

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.

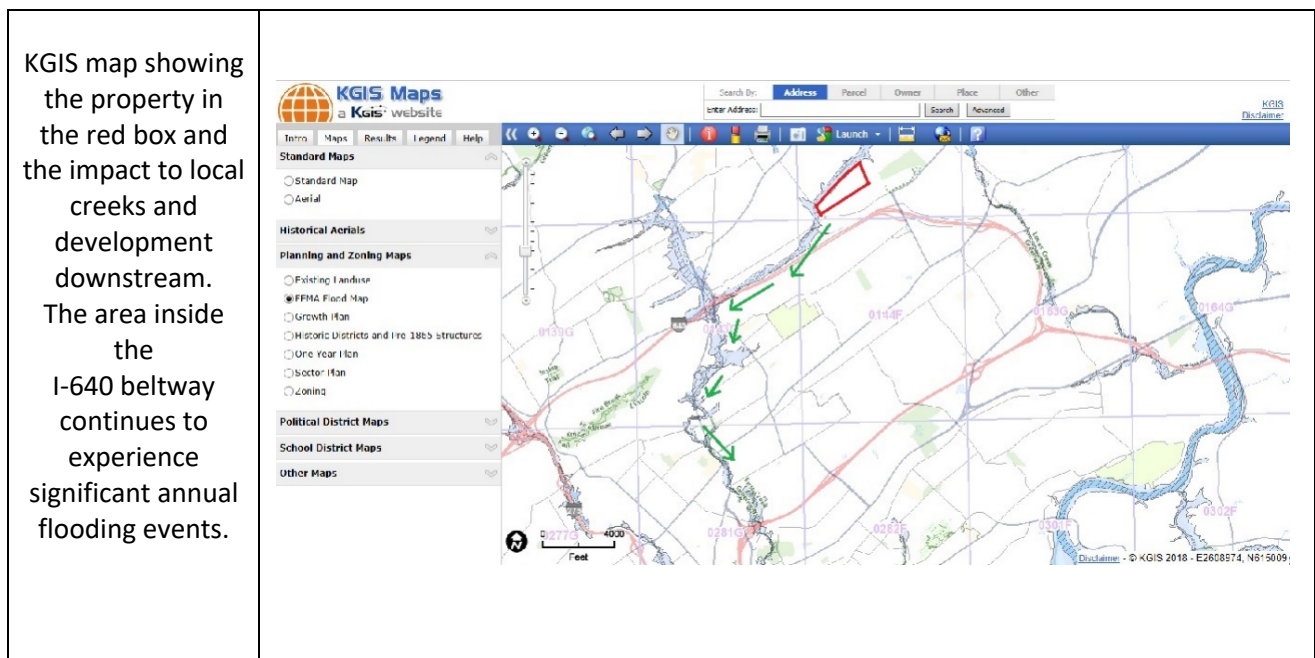
Please support the March 2018 MPC staff recommendation of 3-18-18 to approve rezoning to Planned Residential at a density of 1 dwelling unit per acre and **deny** the request from Mr. Guignard for increased density.

Sincerely,

Heidi Parunak

Board Member OLPNA (Oakwood-Lincoln Park Neighborhood Association)

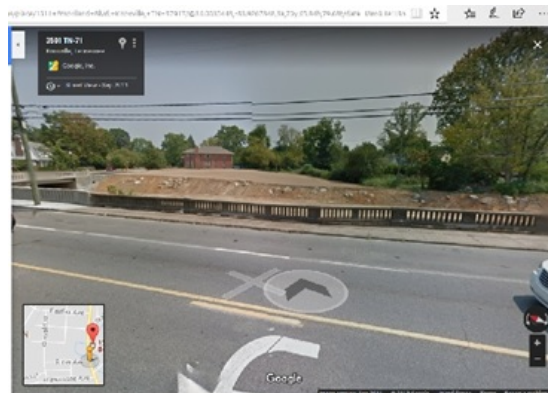
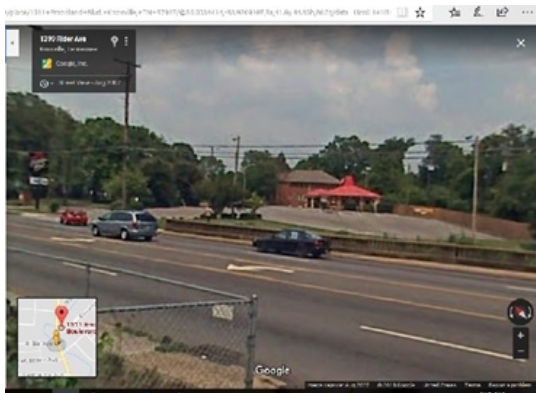
Chair-Zoning, Codes and Blight



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.



