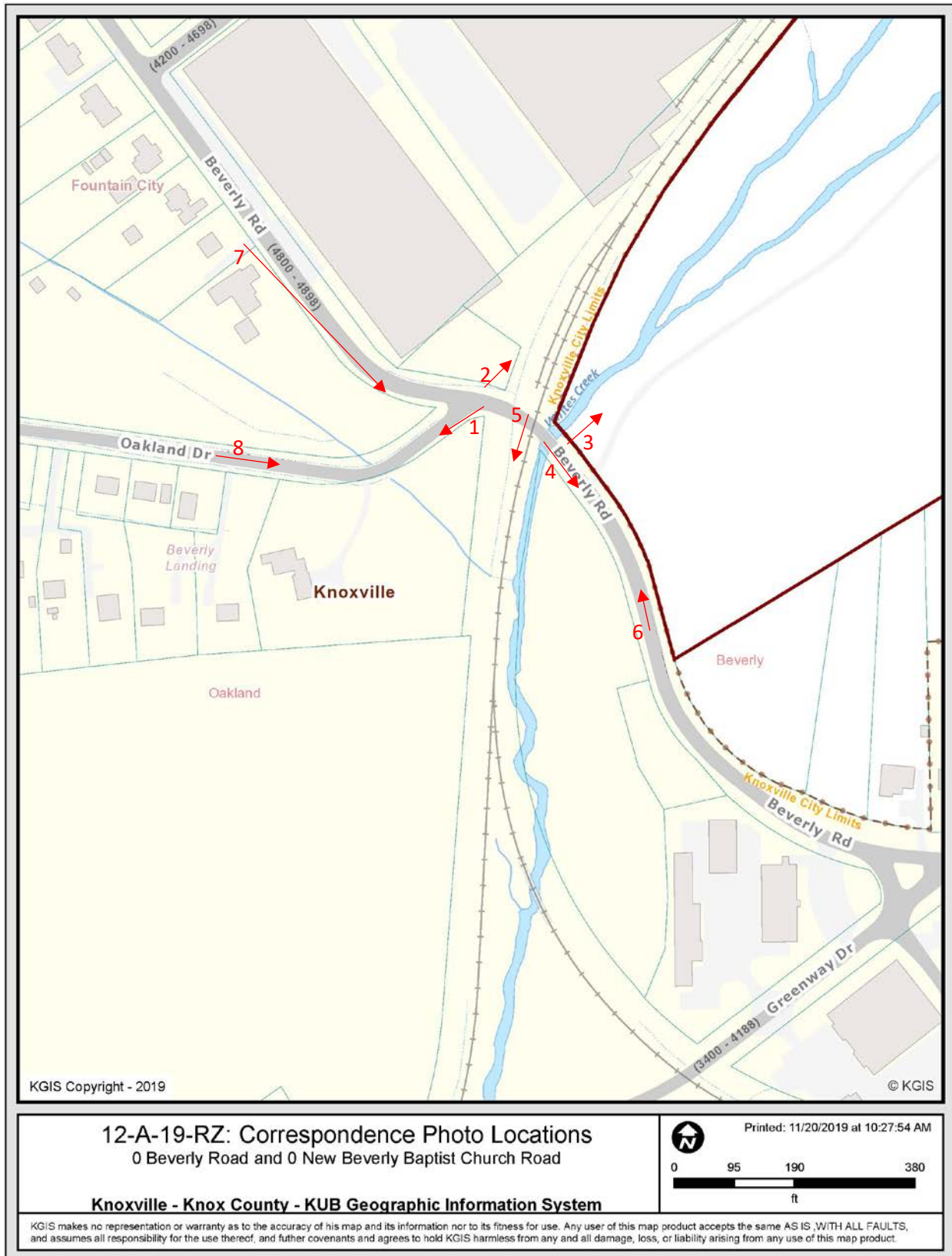
**12-E-19-RZ\_CorPhotoLocations\_Maps.pdf**  
930K



# 12-E-19-RZ

## Exhibit C. Photos from Neighbors

Legend Maps Showing Vantage Points of Submitted Photographs.





# 12-E-19-RZ

## Exhibit C. Photos from Neighbors



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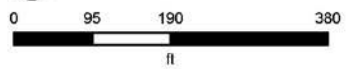
© KGIS

12-A-19-RZ: Correspondence Photo Locations  
0 Beverly Road and 0 New Beverly Baptist Church Road

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/20/2019 at 10:27:20 AM



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