

My name is Lisa Johnson and I request that you **vote NO to the File # 12-A-20-RZ to rezone the portion of West Hills from OP (Office Park) to RN-6 (Multi-Family Residential Neighborhood)**

I have emailed and called the Storm Water office many times about the runoff of water onto my property in Saint Andrews, West Hills during intense storm events. The retention area runs behind my house on 8248 Glenrothes Blvd. During these large storm events, the retention area has so much runoff from West Hills Park – and the interstate - that the retention area cannot move that amount of water, mostly because of the trees and undergrowth in the retention area. This area has not been maintained and it poses a threat of flooding to my house and my neighborhood. It was my understanding that Oliver Smith, the developer of St. Andrews, was responsible for maintaining this retention area. The maps for the rezoning appear to clearly show that Mr. Smith owns this drainage area past the greenway along the Saint Andrews property line. I worry that any promises from Mr. Smith about future water runoff and other attempts to keep the area green are merely false promises designed to get what he wants from the commission and are all profit motivated. He has not followed up on any of his promises to Saint Andrews in the past 20+ years – **including using the property for an office complex only**. The following are reasons to vote NO on this RN-6 rezoning request:

1. During a recent storm, the worst we have had since I moved in 3 years ago, the water was within 20 feet of my back door. I will attach some pictures that my neighbor took of my back yard during that storm and some pictures I have taken during other storms. We would like some remedy to this flooding problem that has been ongoing for quite some time. False promises will not compensate me when my home is flooded. The retention area needs to be cleaned out and a trench needs to be dug to move the water and prevent overflow into the neighboring yards. The stagnant water in this area also serves as a breeding ground for mosquitos during the summer. I can only imagine what the runoff will be once the property in question is developed and parking lots replace the trees and under growth past the greenway behind my house. Who will be responsible for this flooding? I did not see a storm water analysis in any of the Planning Commission documents concerning this rezoning request. Has one been done? Could we ask for one to be done so that the impact of storm water runoff is also a consideration before voting on this rezoning.
2. An increase of 5290 average daily vehicle trips on roads that are already overpopulated with vehicles seems excessive and can only add to the noise and air pollution already prevalent in the West Hills area of Knoxville. Adding an additional red light will only add to traffic congestion in this area – where driving just 1 mile from my home takes 15 minutes already.
3. Saint Andrews already endures excessive noise from the I40/I75 interstate that is in close proximity. However, the trees and underbrush in the proposed rezoning area, act as a buffer for this noise – and completely removing these trees will make the traffic noise unbearable for the Saint Andrews/West Hills area near Winston Road as well as the Jean Teague greenway.
4. There are limited actual “green” spaces still available in Knoxville. A greenway is not just a path – but includes all the surrounding area adjacent to the greenway. A huge reason folks move to this area in West Hills is to enjoy the outdoor GREEN space of the West Hills park. This rezoning and development will remove one of the few actually green spaces along the Jean Teague greenway. It will also make Saint Andrews/West Hills a much less desirable neighbor to locate to in the future, essentially lowering our property values.
5. Rezoning for apartments will most certainly raise the crime rate in our West Hills neighborhood. It will also bring additional littering within view of our back yards and along the greenway. This is evident from the appearance of the Jean Teague greenway in the Walker Springs area adjacent to the Hudson on the Greenway apartment complex.

The following are pictures of my backyard – right side– looking toward the greenway (green line) – where the proposed apartment complex will reside. The area between my house and the greenway is the runoff retention area. Which you can see is very overgrown and clearly not maintained as a proper runoff for storm water.



The following are pictures of the flooding of my yard during a recent storm:



The following are pictures of my backyard – left side – with the view of the greenway and the overgrown area where the retention area should be maintained.



The following pictures are addition flooding during different storms in the past year:



This picture was taken by my neighbor in July 2020 – and the water was just 20 foot from my basement door.



For the reasons I have mentioned above, please vote **NO** to the **File # 12-A-20-RZ** to rezone the portion of **West Hills** from **OP (Office Park)** to **RN-6 (Multi-Family Residential Neighborhood)**. Please leave the zoning as it currently is.

Thank You,

Lisa and Cindy Johnson
Address: 8248 Glenrothes Blvd