

June 11, 2018

Re: MPC agenda item March 8<sup>th</sup>, 2018, Item #24, reference number 3-A-18-SP

Dear Commissioner Carringer and Knox County Commissioners,

We are concerned about a Rezoning and Sector Plan Amendment for a development at Beverly Road and Greenway that could impact our neighborhood and nearby city neighborhoods on both sides of North Broadway in the First Creek Watershed area. This item regards development by Randy Guignard on the Northeast side of Beverly Road from an Agricultural area with Slope and Stream protections to "low density residential". Staff recommended denying this request to change the North City Sector Plan Amendment. Additionally, a rezoning was requested that proposed nearly 3 dwelling units per acre, with staff recommendations of one dwelling unit per acre. Both motions resulted in split (passing) votes with serious concerns from MPC staff and some MPC Commissioners.

As residents that live downstream of this area, we'd like you to be aware that our neighborhood frequently experiences flooding at a variety of levels. For example, a residential lot at 630 Banks Avenue was taken over by the City of Knoxville in 2011. This area is now part of a flood control zone and designated as a "park" for existing land use, though it is still zoned "residential." In that same year, we had record flooding on Broadway. In February 2018, storm water run-off from *undeveloped* Sharp's Ridge impacted residential areas at the base of the ridge. In addition to this runoff, Edgewood Park on the other side of Broadway was also impacted by heavy February rains this year and needed repairs secondary to a spring box malfunction.

As residents of the First Creek Watershed, we have grave concerns about ridge development that is upstream of our neighborhood. If it had been feasible to develop this area, it would have been done years ago. As taxpayers, we are concerned about developing an area that impacts our businesses, residences and insurance rates downstream. The City of Knoxville has been playing damage control to this type of development for years and will never catch up if this initiative passes. It will take years of taxpayer dollars to correct the problems that will be caused by these actions.

This is in addition to the traffic problems that will be created by the number of dwelling units proposed for an area that already has road capacity problems. The majority of our members were deeply concerned about this at our latest meeting when informed about the development. The Oakwood-Lincoln Park Neighborhood Association does not support this decision from MPC. Oakwood-Lincoln Park does support sustainable and collaborative business and residential redevelopment that enhances our neighborhoods and creates a sound tax base.

Being against a development such as this is pro-business, because we are protecting our established commercial areas and existing neighborhoods. Developers need incentives to rehabilitate in areas with existing sewage and roadway construction, not natural areas that will negatively impact and harm existing developments. Why would businesses want to relocate to Knoxville when they can see local government allowing detrimental development that damages the existing infrastructure?

Please vote no on the Rezoning and Sector Plan Amendment for the Beverly Road development. We have unanimous board support and strong support from our active members.

Sincerely,

Deborah Thomas, President, Oakwood-Lincoln Park Neighborhood Association

## North Broadway Flooding Issues Photos taken February 28, 2011

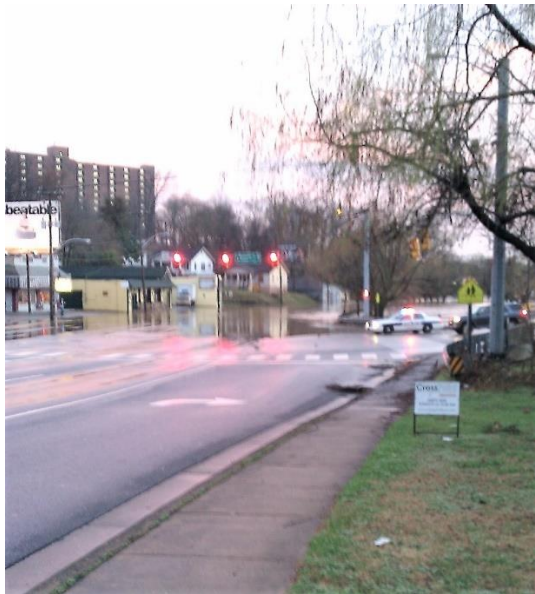
North Broadway at Woodland Ave below.  
The intersection was closed to traffic.



Broadway at Cecil Avenue under water



North Broadway at Woodland Ave road closure



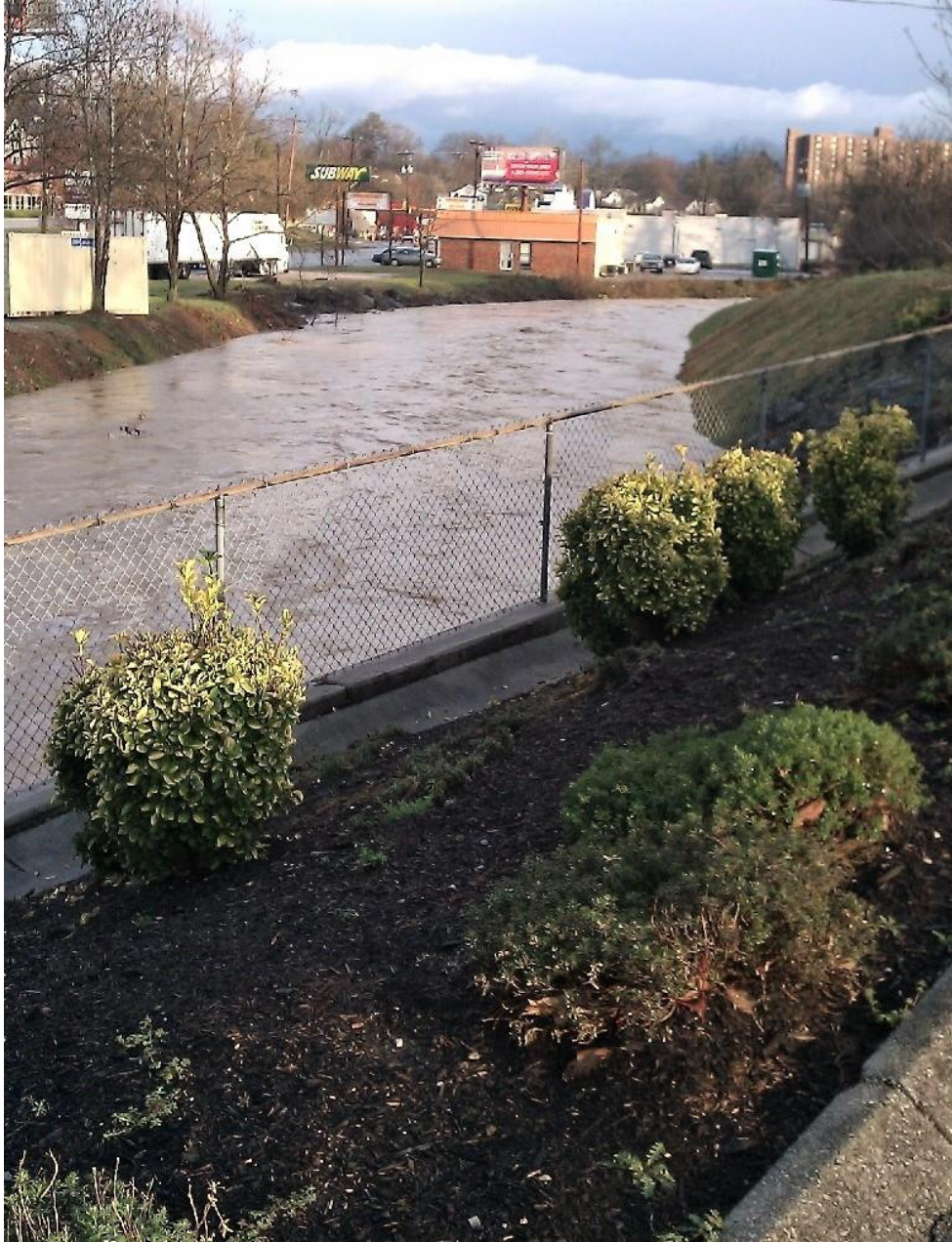
First Creek flooding at Fulton pedestrian bridge during same storm episode. North Broadway was also flooded at the I-640 interchange.

## North Broadway Flooding Issues 2011

Oglewood Avenue bridge near Steven's Mortuary looking south at businesses facing Broadway.

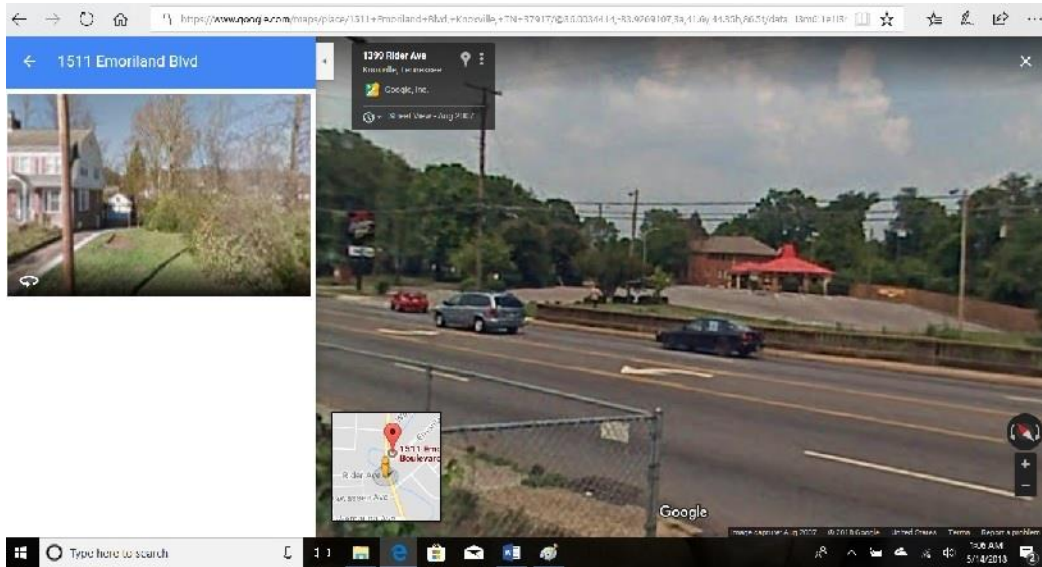
This is where the creek boundary was maintained on February 28, 2011.

The building where the Subway was is now La Herradura

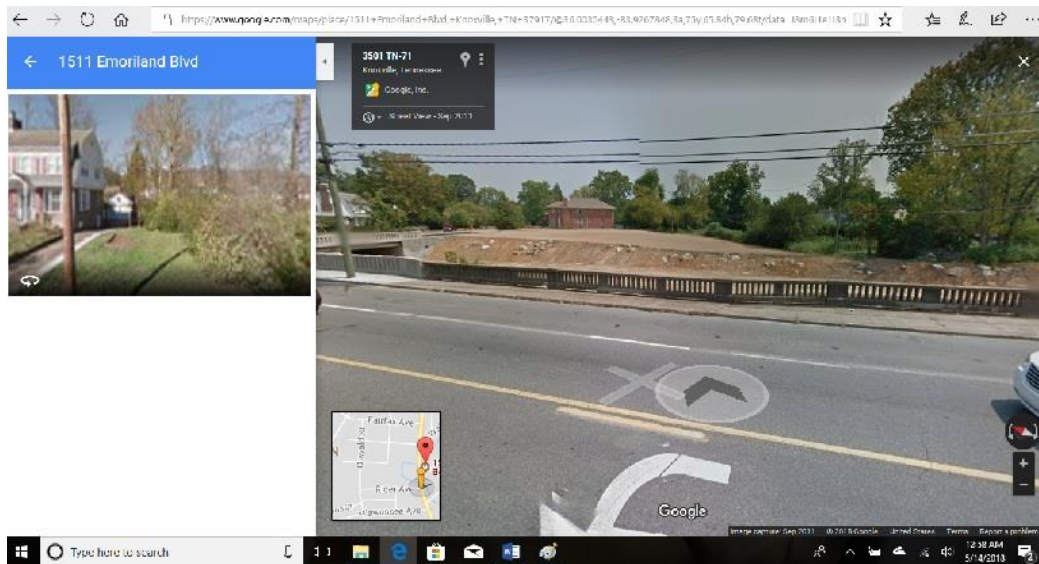


## North Broadway at Fairmont Emoriland

North Broadway in 2007. Notice the Pizza Hut in the background. Photos courtesy of Google Street View

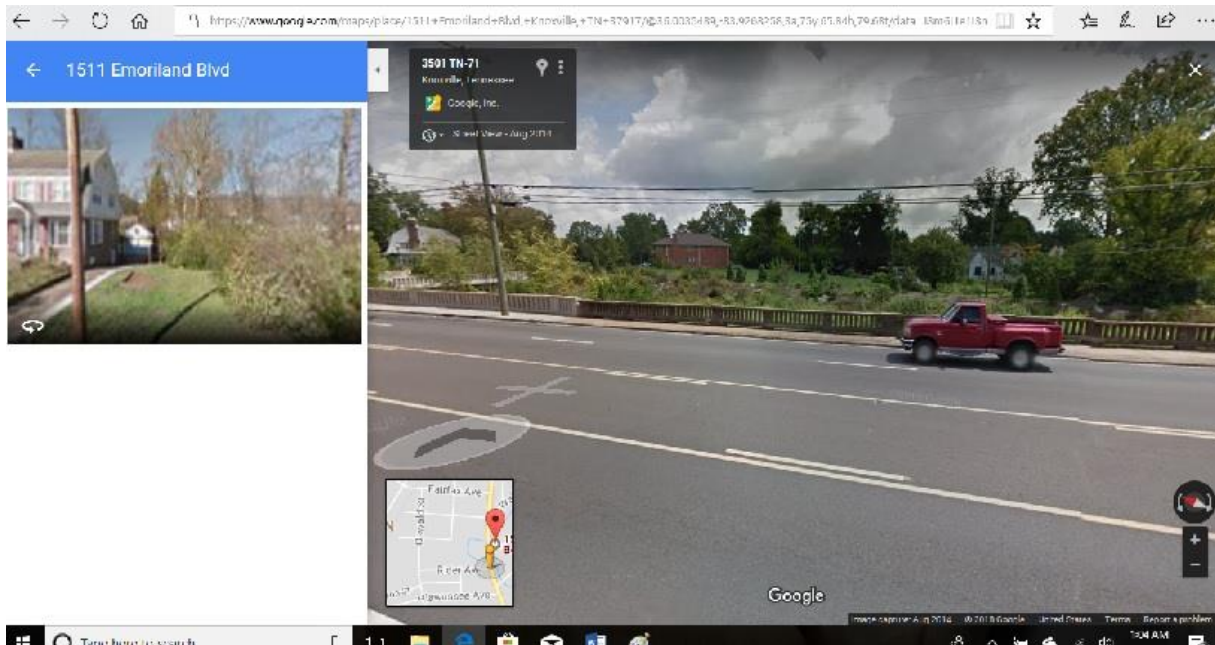


North Broadway in 2011. Notice that a business is lost. The city purchased the property.



## North Broadway at Fairmont Emoriland

North Broadway in 2014. Photo courtesy of Google Street View



Not only was a business loss, but tax revenue was lost as the city had to acquire this property for flood control. The improvements cost over \$2 million dollars.

## Banks Avenue Flooding Issues on tributary stream to First Creek

630 Banks Avenue April 2012, photos courtesy Google Street View



630 Banks Avenue September 2014 after house demolished



A house was lost, a taxable property was lost

## Banks Avenue Flooding Issues on tributary stream to First Creek

630 Banks Avenue during flood control grade work in 2015, courtesy Google Street view



630 Banks Avenue now designated as Oakwood Natural Area – Purchased by City of Knoxville in 2011. It serves as a flood control area.



The creek continues under additional properties which were dug up to add large culvert pipes to connect the feeder streams earlier this year (2018)

## Additional Storm Water and Development Issues for established areas



River of storm water run-off from undeveloped Sharp's Ridge on Hanover Street in February 2018. The bike trails on the ridge are dirt with occasional pavers for wet areas. There is no pavement on any of the trails, just the road on the top that services antennas.



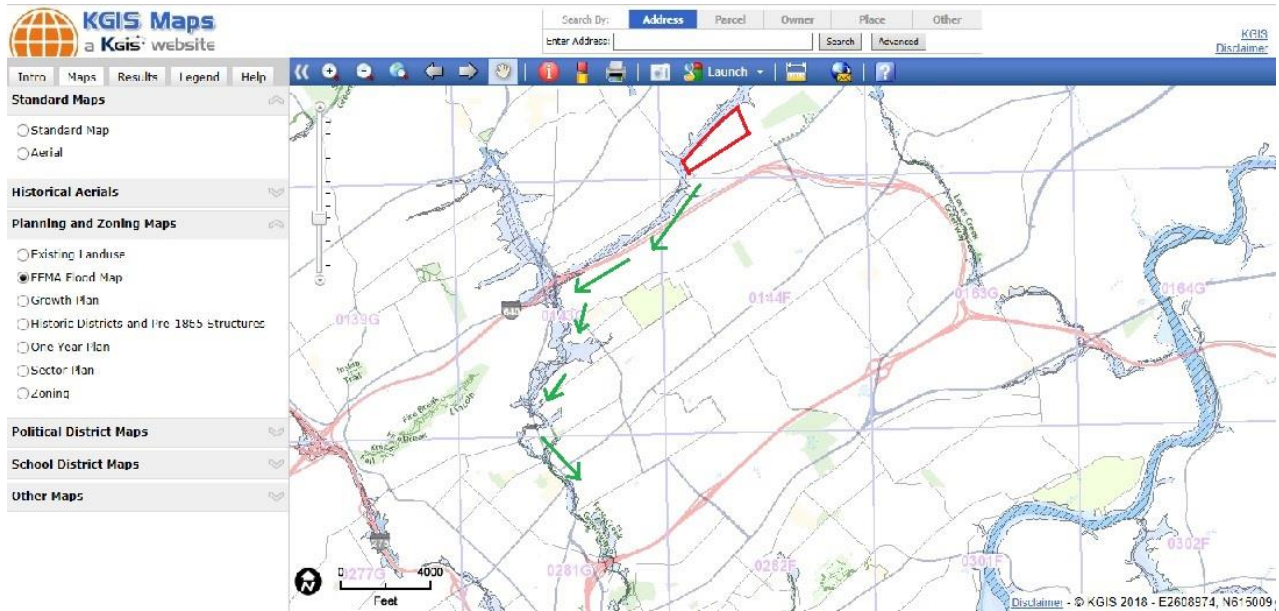
Flooding at an empty lot on Springdale Avenue in February 2018. This lot is a block away from one of the tributary streams in Oakwood. There is no stream listed on the FEMA flood map for this property.



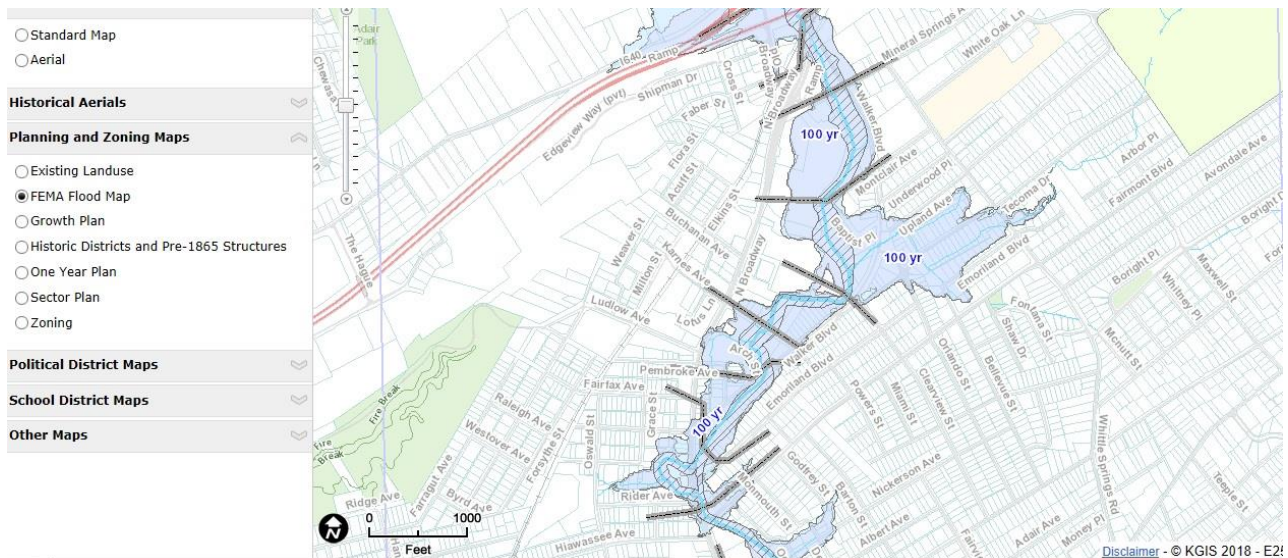
The same lot in June 2018 after infill housing development. Now all the water improperly drains toward the foundation of the fragile historic house next door. Imagine the storm water run-off from 168 houses and where it will go at the proposed Beverly Road development.



## FEMA Flood maps of downstream areas



FEMA flood map of North Broadway below I-640. The proposed development is outlined roughly in red, the green arrows show the hundreds of residential and business properties downstream that will be impacted. This area includes Northgate Shopping Center, Northgate Terrace and many small businesses, courtesy KGIS.



Close-up view of the density of the existing development inside the I-640 beltway, courtesy KGIS

## June 2018 Flooding in Oakwood near Christenberry Elementary School



This picture was posted on the Oakwood-Lincoln Park Neighborhood Association Facebook page after a heavy downpour on June 3, 2018. This is Henegar Street between Banks and Shamrock Avenues, a main through fare for Christenberry School. Grade school children walk this area home from school and parents use this road to access the school. This road is three or four blocks from First Creek on North Broadway. Whittle Springs Middle School and Fulton High School are also in close proximity to First Creek.

Thousands of people downstream of the proposed development will be impacted by storm water drainage. This is in addition to the thousands of people in the immediate vicinity of the development and traffic issues.