



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-M-20-RZ

1 message

John Schoonmaker <John.Schoonmaker@knoxcounty.org>

Tue, Oct 6, 2020 at 12:51 PM

Reply-To: john.schoonmaker@knoxcounty.org

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

Cc: "jfetch353@gmail.com" <jfetch353@gmail.com>

This was email was sent to the Knox County Commission. I am forwarding it to the Knox Planning Commissioners who meet on Thursday.

JOHN R. SCHOONMAKER
VICE CHAIRMAN
KNOX COUNTY COMMISSION
5TH DISTRICT
865.607.6625
John.schoonmaker@knoxcounty.org

-----Original Message-----

From: www.knoxcounty.org <commission@knoxcounty.org>

Sent: Monday, October 5, 2020 6:38 PM

To: Commission <Commission@knoxcounty.org>

Subject: 10-E-20-SP

You received this e-mail message through your website:

Name: Jill Fetch

Email: jfetch353@gmail.com

Phone: 9197447056

Subject: 10-E-20-SP

Comments: subdivisions surrounding this parcel are 1-3 units per acre, not 5 per acre. Please consider a buffer between this parcel and Lake Cove S/D and don't clear cut trees. Please consider a widening of the road at the entrance to this parcel, done by the developer. (see Cary, NC P & Z guidelines) Traffic congestion here already exists and will only become worse.

EmailSend: commission

Submit: Send

IP: 96.60.252.120

Browser: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/85.0.4183.102 Safari/537.36

Points: 0

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This message was directed to commission@knoxplanning.org



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] 10-M-20-RZ REZONING (REVISED)

1 message

Gary Verholek <gverholek@gmail.com>

Tue, Oct 6, 2020 at 9:20 AM

Reply-To: gverholek@gmail.com

To: commission@knoxplanning.org

10-M-20-RZ REZONING (REVISED) From A (Agricultural) to PR (Planned Residential)

As President of Choto Meadows Subdivision and resident at [1628 Choto Meadows Lane](#), I would like to draw your attention to two items on Rezoning Requirements in the Rezoning Report for the 11.4 acres on the East side of S. Northshore, north of Choto Road.

- Sidewalks
- Stormwater runoff

The comments say that "...sidewalks would not be required." However, County Ordinance O-19-12-101, Article IV - SIDEWALK CONSTRUCTION STANDARDS FOR NEW COMMERCIAL DEVELOPMENT AND RESIDENTIAL DEVELOPMENTS OF GREATER THAN 5 LOTS indicates that sidewalks are required. Sec 54-81. Para A-3-iii requires sidewalks within ¼ mile of commercial facilities (in this case, Choto Markets). Please revise your Rezoning Report to include sidewalks along S. Northshore up to the existing sidewalks at Choto Markets.

The comments also say that "...no hillside mitigations measures (would be) required regarding erosion control or stormwater." As an Environmental Consultant having performed many hundreds of environmental audits assessing the impact of stormwater run-off and run-on, I say **Not So!** While the site is somewhat flat, stormwater runoff has to go somewhere. After construction of homes and roads, the loss of permeable soil will cause a significant increase of runoff. With the natural slope of the property to the southeast, the runoff would have to traverse residential properties, and the obvious receiver of the runoff would be Holder Creek, which is already prone to flooding during strong rains due to runoff from The Woods at Choto and Choto Markets. I fear this could adversely impact properties in Choto Meadows and eastward. Please see that adequate plans be developed for safely directing and controlling stormwater runoff, and that those plans be reviewable by owners of the impacted



property.

Holder Creek in flood - winter 2019

M. Gary Verholek
President
Choto Meadows Homeowners Association

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Gary Verholek

865-567-9801 cell

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This message was directed to commission@knoxplanning.org