

**Knoxville Knox County Planning Commission**

**400 Main Street SW #403**

**Knoxville, Tennessee**

**January 3, 2021**

**Re: File 1-E-21-Rz**

For Knox County Planning Commission consideration:

**The Fairmont Emoriland Neighborhood Association continues to support very strongly the recommendation of MPC professional staff on March 8, 2018 for development of this property. Due to the constraints, the property should be rezoned to Planned Residential with a maximum density of up to 1 dwelling unit per acre (outside the Floodway). Nothing has changed on the property or in the surrounding neighborhood since March 2018 that would warrant a change in the previous recommendation.**

Stormwater conditions with flooding and road closures are **already** not uncommon events adjacent to this property. **We strongly urge that any development of this property be limited to one dwelling unit per acre.**

At the March 6, 2018 agenda review meeting (3-D-18-RZ), MPC Director, Gerald Green, said about this property, **“This is the worst piece of property that has ever come before MPC.”**

The staff report for the March 8, 2018 meeting contained the following quotes:

“About 2/3’s of the site is designated for Slope Protection Area on the sector plan. Disturbance of the site for residential lot construction should be limited, to the greatest extent possible, to areas outside the Slope Protection Area and away from the steepest portions of the site, as identified by the staff slope analysis.”

The slope analysis reported by MPC on this property: Non-Hillside Portions- 14.91 acres

**Hillside and Ridgetop Protection Area:**

Value	Percent Slope	Count	Acres
1	0%-15%	4740	2.72
2	15-25%	15381	8.83
<b>3</b>	<b>25%-40%</b>	<b>38889</b>	<b>22.32</b>
<b>4</b>	<b>greater than 40%</b>	<b>10725</b>	<b><u>6.16</u></b>
	<b>Total acres</b>		<b>40.03</b>

***(note: The floodway is 17 acres of the total 78 acres. The slope protection area makes up 66% of the remaining property)***

“Because of the nature of the slopes and the additional impact of the floodway, staff is recommending to limit density to no more than 1 dwelling unit per acre.”

The staff recommendation March 8, 2018 said, “Reasonable residential development may be permitted under the current agricultural plan designation, which allows consideration of PR (Planned Residential) zoning at a density of 1 dwelling unit per acre or less. **The steep slopes and floodway characteristics of the site make it unsuitable for a density greater than 1 dwelling unit per acre**, therefore the sector plan amendment is not necessary. **The requested PR zoning will allow the residential units to be clustered into the more developable portions of the site, in order to protect the floodway and the steep slopes.**”

**“RECOMMEND that County Commission APPROVE PR (Planned Residential) zoning at a density of up to 1 dwelling unit per acre.”**

Many neighborhood groups including Tazewell Pike-Beverly Station Neighborhood Coalition, Oakwood-Lincoln Park Neighborhood Association, Fairmont-Emoriland Neighborhood Association, Fountain City Town Hall, Inc., as well as neighbors on McCampbell Lane, Oakland, Beverly Road, Acorn Rd., DeMarcus Lane, and Resident Vice-President Government Relations - AL, LA, M, & TN Norfolk Southern Railway (regarding grave concerns for increasing the already present drainage issues where Norfolk Southern track maintenance crews are constantly addressing the track bed to maintain proper condition) wrote letters regarding this property in 2018. Over 70 people attended the County Commission meeting on this site in 2018.

Because this site is on White’s Creek which is a major tributary of First Creek, flooding from this site will impact most of Knox County’s 2<sup>nd</sup> district and will spill over into the 4<sup>th</sup> district in the city where almost three million dollars was spent at Fairmont-Emoriland for flood control.

**Again, as we stated at the beginning of this letter, all of us were and are in agreement with the Planning Commission professional staff regarding Planned Residential zoning at the proposed density of 1 dwelling unit per acre (outside the floodway).**

**This new request looks very much like an attempt to slide something through that has been carefully reviewed and rejected before, taking advantage of the covid-19 pandemic to prevent public participation in a decision that affects very many of us downstream.**

Submitted by,

Steve Cotham, President

Fairmont Emoriland Neighborhood Association

1712 Emoriland Blvd.

Knoxville, Tennessee 37917