



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

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**[Planning Commission Comment] Storm water problems pertaining to 6-C-20-RZ**

1 message

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

Tue, Jun 9, 2020 at 12:20 PM

Reply-To: psambrose@gmail.com

To: commission@knoxplanning.org

My name is Paul Ambrose and I have property at 8600 and 8610 S. Northshore Drive that is "downstream" from this property.

**Pertinent Facts:**

1. As you proceed west on Northshore Drive after the Rocky Hill intersection you come to the crest of a hill that begins a long downhill grade that continues all the way to Ebenezer Road and Bluegrass Lake!
2. Beginning on the downside of this hill, Arrowwood and Aldenwood subdivisions were built in the 1950s with NO storm water planning. The water was allowed to flow unimpeded to the land below.
3. The next property down the hill was developed as Dunbarton Oaks in the mid 1990s. It was supposed to have 2 retention basins at the entrance to the subdivision. After terrible flooding problems in that subdivision, the city had an engineering study that showed that the street drains could not drain to the retention basins because the pipes to the basins went "uphill"!
4. The solution to this flooding was to put in concrete pipe that transported the storm water from the BACK of Dunbarton Oaks to the downhill property line of the subdivision, dumping water on to the subject property 6-C-20-RZ.
5. When this was done, property owners further down the hill experienced flooding to such a degree that the road to Ashland Springs is put under water with any significant rain.
6. When Dunbarton Oaks was completed there was such flooding of the FRONT of this subject property 6-C-20-RZ that a lake was formed requiring a storm drain to be drilled from the northwest corner of the subject property, under Northshore Drive to drain into a creek on Lyons Crossing!

A thorough storm water study needs to be done in regards to this development. Problems like this have caused the flooding of Northshore Drive at Whittington Creek and Ebenezer Road which have blocked access to homes.

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



Dori Caron <dori.caron@knoxplanning.org>

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**MPC Case File #6-C-20-RZ**

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**Kaye Bacon** <kbacon@volrealty.com>  
To: dori.caron@knoxplanning.org

Tue, Jun 9, 2020 at 10:23 AM

Dori:

Please find attached our letter to the Commissioners regarding MPC Case File #6-C-20-RZ, [8512 S. Northshore Drive](#).


Thank you,

Kaye

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Kaye H. Bacon  
Volunteer Realty  
865-691-1111  
[www.volrealty.com](http://www.volrealty.com)

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 **Commissioners Letter.pdf**  
115K



# S & E Properties, LLC

405 Montbrook Lane  
Knoxville, TN 37919

Phone: 865-691-1111  
Fax: 865-670-0154



June 9, 2020

Dear Commissioners,

We are requesting a rezoning of 4 units per acre. In 2018 staff comments on a previous application:

“1. The recommended zoning and density for the subject property are appropriate to allow reasonable use of the site, while remaining compatible with surrounding development and zoning, and consistent with the policies of the HRPP.

2. With application of the residential density and land disturbance guidelines from the HRPP, the maximum density should be about 4 du/ac.”

We are surrounded by higher density neighborhoods and the development, Dunbarton Oakes which is 8 units per acre and across the street in Lyons Crossing and Richmond Hills, is zoned 15 units per acre.

We held an information exchange meeting with adjoining neighborhood reps from Dunbarton Oakes and other interested property owners in the area. We had approximately 8 attendees plus our team and our engineers. At the meeting we learned that Dunbarton Oaks has been dealing with drainage problems for many years and that none of our drainage will go to them as we are downstream from them, but we have asked our engineer to attend the meeting and to consider any help we can give in our design to alleviate their issues. Last Saturday we met again with the representative in Dunbarton Oakes to more carefully walk the subdivision and better understand the drainage problems. Again, none of these issues are caused by, or could be contributed to from the development of our land. They are above us and their water drains onto our land.

Also, mention was made of adverse geological characteristics, which the neighbors wanted to bring to our attention. One of which is what was called a cave and you may get a picture of a resident in what appears to be a cave, which frankly concerned us initially. We asked the family who has owned the land for years to meet us and walk it and go over these issues. They took us to the “cave” in question and found that it is not a cave, was an area that was a rock fallout of about 1-2 feet. Also it is not on the subject property but is on the adjacent property.

We are local developers and will be building these homes as well as developing the land. We invited any homeowners in opposition to visit our other developments and see what the product would be, we assured them that currently our least expensive home was around \$380,000 and we expect to exceed the price ranges in the Dunbarton Oakes neighborhood in the event that value degradation was concern.

We also discussed and are aware that there is a creek or stream which runs through the property, some challenging topographical areas in the rear of the property, and we are considering those factors in our concept plan development which we'd like to begin as soon as we can get through the rezoning process.

Sincerely,

Scott Smith

Eric Moseley



Dori Caron <dori.caron@knoxplanning.org>

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**[Planning Commission Comment] Public Comment - Letter from Owners - Case 6-C-20-RZ**

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**Bob Hunter** <Bob.Hunter@cot.tn.gov>

Mon, Jun 8, 2020 at 1:56 PM

Reply-To: bob.hunter@cot.tn.gov

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Please submit letter to commissioners. 8512 Northshore Drive - S&E properties; case 6-C-20-RZ. Much appreciated.

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

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 **MPC letter 6-C-20-RZ.pdf**  
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June 6, 2020

Knoxville-Knox County Planning Commission  
400 Main Street, Suite 304  
Knoxville, TN 37902

Dear Commissioners:

Regarding the rezoning of our property at 8512 Northshore Drive to planned residential (case number 6-C-20-RZ), we would ask that you approve the request. Our family has owned the property since 1941. My father bought the property in that year, cleared the land, and personally built the residence there. He came to Knoxville in 1923 from Pleasant View, Tennessee, and worked his way through the University of Tennessee with a degree in mechanical engineering. He worked as a design engineer at TVA from its inception, working on Norris Dam, Bull Run steam plant, Kingston steam plant, and many other projects. He retired from TVA in 1965, at the age of 65, but continued to work with private engineering firms until the age of 87. On one of his last projects, he was the lead engineer on the Maryville Greenway for Russell Axon Engineering. He passed away in 1989.

Our mother was a wonderful lady. She was a graduate of Tennessee Wesleyan College and Lincoln Memorial University. She was an administrative assistant in military intelligence at the Pentagon just prior to World War II. During the war, she moved back to Oak Ridge, working in military intelligence during the Manhattan Project. She married my father in 1954 and was able to live at the Northshore residence until she passed away in 2015, at age 96.

We ask that you consider our family's long residence on the property and the dedicated work of our parents in making your decision. We understand the concerns of our neighbors, but we hope you will consider our right to convey the property at its highest and best use. Over the years, our neighbors have had that right, and we hope to enjoy it as well. Our parents' five grandchildren should be able to benefit from their grandparents' hard work.

As to the property itself, having grown up on the property, there are no caves on the property, as past correspondence to the Commission has implied. Drainage originating on the property has never presented a problem.

Your consideration of these matters is much appreciated.

Sincerely,



Robert D. Hunter, Jr., CPA



Charles R. Hunter